



**TORRANCE COUNTY**  
**COMMISSION MEETING**

**May 27, 2020**

**9:00 A.M.**

**For Public View**  
**Do Not Remove**



## ***Torrance County***

BOARD OF COUNTY COMMISSIONERS (BCC)

**Kevin McCall**, District 1

**Ryan Schwebach**, District 2

**Javier Sanchez**, District 3

**Wayne Johnson**, County Manager

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### **ADMINISTRATIVE MEETING AGENDA**

**WEDNESDAY, MAY 27<sup>th</sup>, 2020 @ 9:00 AM**

- 1. Call to Order**
- 2. Invocation and Pledge of Allegiance**
- 3. Changes to the Agenda**
- 4. PROCLAMATIONS**
- 5. CERTIFICATES AND AWARDS**
- 6. BOARD AND COMMITTEE APPOINTMENTS**
- 7. PUBLIC COMMENT and COMMUNICATIONS**
- 8. APPROVAL OF MINUTES**
  - A. COMMISSION:** Motion to approve the May 13, 2020 Torrance County Board of County Commission Minutes.
- 9. APPROVAL OF CONSENT AGENDA**
  - A. FINANCE:** Approval of Payables.
- 10. ADOPTION OF ORDINANCE/AMENDMENT TO COUNTY CODE**
  - A. MANAGER:** Motion to authorize publication of the Torrance County Financial Reserve Ordinance.
  - B. PLANNING & ZONING:** Annual renewal of Solid Waste Facility Permit. **(Public Hearing)**
  - C. PLANNING & ZONING:** Special use approval for Zia RV Park, Tract 2 Long Horn Ranch Subdivision. **(Public Hearing)**

**11. ADOPTION OF RESOLUTION**

**A. MANAGER:** Motion to approve Resolution 2020-\_\_\_\_\_ The Torrance County Fiscal Agency Policy.

**B. MANAGER:** Motion to approve Resolution No. 2020-\_\_\_\_\_ Switching PERA Police Plan to Municipal Police Plan 4 and set Election Day.

**C. FIRE:** Motion to approve Resolution No. 2020-\_\_\_\_\_ Imposing burn restrictions.

**12. APPROVALS****13. DISCUSSION**

**A. MANAGER/GRANT COORDINATOR:** Presentation and discussion of the draft of Southern Torrance County Economic Development Plan 2020. **Deferred from 3/25/20 Meeting.**

**14. EXECUTIVE SESSION**

**15. Announcement of the next Board of County Commissioners Meeting:**  
Wednesday, June 10, 2020 @ 9:00 am.

**16. Signing of Official Documents**



*Agenda Item  
No. 1*

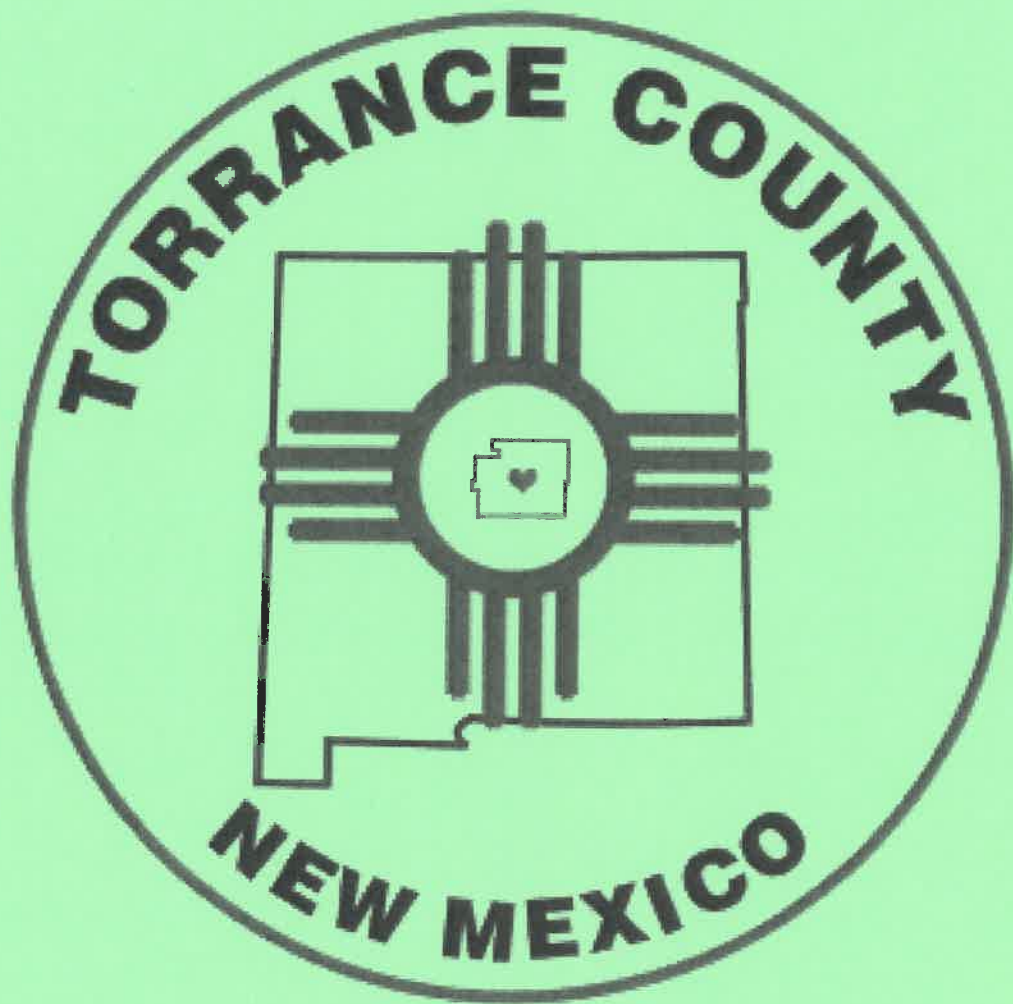




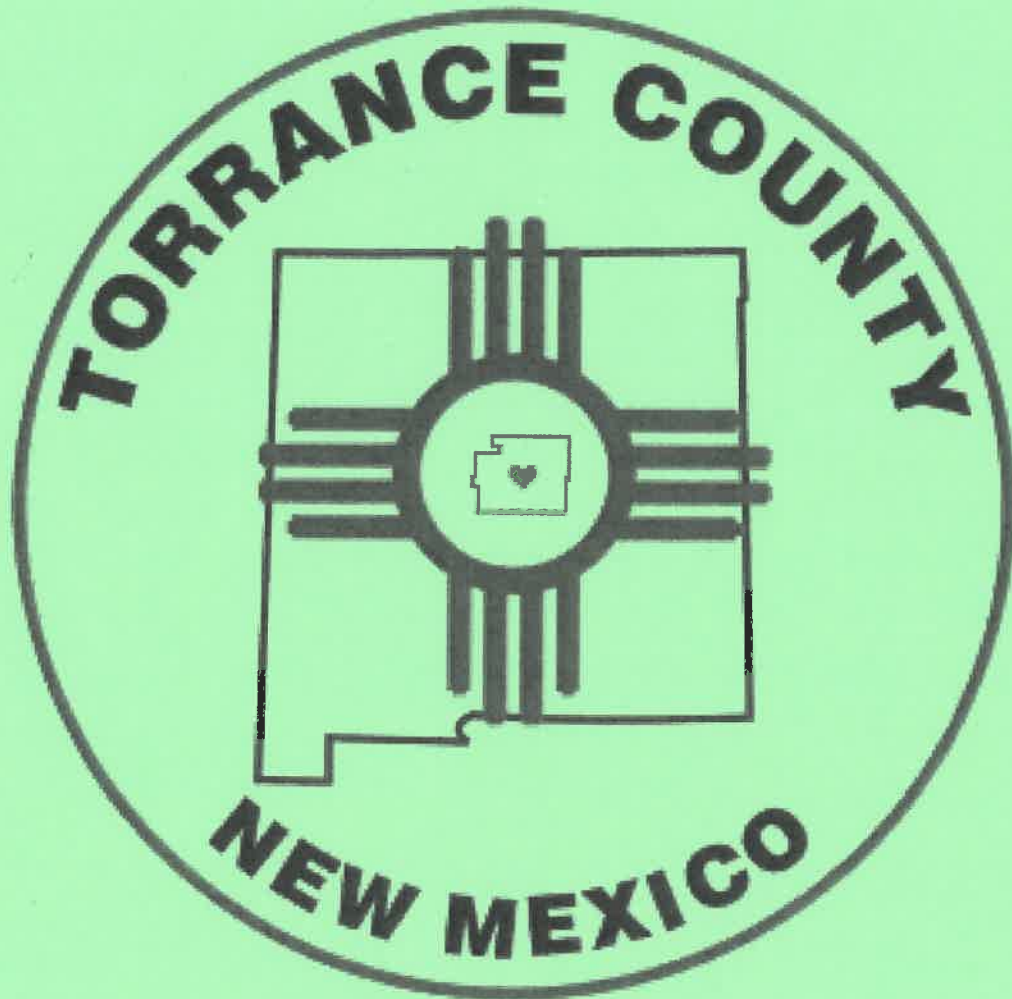
*Agenda Item  
No. 2*



*Agenda Item  
No. 3*



*Agenda Item*  
*No. 4*



*Agenda Item  
No. 5*



*Agenda Item  
No. 6*





*Agenda Item  
No. 7*



*Agenda Item  
No. 8-A*



**DRAFT COPY  
TORRANCE COUNTY BOARD OF COMMISSIONERS  
COMMISSION MEETING  
MAY 13, 2020**

**COMMISSIONERS PRESENT:** RYAN SCHWEBACH -CHAIRMAN  
KEVIN MCCALL –DISTRICT 1  
JAVIER SANCHEZ –DISTRICT 3

**OTHERS PRESENT:** WAYNE JOHNSON-COUNTY MANAGER  
JOHN BUTRICK-COUNTY ATTORNEY  
JANICE Y. BARELA- DEP. COUNTY MANAGER  
YVONNE OTERO-ADMIN. ASST.

**1.) CALL MEETING TO ORDER**

Chairman Schwebach calls the May 13<sup>th</sup>, 2020 Commission Meeting to order at 9:02 A.M.

**2.) Invocation and Pledge of Allegiance**

**Pledge and Invocation lead by Chairman Schwebach**

**3.) Changes to the Agenda**

There were no changes to the agenda.

**4.) PROCLAMATIONS**

There were none presented.

**5.) CERTIFICATES AND AWARDS**

Sheriff Rivera states that he would like to present Arely Cuevas with a certificate of appreciation for her assistance during a domestic violence situation in which Ms. Cuevas served as an interpreter for the officers and the victim. Ms. Cuevas has done this several times for the department and Sheriff Rivera wanted her to be recognized for her assistance.

**6.) BOARD AND COMMITTEE APPOINTMENT**

Steve Guetschow states that they had a resignation of one of the Torrance County Agriculture Representatives to the Estancia Basin Water Planning Committee. An ad was placed in the Independent asking for individuals who would be willing to serve on this board and to submit letters of interest. It was posted twice and on the second posting the county received two letters of interest from Betty Cabber and James H. Pachta.

**Chairman Schwebach** states that he would like to hear from both candidates.

**Betty Cabber** states that the Commissioners have her letter of interest in front of them and they may notice her experience with agriculture and water. She has been in the county for 24 years and cares about the county and its future. Ms. Cabber states that she is interested in everything that is going on and would like to ask the Commission to consider her for the position.

**Commissioner McCall** asks Ms. Cabber if she is currently irrigating and using her water rights.

**Betty Cabber** replies, no, she is not currently using her water rights or irrigating.

**Commissioner McCall** asks Mr. Guetschow how many representatives from the County are on this board.

**Steve Guetschow** states that for the agricultural representatives there are 2, with 3 total who sit on the board, and the entire board consists of more than a dozen.

**James Pachta** states that he put his name in the hat because he has been involved with agriculture his whole life. He was born and raised in Moriarty and currently lives in Stanley. He manages a cow/calf operation and owns and leases property where he runs cows as well. Mr. Pachta realizes the importance of conserving the land and water for our needs and would be highly involved in making decisions for the future.

**Chairman Schwebach** asks Mr. Pachta if he has served on any other boards.

**James Pachta** states that he currently serves on the FSA board and has been on the board for 2 years.

**Commissioner McCall** would like to clarify that Mr. Pachta is mainly on the cow/calf side of things and asks if he is personally pumping irrigation water.

**James Pachta** replies, no, he is not currently pumping irrigation water, only drinking water.

**County Manager Johnson** states that on a procedural note this falls into the category of filling in a blank as far as Robert's Rules are concerned. There would need to be a nomination for an individual(s), nominations will close, the Commission will then make a vote on those nominated, the one with the majority vote will become the appointee.

**Commissioner McCall** nominates James Pachta to the Estancia Basin Water Planning Committee.

**Chairman Schwebach** asks if there are any other nominations, there being none, nominations are closed.

**ACTION TAKEN:** **Chairman Schwebach** makes a motion to appoint James Pachta as the Torrance County Agriculture Representative to the Estancia Basin Water Planning Committee.

**Commissioner McCall** seconds the motion. No discussion, all Commissioners in favor. By unanimous vote, **MOTION CARRIED**

## **7.) PUBLIC COMMENT and COMMUNICATIONS**

**Steve Guetschow** states that at the last P & Z meeting there were two applications that were given a due pass recommendation and will be coming to the Commission for the public hearings and approval at next Commission meeting on May 27<sup>th</sup>, 2020. One application is for Roger Clyde for a Special Use Permit for an RV Park and the other is for the renewal for Special Waste Disposal, Inc., the renewal of a solid waste facility permit. The signs have been placed on the properties and ads will be placed in the newspaper to give notice of the public hearings.

**Mayor Nathan Dial** states that the Town of Estancia offices will be re-opening to the public Monday May 18<sup>th</sup>, 2020 at 9 am.

Mayor Dial states that there will be a memorial ceremony at the Estancia Cemetery on Memorial Day at 10:00 am.

## **8.) APPROVAL OF MINUTES**

**a.) COMMISSION:** Motion to approve the April 22, 2020 Torrance County Board of County Commission Minutes.

**ACTION TAKEN:** **Chairman Schwebach** makes a motion to approve the April 22, 2020 Torrance County Board of County Commission Minutes. **Commissioner McCall** seconds the motion. No further discussion, all Commissioners in favor. **MOTION CARRIED**

## **9.) APPROVAL OF CONSENT AGENDA**

**a.) FINANCE:** Approval of Payables

**ACTION TAKEN:** **Chairman Schwebach** makes a motion to approve the Consent Agenda: Approval of Payables. **Commissioner McCall** seconds the motion. No further discussion, all Commissioners in favor. **MOTION CARRIED**

## **10.) ADOPTION OF ORDINANCE/AMENDMENT TO COUNTY CODE**

**ACTION TAKEN:** **Chairman Schwebach** makes a motion to approve to enter into a public hearing. **Commissioner McCall** seconds the motion. No discussion, all Commissioner in favor. **MOTION CARRIED**

**a.) MANAGER:** Motion to approve Ordinance 2020-04 authorizing the issuance and sale of Torrance County Taxable Industrial Revenue Bonds for the Clines Corners Wind Farm, LLC project, in the amount of \$470,000,000.00. (Conduct Public Hearing)

**Crystal Koffman** with Pattern Energy, states that they are present today with the Clines Corners Wind project. This was originally brought before the Commission by a group called Orion. Through

some back and forth, Pattern Energy has finally completed the acquisition from the Orion Group. They are hoping to connect this project with the Western Spirit Transmission line and be in production by the end of 2021.

Just as they did with the Red Cloud, Duran, and Tecolote projects a month ago, they are here seeking the approval of the Ordinance for the IRB process. As previously discussed, Pattern Energy would like to align this project with the Red Cloud, Duran, and Tecolote projects, in both documentation and the PILT agreements. This is the same deal and more megawatts for the county.

A positive for this project amidst all the Covid-19 issues, we are looking at a possible 100% of PTC's (Production Tax Credit) which will increase the payments that are made to the county and the schools. The Federal Government will need to approve this, and we would need to be commercially in service by the end of 2021.

**Commissioner McCall** asks Ms. Koffman the number of megawatts this project will produce.

**Crystal Koffman** states that it will produce 350 megawatts, but with the PTC's it may bring it down to about 325. The difference will be made up between the Red Cloud, Duran, and Tecolote projects. They are looking at a total of about 900 megawatts from all these projects put together.

**Commissioner McCall** asks if Western Spirits is still moving forward.

**Crystal Koffman** states that it is still going on and if requested she could have the Western Spirits expert available at another meeting to give an update on that project. Overall, the land control is going well and are over 95% right of way in hand. They are now getting all of the legal items done.

**County Manager Johnson** states that he would like to recommend hearing from Jill Sweeny and Mr. Burpo from the financial aspect of the project.

**Jill Sweeny** states that the Commission has before them the Ordinance for the IRB in the amount of \$470,000.000.00 for the Clines Corners Wind Project. Crystal Koffman gave the details of the project. This is a wind project that will be constructed in phases for the purpose of electrical generation and transmission. It will be located solely in the unincorporated area of the county.

As part of the bond Ordinance the County will also approve the indenture, the lease, the bond purchase agreement, sub-lease, and the bonds. The lease that is before the Commission today does include the PILOT provisions. As Ms. Koffman discussed they are currently set at \$2,500.00 per megawatt, but subject to increase based on federal action. The PILT is shared with the Vaughn School district allocated with a 65/36 split pending the action of the Vaughn School District board.

This transaction is proceeding smoothly towards closing and are remaining in close contact with the group on completing the documentation. They are expecting to have this wrapped up by the morning of June the 18<sup>th</sup>.

**Mr. Burpo** states that he has reviewed section 4.14 of the lease that deals with the PILT payments, and is exactly as described. Per every megawatt used it will be \$2,500.00 unless the federal

government changes its conditions. If the Federal Government change the conditions, then it will be bumped up to \$2,800.00 per megawatt. In a letter received from the Treasury Department there is also a possibility that they may handle the 100% PTC administratively instead of congressionally. This would generate an additional \$270,000.00 per year for the county and the school district.

**County Manager Johnson** states that he would like to thank Mr. Burpo for his foresight in bringing the PTC issue to the Commissions attention and helping the county negotiate the insertion of the provision that if the PTC is increased the PILT payment would also increase.

**Chairman Schwebach** asks if there is anyone else that would like to make a comment. **ACTION TAKEN: Chairman Schwebach** states that there being no further comments he makes a motion to close the public hearing for Ordinance 2020-04 authorizing the issuance and sale of Torrance County Taxable Industrial Revenue Bonds for the Clines Corners Wind Farm, LLC project, in the amount of \$470,000,000.00. **Commissioner McCall** seconds the motion. **MOTION CARRIED, PUBLIC HEARING CLOSED. ACTION TAKEN: Chairman Schwebach** make a motion to approve Ordinance 2020-04 authorizing the issuance and sale of Torrance County Taxable Industrial Revenue Bonds for the Clines Corners Wind Farm, LLC project, in the amount of \$470,000,000.00. **Commissioner McCall** seconds the motion. No further discussion, all Commissioners in favor. **MOTION CARRIED**

## 11.) ADOPTION OF RESOLUTION

a.) **FINANCE:** Motion to approve budget increase for County Clerk, Election Fees. Resolution No. 2020-17

**Jeremy Oliver** states that the Finance Department is requesting approval from the Commission for a budget increase for the County Clerk's office for reimbursement for local election fees from the Secretary of State in the amount of \$27,048.00.

**ACTION TAKEN: Chairman Schwebach** makes a motion to approve Resolution 2020-17 Budget Increase. **Commissioner McCall** seconds the motion. No further discussion, all Commissioners in favor. **MOTION CARRIED**

## 12.) APPROVALS

a.) **SHERIFF:** Motion to Approve PO over-expenditure

**Stephanie Dunlap** is requesting approval from the Commission for payment made to DT Automotive in the amount of \$38.00 for an overage to PO #34935 for vehicle maintenance. The original PO was in the amount of \$2,000.00 and was corrected to \$2,500.00 and when submitted for payment it was over the \$2,500.00 threshold according to the county policy. With the amount exceeding procurement policy this invoice requires the approval of the Commission for it to be paid.

**ACTION TAKEN: Chairman Schwebach** makes a motion to approve PO over-expenditure for the Sheriff's Department. **Commissioner McCall** seconds the motion. No further discussion, all Commissioners in favor. **MOTION CARRIED**

**b.) FIRE:** Motion to approve submission of FEMA's Staffing for Adequate Fire & Emergency Response (SAFER) grant.

**Lester Gary**, Fire Chief, states that this is a request for approval to submit an application for Staffing for Adequate Fire & Emergency Response (SAFER) grant. What this grant does is it directly funds fire departments to assist in increasing the number of firefighters to help communities to meet minimum standards and have 24-hour staffing.

The grant is a 3-year grant; the first 2 years the federal government pays 75%; the third year they will cover 65%, and by year four the total cost of salaries will be solely the county's responsibility. Chief Gary states that the department will be able to fund this with current funds that are available. They will have to de-earmark their quarter-cent sales tax to fund this; therefore, it dropped the positions from 10 down to 6. This will always give the department 2 firefighters on 24 hours a day seven days a week with 24 hours on and 48 hours off.

**Commissioner McCall** asks Chief Gary to explain the quarter-cent de-earmarking.

**Lester Gary** states that the de-earmarking has been approved in the past. The reason for this is because the quarter-cent sales tax can only be used on supplies & equipment. The de-earmarking is approved so that the tax can be used for staffing.

**Jeremy Oliver** states that with the de-earmarking there are timelines. This obviously cannot be implemented on July 1<sup>st</sup>. We will need to go through an ordinance, and it will be brought to the Commission sometime in August. This needs to be sent to Tax & Rev by September so that the funds will be de-earmarked January 1, 2021.

**County Manager Johnson** states that this was approved by the legislature in the 2019 session and many counties have been struggling with how to use this. We can de-earmark about 4 or 5 items, but we decided to start with something simple such as the fire fund. The SAFER grant will help build a bridge and use existing funding. With the new IRB's we will anticipate more funds and allow us to bring on additional firefighters.

**Commissioner McCall** asks if the plan to de-earmark is immediate.

**Jeremy Oliver** replies, yes. With the grant, the people would have to be hired in the fall. We would have to use other funds to cover the initial cost, then once it is de-earmarked, we can pay back those funds.

**Commissioner McCall** asks if in year 4 if there will be enough funds to cover the salaries.

**Lester Gary** replies, yes.

**Commissioner McCall** asks Chief Gary if taking those funds out of the equipment funds, cause him problems with the budget.

Lester Gary replies, no.

Chairman Schwebach asks what the time frame is with submitting the grant.

Lester Gary states that the grant submittal is on Thursday.

Cheryl Allen states that she does not remember the exact dates, but they are anticipating giving the award as early as July with funding available as early as September. First phase will be recruitment, and the funding will be available after the recruitment phase.

Chairman Schwebach states, as he understands, once this is de-earmarked the funds will cover the salaries after the 4 years, without the help of the grant, is that correct?

Lester Gary replies, yes.

Jeremy Oliver states that it will get de-earmarked. The ordinance needs to be brought to the Commission for approval, then sent to tax & rev, and at that point it will be de-earmarked.

Chairman Schwebach states that we are essentially taking money we have for equipment and moving it to personnel without an overall change to the budget, correct?

County Manager Johnson replies, yes, that is correct. After the de-earmarking we can pay for the 6 salaries. This grant provides a bridge for us to get there.

**ACTION TAKEN:** Chairman Schwebach makes a motion to approve submission of FEMA's Staffing for Adequate Fire & Emergency Response (SAFER) grant. Commissioner McCall seconds the motion. No further discussion, all Commissioners in favor. **MOTION CARRIED**

c.) **DWI:** Motion to approve amendment to Torrance County Teen Court Contract

Tracey Master states that the Commission has before them Contract FY 2020-DWI-01 Amendment 1 between Torrance county and Adrian Ortiz as the Teen Court Coordinator. Ms. Master states that she does have a floor substitute. After meeting with the County Attorney there was a need to clean up some of the language. Under scope of services, item L, obtain training through the National Safety Council as an "Alive at 25" instructor it continues to the end of FY2020. Under the Compensation, it states that the Contractor will be compensated an additional \$1,000.00 upon successful completion of the training. The final line states that it shall not exceed \$41,000.00 for FY2020.

Ms. Master is requesting approval for this amendment and once approved she will give the floor substitutes to Deputy County Manager Barela.

**ACTION TAKEN:** Chairman Schwebach makes a motion to approve amendment to Torrance County Teen Court Contract. Commissioner McCall seconds the motion upon what he has to hear from the County Attorney. John Butrick states that the changes are minor but important clarifications to insure the additional items that are being added to Mr. Ortiz's contract are



completed and only compensated if they are completed by the end of FY2020. No further discussion, all Commissioners in favor. **MOTION CARRIED**

**d.) DWI:** Motion to approve submission of the CDWI funding application to NMDOT

**Tracey Master** states that she is requesting approval to submit an application to NMDOT Traffic Safety Division for CDWI funding for FY21. The funds are in the amount of \$1,500.00 to be utilized for incentive/outreach materials to be distributed to the community. There is a floor substitute, and once approved the substitute will be given to Deputy County Manager Barela.

**ACTION TAKEN:** **Commissioner McCall** makes a motion to approve submission of the CDWI funding application to NMDOT. **Chairman Schwebach** seconds the motion. No further discussion, all Commissioners in favor. **MOTION CARRIED**

**e.) FINANCE:** Motion to approve Interim Budget

This action item is the next step in the FY21 budget process. The proposed budget includes Commissioners' directives provided through the public hearing on April 22, 2020 and individual meetings with the Commissioners. County Manager Johnson is requesting approval at today's meeting as Mr. Oliver requires several days to enter the entire interim budget in the LGBS system for the state and into Triadic system for the county. More time is also required for someone else to review the entries for accuracy before the budget is submitted. The deadline for the Interim FY21 budget is June 1<sup>st</sup>, 2020 and the final budget is due by July 31<sup>st</sup>, 2020.

**Jeremy Oliver** states that the Commission has before them the Interim Budget and would like to go over some questions that Commissioner Sanchez has.

Mr. Oliver states that Commissioner Sanchez asked about the PILT for Juvenile Justice and Domestic Violence. Mr. Oliver states that there is no PILT funds going into those funds. At one point the PILT funds were going into those but the departments name has not been changed.

Another question was concerning the incentive fee in the Assessor's office. It was being paid out of the reappraisal funds but is currently being proposed to move into the General Fund as part of their increases.

**County Manager Johnson** states that he handed out the statute that allows for the incentive pay for the appraisers and the Assessor. The county has a certain amount of money that can be used depending on the education level or certification levels.

There is some discussion on the incentive pay and its involvement in the budget through the years.

Mr. Oliver goes on to present the budgets from the various departments and a long discussion on what the PILT should be used and not used for.

There is discussion on buildings and raises for the county employees.

**ACTION TAKEN:** Chairman Schwebach makes a motion to approve the FY21 Interim Budget. Commissioner McCall seconds the motion. County Manager Johnson states that for clarification that the motion is to approve staff recommendations, with the addition of 2 positions starting no sooner than January as recommended by staff. No further discussion, all Commissioners in favor.  
**MOTION CARRIED**

**f.) MANAGER:** Motion to Approve the Torrance County Judicial Complex security fencing project. Funds to be appropriated from the Torrance County Capital Outlay Fund.

Nick Sedillo states that this item has been tossed around for many years and has been on the Commissions radar. It has been on the ICIP list and off again several times and was placed on the top 10 this year. This request was placed on the top of the list for the safety committee. Mr. Sedillo has met with County Manager Johnson to discuss the construction of this project. It was suggested Mr. Sedillo bring this before the Commission for approval.

There was an incident at the judicial complex where the family of the individual in custody approached the deputies trying to intervene during the transport. The judges have some reluctance and are concerned this may happen to them when they enter or exit the complex.

Sheriff Rivera states that the judges constantly complain about their security. In 2018 there was also an escapee who was captured within 24 hours. Had there been security fencing at the complex this escape could have been prevented.

Sheriff Rivera states that the security fencing will also help with the safety of their vehicles and equipment that are onsite as well.

Nick Sedillo states that he has tried to be conservative with his project. He is proposing the construction of a 450' of 6' high galvanized 9 gauge chain link fence, 3 rows of barbed wire, 1-20' Cantilever gate with Door King (9150) gate operator, 1-18' double drive gate and 1-4' gate with panic bar.

Mr. Sedillo reached out to the 5 contractors that are on State Procurement. Three of the contractors responded with a quote and 1 of them came to the site. The cost for the project will be \$24,656.99 for the fencing and \$2,200.00 for the electrician for a total amount of \$26,856.99. There is money in the current budget, and it will come from line item 621-96-2612 (Capital Outlay GRT-Land & Land Improvements). Although the companies are on state contract the three quotes were not required, but Mr. Sedillo opted to obtain 3 quotes anyway. He is requesting the Commissions approval for this project.

County Manager Johnson states that staff recommends approval. One of the requests was to have a segregated area between the judges and the sheriff's area because of the transport of prisoners. That will be in phase 2 because of the double gate for future access. A road needs to be built so that the deputies can use that area to load and unload prisoners that is totally segregated from the judge's entrance. The expansion will be brought to Commission later once more funds become available.

Commissioner McCall asks if phase 2 will just be a fenced off area where only the judges will park.

County Manager Johnson replies, yes, that is correct.

Nick Sedillo states that this area will only allow access to the judges and no one else.

**ACTION TAKEN:** Commissioner McCall makes a motion to approve Torrance County Judicial Complex security fencing project. Funds to be appropriated from the Torrance County Capital Outlay Fund. Chairman Schwebach seconds the motion. No further discussion, all Commissioners in favor. **MOTION CARRIED**

### **13.) Discussion**

**a.) COMMISSION:** EMWT Update (Commissioner Sanchez)

Commissioner Sanchez states that he requested this to be on the agenda because Jason Quintana, representative from EMWT, has some information for the Commission.

Jason Quintana states that one of the things that was brought up at the meeting was the purchase of Sunset Estates which the board is looking into getting a loan to acquire the property. Some questions were asked by some of the board members concerning the amount and quality of the water, the amount of water rights that come along with the property, and the overall cost.

Another question that was asked that if the board enters this loan, who would be responsible for paying the loan. That will be investigated. There is no clarity if they are able to enter into a loan.

There was also some discussion on purchasing watering tanks, but upon speaking with another board member, there is a better system that would return to the aquifer.

Chairman Schwebach states that it has been 4 months since he sat in on that meeting. In general, with them purchasing a water system, they are currently a paper company. Upon purchasing the water system, they will become a brick & mortar. This will enable them to apply for any type of grants or assistance. Upon his understanding it was never the intent for the counties or municipalities to be responsible for any loans entered into by EMWT. This will need to be looked into and see if the county is responsible in any way.

County Manager Johnson states that it will be investigated. There is some discussion between County Manager Johnson and Chairman Schwebach concerning the loan and even if they can enter a loan being that they do not have funds for that. **NO ACTION TAKEN, DISCUSSION ONLY.**

### **14.) EXECUTIVE SESSION**

There was no Executive Session scheduled for this meeting.

### **15.) Announcement of the next Board of County Commissioners Meeting.**

Chairman Schwebach states that the next commission meeting will be held on May 27<sup>th</sup>, 2020 at 9:00 am at the Torrance County Administrative Building.

**ADJOURN**

**ACTION TAKEN:** Chairman Schwebach makes a motion to adjourn the May 13<sup>th</sup>, 2020 Commission Meeting. Commissioner Sanchez seconds the motion. No further discussion, all Commissioners in favor. **MOTION CARRIED**

**MEETING ADJOURNED AT 11:36 AM**

\_\_\_\_\_  
Chairman Ryan Schwebach

\_\_\_\_\_  
Yvonne Otero-Administrative Assistant

\_\_\_\_\_  
Date

***The video of this meeting can be viewed in its entirety on the Torrance County NM website, Audio discs of this meeting can be purchased in the Torrance County Clerk's office and the audio of this meeting will be aired on our local radio station KXNM.***



*Agenda Item  
No. 9-A*

C E R T I F I C A T I O N

TOTAL CHECKS PRINTED 119

THE UNDERSIGNED MEMBERS OF THE TORRANCE COUNTY BOARD OF COMMISSIONERS DO CERTIFY THAT THE CLAIMS ENUMERATED ABOVE WERE APPROVED ALLOWED & DO AUTHORIZE THE WARRANTS AGAINST THE FUNDS OF TORRANCE COUNTY FOR THE SUM OF 2,368,269.84 ON ACCOUNT OF OBLIGATIONS INCURRED FOR THE SERVICES AS SHOWN ABOVE FOR THE PERIOD ENDING 05/21/2020. WE CERTIFY THAT THE WITHIN NAMED PERSONS ARE LEGALLY ENTITLED UNDER THE CONSTITUTION OF THE STATUTES OF NEW MEXICO TO RECEIVE THE COMPENSATION STATED HEREIN. THAT THE SERVICES HAVE BEEN PERFORMED AS STATED IN THE ACCOUNTS HEREIN, THAT THEY ARE NECESSARY AND PROPER, THAT THIS VOUCHER HAS BEEN EXAMINED, THAT THE AMOUNTS CLAIMED ARE JUST, REASONABLE, AND AS AGREED AND THAT NO PART HAS BEEN PAID BY TORRANCE COUNTY.

SIGNED  
  
ATTEST BY

-----  
Kevin McCall  
-----  
Javier Sanchez  
-----  
Ryan Schwebach  
-----  
Linda Jaramillo  
-----

THE UNDERSIGNED COUNTY TREASURER DOES HEREBY CERTIFY THAT SUFFICIENT FUNDS EXIST FOR THESE ACCOUNTS PAYABLE CHECKS TO BE ISSUED ON THIS DATE AND DOES HEREBY AUTHORIZE THE FINANCE DEPARTMENT TO PROCESS THESE CHECKS.

-----  
Tracy L. Sedillo  
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CK#	DATE	NAME	Description	Line Item	Invoice #	DATE	PO #	Amount
01 R	11/707	ALBUQUERQUE IMAGE PRODUCTS	CONTRACT OVERAGE CHARGE FOR THE	401-10-2203	1550720	05/06/2020		42.64
	05/07/2020		04/01/2020 TO 04/30/2020 B/W BEGIN 23973 END 25523=1500 COLOR BEGIN 4355 END 5182=827 INVOICE #IN40737 ACCT#TC11					

COUNTY MANAGER 42.64

01 R	11/708	ALBUQUERQUE IMAGE PRODUCTS	CONTRACT OVERAGE CHARGES APRIL	401-55-2203	2950720	05/06/2020		33.12
	05/07/2020		2020 INVOICE#IN40736 ACCT#RC10					

FINANCE DEPARTMENT 33.12

01 R	11/709	AUTOSONE INC.	COMPRESSORS, TIRE PATCH KITS, BATTERIES, TOW STRAPS, AND UNIT NEEDS.	401-50-2201	1250720	05/06/2020		642.29
	05/07/2020		APRIL 2020 INVOICE#2248430600/2248440378 2248444447					35116 35116 35116

COUNTY SHERIFF 642.29

01 R	11/710	DIRECTV, LLC.	BUSINESS SELECT PACK APRIL 2020	411-92-2271	3050720	05/06/2020		64.35
	05/07/2020		INVOICE#37378242598 ACCT# 069212456					

1/4% FIRE EXCISE TAX 64.35

01 R	11/711	EMM GAS ASSOCIATION	APRIL 2020 GAS BILLING/DIST 2VPD	406-91-2209	1950720	05/06/2020		93.81
	05/07/2020		70-3680-000/DIST 6 VFD/30-0500- 000/DIST 5 VFD/71-6230-000 60-9530-000DISPATCH ROAD/10-5690-000	418-91-2209 405-91-2209 911-80-2209 402-61-2209				85.12 135.44 79.08 56.62

STATE FIRE ALLOTMENT 314.37 911-DISPATCH CENTER 79.08 COUNTY ROAD SHOP 56.62

01 R	11/712	EMM GAS ASSOCIATION	APRIL 2020 GAS BILLING/FIREADMIN	413-91-2209	2050720	05/06/2020		201.42
	05/07/2020		10-6140-001/DIST 3 VFD/60-5390- 000/ANIMAL SERVICES/60-0580-010 DIST 5 VFD 71-4510-000 COURTHOUSE/10-1850-000	408-91-2209 401-82-2209 405-91-2209 401-15-2209				126.41 122.30 109.48 516.45

STATE FIRE ALLOTMENT 437.31 ANIMAL SERVICES 122.30 ADMINISTRATIVE OFFICES 516.45

01 R	11/713	EMM GAS ASSOCIATION	APRIL GAS BILLING 2020 DIST 3	408-91-2209	2150720	05/06/2020		80.99
	05/07/2020		VFD/60-9250-000 JUDICIAL/10-6000-000 CLERK/VOTING/10-6380-000 FAIR BOARD/10-4090-000	401-16-2209 612-20-2308 412-53-2209				371.13 37.63 3.15

STATE FIRE ALLOTMENT 80.99 JUDICIAL COMPLEX MAINT 371.13 COUNTY CLERK 37.63

01 R	11/714	EMM GAS ASSOCIATION	APRIL 2020 GAS BILLING MORIARTY	401-37-2209	2250720	05/06/2020		133.06
	05/07/2020		SENIOR CENTER/20-2330-010 ESTANCA PMS/10-5870-010 HEALTH DEPT/10-1990-010	401-36-2209 401-24-2209				123.85 68.60



MORLARTY SENIOR CENTER 133.06

ESTANCIA SENIOR CENTER 123.85

HEALTH DEPT BLDG MAINT 68.60

KUMU/ 10-1000-000

402-61-2209

/ /

233.36

CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	AMOUNT
COUNTY ROAD SHOP 233.36								
01 R	111715	ESTANCIA, TOWN OF	FIRE ADMIN WATER APRIL 2020	413-91-2210	2450720	05/06/2020		119.24
	05/07/2020		ACCT#1380					
			JUDICIAL/#40	401-16-2210		/		240.33
			SENIOR CENTER/#249	401-36-2210		/		113.57
			FAIR BOARD#291	412-53-2210		/		44.73
			FAIR BOARD/#750	412-53-2210		/		68.77
			ROAD/#1108	402-61-2210		/		180.76
			ADMIN/#1112	401-15-2210		/		186.42
STATE FIRE ALLOTMENT 119.24 JUDICIAL COMPLEX MAINT 240.33 ESTANCIA SENIOR CENTER 113.57								
COUNTY FAIR 113.50 COUNTY ROAD SHOP 180.76 ADMINISTRATIVE OFFICES 186.42								
01 R	111716	EVSMA	TORRANCE COUNTY TIPPING FEES	419-05-2292	2350720	05/06/2020		16030.37
	16030.37		APRIL 2020 INVOICE#2756 ACCT#					
	05/07/2020		720970000547					
COUNTY COMMISSION 16030.37								
01 R	111717	PASTENAL COMPANY	CLEANING SUPPLIES/COUNTY ADMIN	401-15-2220	250720	05/06/2020		8.76
	8.76		ROAD DEPT CLEANING SUPPLIES REF					
	05/07/2020		PO#34064 INVOICE#NMALB243949					
			ACCT#NMALB2338					
ADMINISTRATIVE OFFICES 8.76								
01 R	111718	GUSTIN HARDWARE INC.	& HARDWARE SUPPLIES FOR BUILDING	401-16-2215	1750720	05/06/2020		34720
	6.18		INVOICE#233271 ACCT#125					
	05/07/2020							
JUDICIAL COMPLEX MAINT 6.18								
01 R	111719	HOMESTEAD WATER CO.	INVOICE DATE 05/01/2020	405-91-2210	2750720	05/06/2020		77.08
	77.08		DIST 5 VFD					
	05/07/2020							
STATE FIRE ALLOTMENT 77.08								
01 R	111720	HORIZONS OF NEW MEXICO	PLANT BASED DOCUMENT DESTRUCTION	612-20-2203	1350720	05/06/2020		34032
	14.56		INVOICE#SINW022594 ACCT#					
	05/07/2020		S0001010					
COUNTY CLERK 14.56								
01 R	111721	INDEPENDENT NEWS LLC	PUBLIC NOTICE FOR LETTERS OF	401-08-2221	550720	05/06/2020		34964
	66.98		INTEREST - ESTANCIA BASIN WATER					
	05/07/2020		PLANNING COMMITTEE					
			3 EDITION RUN 3/13, 3/20, 3/27					
			INVOICE#84413/84455/84493					
PLANNING & ZONING 66.98								
01 R	111722	INDEPENDENT NEWS LLC	PUBLIC NOTICE APRIL P&Z MEETING	401-08-2221	650720	05/06/2020		35016
	8.83		CANCELLATION 3/27 EDITION					
	05/07/2020		INVOICE#84500					
PLANNING & ZONING 8.83								



CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	Amount
53.95	05/07/2020		ZONING 207 SALT MISSION TRAIL ROAD DEPARTMENT YARD 3 EDITION RUN 3/13, 3/20, 3/27 INVOICE#84412/84454/84492					34975 34975 34975 34975

PLANNING & ZONING	53.95
01 R 111724	JUNIOR'S TIRE & AUTO PARTS INC. TIRE REPAIR F-150 4/27
14.00	
05/07/2020	INVOICE#181326
	401-08-2201
	450720 05/06/2020
	35153
	14.00

PLANNING & ZONING	14.00
01 R 111725	LEAF
384.13	
05/07/2020	
	HDESIGN JET T3500PS COPIER
	ASSESSOR
	HDESIGN JET 3500PS COPIER
	RURAL ADDRESSING INVOICE#
	10523700 ACCT#100-4624929-001
	612-20-2203
	3150720 05/06/2020
	192.06

COUNTY CLERK	192.06
01 R 111726	LOBO INTERNET SERVICES LTD
618.85	
05/07/2020	
	TORRANCE COUNTY FIRE INTERNET
	DIST 3 VFD
	DIST 4 VFD
	DIST 5 VFD
	DIST 6 VFD
	FIRE ADMIN INVOICE#N10926-6
	ACCT#10926/138W
	408-91-2207
	2850720 05/06/2020
	192.78

STATE FIRE ALLOTMENT	618.85
01 R 111727	LOBO INTERNET SERVICES LTD
166.92	
05/07/2020	
	TORRANCE COUNTY IT INTERNET
	04/2020 INVOICE#N10715-4
	ACCT#10715
	401-65-2207
	3250720 05/06/2020
	166.92

OPERATIONS & MAINTENANCE	166.92
01 R 111728	LOBO INTERNET SERVICES LTD
148.07	
05/07/2020	
	TORRANCE COUNTY DISPATCH
	INTERNET 04/2020 INVOICE#
	N10958-4 ACCT#10958
	911-80-2207
	3350720 05/06/2020
	148.07

911-DISPATCH CENTER	148.07
01 R 111729	MARLIN BUSINESS BANK
242.71	
05/07/2020	
	MONTHLY CONTRACT FOR COPIER
	MACHINE CONTRACT
	#401-1441060-002
	INVOICE#17997656 ACCT#1441060
	911-80-2203
	3450720 05/06/2020
	34840
	34840
	34840
	242.71

911-DISPATCH CENTER	242.71
01 R 111730	MAS MODERN MARKETING INC
2238.52	
05/07/2020	
	PROGRAM INCENTIVE ITEMS
	DUAL LAYER SILICONE BRACELETS
	LIP BALM
	SHIPPING
	#MM1137472/MM1137255
	605-04-2219
	606-35-2257
	4050720
	34924
	34924
	34924
	1453.00
	785.52

DWI COMMUNITY GRANT FY	1453.00
DWI PROGRAM	
	785.52



CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	AMOUNT
4488.57	05/07/2020		ANA HERMANDEZ INVOICE#ML001134 ACCT#31					

COUNTY COMMISSION 4488.57

01 R 111732	84.96	ORKIN INC.	PC STANDARD SERVICE MAY 2020	401-10-2271	3550720	05/06/2020		84.96
			INVOICE#197601913 ACCT#31462749					
			ADMIN					

COUNTY MANAGER 84.96

01 R 111733	150.84	ORKIN INC.	PC STANDARD SERVICE MAY 2020	911-80-2215	3650720	05/06/2020		150.84
			DISPATCH INVOICE#197601088					
			ACCT#25640741					

911-DISPATCH CENTER 150.84

01 R 111734	3569.72	ORTIZ, ADRIAN	APRIL TEEN COURT SERVICES	605-03-2271	3950720	05/07/2020		3569.72
			6.75% NMGRY INVOICE#4302020					

DWI DISTRIBUTION GRANT 3569.72

01 R 111735	805.93	PACIFIC OFFICE AUTOMATION, INC.	MANAGER EQUIPMENT MAINT 04/2020	401-10-2203	3750720	05/06/2020		690.91
			ROAD EQUIPMENT MAINT 04/2020	402-60-2203				115.02
			INVOICE#35371624 ACCT#1821290					

COUNTY MANAGER 690.91

01 R 111736	118.69	PLATEAU WIRELESS	LANDLINE CHARGES DURAN FIRE BILL	407-91-2207	3850720	05/06/2020		118.69
			DATE 04/22/2020 ACCT#575-584-2244					

STATE FIRE ALLOTMENT 118.69

01 R 111737	790.20	PROFORCE LAW ENFORCEMENT	GLOCK 17 LE, GEN 5 FSS W/ 3 MAGS	401-50-2231	850720	/		35141
			BGF 850XL PISTOL LIGHT,					35141
			850 LDMEMS					35141
			SAFARI/LAND 6360 BASKET WEAVE					35141
			M3 RH					35141
			INVOICE#408344					

COUNTY SHERIFF 790.20

01 R 111738	599.00	RADAR SHOP	ANNUAL RADAR/LIDAR	401-50-2272	350720	05/06/2020		599.00
			RS-11310 ANTENNA/RS-11309					
			REMOTES, LABOR, TESTING RS-11308					
			RADAR REPAIR, TESTING, LABOR					
			RS-11307 RADAR REPAIR, TESTING					
			LABOR					

COUNTY SHERIFF 599.00

01 O 111739	400.00	TAIQUÉ LAND GRANT	APRIL/MAY 2020 LEASE TRANSFER	401-05-2204	2650720	05/06/2020		400.00
			STATION INVOICE#2020-04/2020-05					

COUNTY COMMISSION 400.00

01 R 111740 TLC PLUMBING & UTILITY SEWER BACKUP AT ESPERANZA 630-87-2215 1850720 05/06/2020 35143 949.30



CK# DATE Name Description Line Item Invoice # DATE PO # Amount  
 949.30  
 05/07/2020 FAMILY HEALTH CENTER  
 NMSWPA #90-000-18-00073  
 INVOICE#R23258401 ACCT#21945

ESPERANZA MEDICAL CLIN 949.30  
 01 R 111741 WAC UPFITTERS LLC  
 1875.49  
 05/07/2020  
 DECAL ADJUSTMENT ON 604-83-2248 1050720 05/06/2020 35015 208.39  
 EMERGENCY MANAGER  
 TAHOE DUE TO VANDALISM  
 DURING COVID-19  
 INVOICE#5702 35015  
 LABOR FOR EM. EQUIP INSTALL 604-83-2248 1150720 05/06/2020 34998 1360.00  
 SHOP SUPPLIES 604-83-2248 / / 34998 75.00  
 HIGH CURRENT DISTRIBUTOR 604-83-2248 / / 34998 125.00  
 NMGR 604-83-2248 / / 34998 107.10  
 FORD EXCURSION LP: G61329  
 INVOICE#5677 34998

COMMUNICATIONS/EMS TAX 1875.49  
 01 R 111742 WARE, SIDNEY K  
 969.19  
 05/07/2020  
 6 SESSIONS OF BOYS COUNCIL 635-68-2272 950720 05/06/2020 900.00  
 COMPLETED APRIL 2020  
 GROSS RECEIPTS TAX INVOICE#158 635-09-2271 / / 69.19

CYPD JUVENILE JUSTICE 900.00 WIND PILT 69.19  
 01 R 111743 WATERWAY OF NEW MEXICO  
 1768.77  
 05/07/2020  
 FLOW TESTING ALL HYDRANTS 405-91-2248 150720 / / 35019 1768.77  
 ACCORDING TO NFPA 291 STANDARDS  
 TAX INVOICE#2147 35019

STATE FIRE ALLOTMENT 1768.77  
 01 R 111744 WILHARD, VILLAGE OF  
 56.18  
 05/07/2020  
 DIST 6 VFD MONTHLY CHARGES 418-91-2210 2550720 05/06/2020 56.18  
 03/23/2020-04/27/2020 APRIL  
 2020 ACCT#310.01

STATE FIRE ALLOTMENT 56.18  
 01 R 111780 AT & T MOBILITY LLC  
 6711.53  
 05/12/2020  
 MONTHLY CHARGES APRIL 2020 401-50-2207 651220 05/12/2020 2629.82  
 ISSUE DATE 04/18/2020/SHERIFF  
 COMMISSION/INVOICE#287289563904X 401-05-2207 / / 106.56  
 40262020/LAWYER/ACCT# 401-56-2207 / / 47.91  
 287289566455/OBS/287289563904 401-65-2207 / / 55.56  
 CPO 401-10-2207 / / 55.56  
 EMERGENCY MANAGER 604-83-2207 / / 111.12  
 FIRE ADMIN 413-91-2207 / / 429.38  
 DIST 5 VFD 405-91-2207 / / 98.30  
 DIST 2 VFD 406-91-2207 / / 98.30  
 DIST 1 VFD 407-91-2207 / / 55.56  
 DIST 4 VFD 409-91-2207 / / 55.56  
 DIST 3 VFD 408-91-2207 / / 98.30  
 DIST 6 VFD 418-91-2207 / / 98.30  
 ROAD 402-60-2207 / / 55.56  
 MAINTENANCE 401-65-2207 / / 1017.17  
 HR 401-10-2207 / / 146.01  
 CLERK 401-20-2207 / / 47.91  
 PZ 401-08-2207 / / 47.91  
 95.82

ANIMAL SERVICES

015-01-2201  
401-82-2207

/ /  
/ /

47.91  
191.64

COUNTY SHERIFF 2629.82 COUNTY COMMISSION 106.56 ATTORNEY 47.91  
 OPERATIONS & MAINTENAN 201.57 COUNTY MANAGER 264.48 COMMUNICATIONS/EWS TAX 111.12  
 STATE FIRE ALLOTMENT 890.96 COUNTY ROAD DEPARTMENT 1017.17 COUNTY CLERK 47.91  
 PLANNING & ZONING 95.82 RURAL ADDRESSING 47.91 ANIMAL SERVICES 191.64  
 911-DISPATCH CENTER 343.02 COMMUNITY MONITORING 47.91 DWI DISTRIBUTION GRANT 47.91  
 WIND PILE 191.64 COUNTY TREASURER 224.22 COUNTY ASSESSOR 147.30  
 FINANCE DEPARTMENT 56.66

01 R 111781 EPCOR WATER, INC. MONTHLY CHARGES BILL DATE 406-91-2210 451220 05/12/2020 106.48  
 05/12/2020 ACCT#0739014

STATE FIRE ALLOTMENT 106.48  
 01 O 111782 INDEPENDENT NEWS LLC FIRST QUARTER SPECIAL 617-52-2221 1650720 05/06/2020 34920 1449.68  
 1449.68 FULL PAGE, PRICED AS A QUARTER PAGE.  
 05/12/2020 RUNNING FOR FOUR WEEKS.  
 INVOICE#84304/84330/84383/8443

COMPLETE COUNT 1449.68  
 01 O 111783 MOUNTAINAIR, TOWN OF MONTHLY CHARGES APRIL 2020 401-24-2210 351220 05/12/2020 329.70  
 408.78 ACCT#1716 401-24-2209 / / 79.08  
 05/12/2020

HEALTH DEPT BLDG MAINT 408.78  
 01 R 111784 PLATEAU WIRELESS BUSINESS BLAZE LARGE/IT 401-65-2207 251220 05/12/2020 1275.96  
 1626.46 FIRE ADMIN APRIL 2020 413-91-2207 / / 350.50  
 05/12/2020 ACCT#3061934

OPERATIONS & MAINTENAN 1275.96 STATE FIRE ALLOTMENT 350.50  
 01 R 111785 TRIADIC INC. CONTRACT SRVICES FOR APRIL 2020 401-65-2213 151220 05/12/2020 4269.95  
 4594.71 CONTRACT CHARGES AND GRT  
 05/12/2020 CLERKS CONTRACT CHARGES AND GRT 612-20-2203 / / 162.38  
 TREASURERS CONTRACT CHARGES AND 401-30-2203 / / 162.38  
 GRT ACCT#1425

OPERATIONS & MAINTENAN 4269.95 COUNTY CLERK 162.38 COUNTY TREASURER 162.38  
 01 R 111786 WATTS MANUFACTURING, LLC TYPE 6 BRUSH TRUCK CHANGE 411-92-2618 551220 05/12/2020 29631.00  
 54511.00 ORDER #1 CHASSIS PAID FOR  
 05/12/2020 PRE-PAY CHASSIS INVOICE#789 411-92-2248 / / 24880.00

1/4% FIRE EXCISE TAX 54511.00  
 01 R 111787 ESTANCA, TOWN OF DATE OF SERVICES 03/12/2020 TO 401-24-2210 951420 05/14/2020 92.81



CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	AMOUNT
01 R	111788	U.S. POSTMASTER	POSTAGE FOR 2020	401-20-2206	2851420	05/14/2020	35223	2100.00
			PRIMARY ELECTRON					
			ACCT#293752					35223

CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	AMOUNT
01 R	111789	AMBUQUOQUE IMAGE PRODUCTS	COLOR COPIES OVER 500 INVOICE	401-08-2203	2451420	05/14/2020		44.40
			#IN40738 ACCT#TC12					

CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	AMOUNT
01 O	111790	AMBITIONS TECHNOLOGY GROUP LLC	TOTAL BILLABLE HOURS FROM	401-65-2213	1351420	05/14/2020		4847.69
			04/01/2020-05/01/2020 TOTAL					
			TAXES INVOICE#8355					

CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	AMOUNT
01 O	111791	AMBITIONS TECHNOLOGY GROUP LLC	2 ADVANCED GATEWAY SECURITY	401-65-2228	3451420	05/14/2020		2118.60
			SUITE BUNDLE FOR TZ600-HA AND					
			TZ600 COUNTY ADMINISTRATION					
			IT SERVER ROOM					
			TAXES					
			INVOICE#8336					166.84

CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	AMOUNT
01 O	111792	AWARDS ETC.	2" X 10" NAME PLATE FOR	401-10-2219	1051420	05/14/2020		8.39
			DCM - JANICE BARELA					
			INVOICE#0257495					

CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	AMOUNT
01 R	111793	CERVANTES, EUNICE	TRAVEL TO HOUSTON TEXAS	420-74-2205	251420	05/14/2020		132.00
			INMATE EXTRADITION					

CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	AMOUNT
01 O	111794	COAST 2 COAST TIRES & AUTO	RESCUE 1-2	413-91-2201	4751420			35166
			HERCULES TERRA TRAC					35166
			LIT245/75R17					35166
			MOUNT AND BALANCE					35166
			TIRE DISPOSAL FEE					35166
			NMGRT					35166
			INVOICE#3268					55.35

CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	AMOUNT
01 O	111795	COOPERATIVE EDUCATIONAL SERVICE	BOONNAGE OF HOT MIX FOR TORRANCE	621-96-2612	1251420	05/14/2020		57564.65
			TO BE DELIVERED BY MOUNTAIN					
			STATES CONSTRUCTORS, INC.					
			CES CONTRACT #2020-21B-C103-4					
			INVOICE#24-102231					

STATE FIRE ALLOTMENT 847.35  
 COOPERATIVE EDUCATIONAL SERVICE BOONNAGE OF HOT MIX FOR TORRANCE TO BE DELIVERED BY MOUNTAIN STATES CONSTRUCTORS, INC. CES CONTRACT #2020-21B-C103-4 INVOICE#24-102231



CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	Amount
01 O	111796	COOPERATIVE EDUCATIONAL SERVICESOLD MIX DELIVERED IN PLACE		402-64-2408	4151420	05/14/2020	35103	50380.20
	50380.20		AT 207 SALT MISSIONS TRAIL				35103	
	05/14/2020		POF HOLE AND PATCHWORKS				35103	
			GES CONTRACT # 2020-21B-C103-4				35103	
			SP STATE PROJECT 18/19				35103	
			INVOICE#2237 ACCT#TORRANCE COUNTY					

SP PROJECT		50380.20						
01 O	111797	DE IAGE LANDEN FINANCIAL SERVICEMONTHLY SERVICE CONTRACT FOR		401-30-2203	651420	05/14/2020	34750	276.69
	276.69							
	05/14/2020							

COUNTY TREASURER		276.69						
01 O	111798	DE IAGE LANDEN FINANCIAL SERVICECONTRACT CLERK COPIER MAY 2020		612-20-2203	851420	05/14/2020		325.77
	325.77							
	05/14/2020							

COUNTY CLERK		325.77						
01 O	111799	DOOLEY ENTERPRISES, INC.		401-50-2231	4351420	05/14/2020	35138	474.00
	1689.13		0.316 @ 1500 ROUNDS OF RA9B				/	
	05/14/2020		0.217 @ 5000 ROUNDS OF WC93				/	
			SHIPPING				/	
			INVOICE#57970					

COUNTY SHERIFF		1689.13						
01 O	111800	DUCHARME, ARTHUR		401-08-2205	3551420	05/14/2020		61.00
	61.00		PLANNING AND ZONING BOARD					
	05/14/2020		MEETING 05/06/2020					

PLANNING & ZONING		61.00						
01 O	111801	FIRE PROTECTION PUBLICATIONS		4551420	05/14/2020		35135	69.98
	69.98		NEW MEXICO FIRE TRAINING ACADEMY 413-91-2266				35135	
	05/14/2020		HAZMAT AWARENESS AND OPERATIONS				35135	
			2020				35135	
			ITEM# 90046					
			INVOICE#154795 ACCT#468308					

STATE FIRE ALLOTMENT		69.98						
01 O	111802	GRAHAM, RON		401-08-2205	3651420	05/14/2020		61.00
	61.00		PLANNING AND ZONING BOARD					
	05/14/2020		MEETING 05/06/2020					

PLANNING & ZONING		61.00						
01 O	111803	GUSTIN HARDWARE INC.		401-27-2215	2251420	05/14/2020	34720	19.85
	19.85		INVOICE#34081 ACCT#125				34720	
	05/14/2020		4321 BLACK POLY TUBE REPAIRS TO				34720	
			SWAMP COOLER/MTAIR SENIOR CENTER				34720	
			& HARDWARE SUPPLIES FOR BUILDING				34720	

MOUNTAINAIR SENIOR CEN		19.85						
01 O	111804	GUSTIN HARDWARE INC.		401-15-2215	2351420	05/14/2020	34720	26.88
			INVOICE#231019 ACCT#125/CTY					





CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	Amount
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ADMINISTRATIVE OFFICES 26.88								
01 0	111805	GUSTIN HARDWARE INC.	PAPER TOWELS, SCREWS, BOLTS,	402-61-2250	3151420	05/14/2020	35076	327.65
	05/14/2020		INVOICE#4-30-20 ACCT#126					

COUNTY ROAD SHOP 327.65								
01 0	111806	GUSTIN HARDWARE INC.	TOUCH TONE BLACK PAINT WHITE	401-15-2215	4451420	/	34720	17.76
	05/14/2020		MARKING PAINT COUNTY ADMIN				34720	
			INVOICE#234229 ACCT#125				34720	
			& HARDWARE SUPPLIES FOR BUILDING					

ADMINISTRATIVE OFFICES 17.76								
01 0	111807	GUSTIN HARDWARE INC.	STIHL PSAS6	401-15-2238	5151420	05/14/2020	35203	78.32
	05/14/2020		CORDLESS TRIMMER AUTO CUT	401-23-2238		/	35203	
			ELECTRIC WEED EATER	401-24-2238		/	35203	
			STIHL FS70R TRIMMER/LOOP	401-27-2238		/	35203	
			GAS WEED EATER	401-36-2238		/	35203	
			INVOICE#234689 ACCT#125	401-37-2238		/		78.32
								78.30

ADMINISTRATIVE OFFICES 78.32								
01 0	111808	HONSTEIN OIL CO.	FUEL ACCT#TCROAD	402-60-2202	3251420	05/14/2020		7743.45
	05/14/2020							

COUNTY ROAD DEPARTMENT 7743.45								
01 0	111809	INDEPENDENT NEWS LLC	4 INFORMATIONAL ADS FOR 2020	401-21-2221	3351420	05/14/2020	35147	667.52
	05/14/2020		PRIMARY				35147	
			INVOICE#84643-84658					

ELECTIONS 667.52								
01 0	111810	IRON MOUNTAIN RECORDS	MONTHLY STORAGE FOR MICROFILM	612-20-2203	4951420	05/14/2020	34126	139.91
	05/14/2020		INVOICE#202114255 ACCT#44033					
			ONM389					

COUNTY CLERK 139.91								
01 0	111811	LANGFILL, GAIL	PLANNING AND ZONING BOARD	401-08-2205	3751420	05/14/2020		61.00
	05/14/2020		MEETING 05/06/2020					

PLANNING & ZONING 61.00								
01 0	111812	LAWSON, HARLAN	PLANNING AND ZONING BOARD	401-08-2205	3851420	05/14/2020		61.00
	05/14/2020		MEETING 05/06/2020					

PLANNING & ZONING 61.00								
01 0	111813	LYNCH, CATHERINE	PLANNING AND ZONING BOARD	401-08-2205	5251420	05/14/2020		61.00
	05/14/2020		MEETING 05/06/2020					



CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	Amount
01 V	11814	MORIARTY CONCRETE PRODUCTS	1/2" CHIPS TOWN OF MANZANO	402-62-2406	4051420	05/14/2020	35102	10000.00
	43075.00		1/2" CHIPS TOWN OF TORREON	402-62-2406		/	35102	17000.00
			1/2" CHIPS TOWN OF TALIQUE	402-62-2406		/	35102	13000.00
			TAX 7.6875%	402-62-2406		/	35102	3075.00
			NMSWPA# 70-805-17-15969				35102	
			CAP STATE PROJECT 18/19				35102	
			INVOICE#726-774-775-883-924-925					
			ACCT#100227					

CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	Amount
CAP PROJECT								43075.00
01 O	11815	MOUNTAINAIR, TOWN OF	LMI OVERTIME ACTIVITY	605-03-2272	151420	05/14/2020		50.00
	50.00		04/28/2020-OFFICER NEVIL					
			BEWARD					

CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	Amount
DWI DISTRIBUTION GRANT								50.00
01 V	11816	NAJERA, JOSHUA	TRAVEL TO HOUSTON TEXAS INMATE	420-74-2205	5651420	05/14/2020		116.00
	116.00		EXTRADITION					

CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	Amount
TRANSPORTATION OF PRIS								116.00
01 O	11817	NM EMS BUREAU	EMD RECERTIFICATION - B.	911-85-2266	1751420	05/14/2020	34788	100.00
	290.00		DAUGHERTY, Y. DURAN, B. LEWARK.				34788	
			REMMEY, A., AND RILEY W.				34788	
			INVOICE#EMS04202061					
			EMT-B LICENSE RENEWALS	406-91-2266	4651420	05/14/2020	34912	70.00
			B. LEWARK, B. DAUGHERTY, B.	408-91-2266		/	34912	60.00
			TRAVIS, M. WETTERMAN, S.	409-91-2266		/	34912	30.00
			RICHARDSON.	413-91-2266		/	34912	30.00
			EMT-PR LICENSE RENEWALS	34912			34912	
			D. DIRKS, D. TUCKER	34912			34912	
			INVOICE#EMS04202061.2					

CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	Amount
DFA TRAINING GRANT								100.00
01 O	11818	NM STATE PRINTING BUREAU	STATE FIRE ALLOTMENT	190.00				100.00
	1522.89		PRINT 5,432 CCC POSTCARDS	617-52-2221	1951420	05/14/2020	35075	250.17
			MAILING PREP, LIST PURCHASE,	617-52-2221		/	35075	1272.72
			VARIABLE IMPRINT, POSTAGE			/	35075	
			FOR 5,432 POSTCARDS			/	35075	
			INVOICE#3525					

CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	Amount
COMPLTE COUNT								1522.89
01 O	11819	PRESBYTERIAN MEDICAL SERVICES	CLEANING EXPENSES FOR COUNTY	631-57-2271	751420	05/14/2020		833.33
	833.33		SENIOR CITIZEN CENTER-SERVICES					
			FOR MAY 2020 INVOICE#7-MAY-20					

CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	Amount
SENIOR CITIZEN'S PROGR								833.33
01 O	11820	PRUDENTIAL OVERALL SUPPLY	MATS AND MOPS COUNTY ADMIN	401-15-2203	2151420	05/14/2020		35.14
	136.04		UNIFORMS/STETSON,ARELY	401-65-2236		/		45.28
			MATS AND MOPS FOR JUDICIAL	401-16-2203		/		55.62
			COMPLEX INVOICE#450542872/			/		
			450542871 ACCT#6528480					



CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	Amount
01 O	111821	PRUDENTIAL OVERALL SUPPLY	UNIFORM CONTRACT FOR THE TORRANCE COUNTY ROAD DEPARTMENT	402-60-2236	4251420	05/14/2020	35163	1312.32
	05/14/2020		INVOICE#526-065736-562-137-874					
			ACCT#24563265					

CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	Amount
01 O	111822	PRUDENTIAL OVERALL SUPPLY	MATS AND MOPS FOR COUNTY ADMIN	401-15-2203	5351420	05/14/2020		35.14
	05/14/2020		UNIFORMS STEVSON,ARELY	401-65-2236				27.21
			MATS AND MOPS JUDICIAL COMPLEX	401-16-2203				55.62
			INVOICE#450543685/450543684					
			ACCT#5528480					

CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	Amount
01 O	111823	SAMBA HOLDINGS, INC.	108-DRIVER MONITORS MVR STATE	401-10-2271	1451420	05/14/2020		270.34
	05/14/2020		FERS INVOICE#INV00342995					
			ACCT#3632					

CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	Amount
01 R	111824	SANDIA OFFICE SUPPLY	1 GAL., 70% ALC., HAND SANITIZER	609-30-2219	4851420	05/14/2020		82.50
	05/14/2020		1 GAL., 70% ALC., HAND SANITIZER	401-55-2219				165.00
			1 GAL., 70% ALC., HAND SANITIZER	401-10-2219				35068
			1 GAL., 70% ALC., HAND SANITIZER	401-65-2219				35068
			1 GAL., 70% ALC., HAND SANITIZER	401-21-2219				35068
			1 GAL., 70% ALC., HAND SANITIZER	401-40-2219				35068
			INVOICE #849805-0 ACCT#TCM					165.00

CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	Amount
COUNTY TREASURER			FINANCE DEPARTMENT	COUNTY MANAGER				
01 O	111826	STAPLES BUSINESS ADVANTAGE	KEY BOX	401-30-2219	1551420	05/14/2020	35091	20.47
	05/14/2020		INVOICE#3445445274 ACCT#010					

CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	Amount
COUNTY TREASURER			COUNTY ASSESSOR					
01 O	111827	STAPLES BUSINESS ADVANTAGE	GARVEY TICKET DISPENSER	401-21-2219	2551420			35120
	05/14/2020		GARVEY MY TURN TICKET	401-21-2219				35120
			STAPLES CANARY YELLOW 8X11 PAPER	401-21-2219				4.27
			HAMMERMILL CANARY YELLOW 8X14	401-21-2219				35120
			PAPER INVOICE#3445445275					39.36
			ACCT#394849					35120

CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	Amount
COUNTY TREASURER			ELECTIONS					
01 O	111828	STAPLES BUSINESS ADVANTAGE	MASKING TAPE	401-21-2219	2651420	05/14/2020	35118	17.38
	05/14/2020		DRY ERASE BOARD	401-21-2219				35118
			DRY ERASE MARKERS	401-21-2219				19.80
			ACCT#394849					

CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	Amount
01 O	111828	STAPLES BUSINESS ADVANTAGE	MASKING TAPE	401-21-2219	2651420	05/14/2020	35118	17.38
	05/14/2020		DRY ERASE BOARD	401-21-2219				35118
			DRY ERASE MARKERS	401-21-2219				19.80
			ACCT#394849					

CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	Amount
01 O	111828	STAPLES BUSINESS ADVANTAGE	MASKING TAPE	401-21-2219	2651420	05/14/2020	35118	17.38
	05/14/2020		DRY ERASE BOARD	401-21-2219				35118
			DRY ERASE MARKERS	401-21-2219				19.80
			ACCT#394849					

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CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	Amount
01 0	111829	STAPLES BUSINESS ADVANTAGE	WIRELESS DOORBELL	401-21-2219	2751420	05/14/2020	35066	108.42
	139.75		DURACELL 12V	401-21-2219	/	/	35066	11.04
	05/14/2020		DURACELL AA	401-21-2219	/	/	35066	20.29
			ACCT#394849					

ELECTIONS								
139.75								
01 0	111830	STAPLES BUSINESS ADVANTAGE	SARCO PRINTER STAND	401-21-2219	2951420	05/14/2020	35121	261.60
	261.60		INVOICE#3445494811 ACCT#					
	05/14/2020		394849					

ELECTIONS								
261.60								
01 0	111831	THE MASTER'S TOUCH, LLC.	MAILING SERVICES FOR BUSINESS	610-40-2221	5051420	05/14/2020	35020	2170.35
	2170.35		PERSONAL PROPERTY & LIVESTOCK					
	05/14/2020		REPORTS FOR 2020					
			INVOICE#66671/66668					

COUNTY ASSESSOR								
2170.35								
01 0	111832	TILLBRY CHEVROLET GMC INC	PD11	413-91-2201	5551420	/	35056	143.73
	143.73		LUBE, OIL FILTER, 8 QUART					
	05/14/2020		LOP, AIR FILTER, OIL FILTER					
			AND TOP OFF FLUIDS.					
			INVOICE#6060612/1-6060612/2					

STATE FIRE ALLOTMENT								
143.73								
01 0	111833	TJ ENTERPRISES AUTO SUPPLY	PARTS AND SUPPLIES FOR	402-60-2244	3051420	05/14/2020	35084	2403.55
	2403.55		TORRANCE COUNTY ROAD SHOP					
	05/14/2020		AND EQUIPMENT.					
			INVOICE#3-17-20 TO 04-22-20					
			ACCT#1187					

COUNTY ROAD DEPARTMENT								
2403.55								
01 0	111834	TLC PLUMBING & UTILITY	REPLACE EXISTING AIR COMPRESSOR	621-96-2611	2051420	05/14/2020	34980	19357.80
	20882.23		AIR DRYER, AIR BYPASS VALVE,					
	05/14/2020		FILTER REGULATOR AND ALL					
			ASSOCIATED FITTING AND					
			PIPE					
			NMSWPA #90-000-18-00073					
			INVOICE#S52496812 ACCT#21945					

CAPITAL OUTLAY GROSS R 20882.23								
3622.66								
01 0	111835	TLC PLUMBING & UTILITY	WATER METER AND INSTALL FOR	402-61-2215	3951420	05/14/2020	35086	3622.66
	3622.66		NEW ROAD SHOP					
	05/14/2020		NMSWPA #90-000-18-00073					
			INVOICE#5601-2101					

COUNTY ROAD SHOP								
3622.66								
01 0	111836	TLC PLUMBING & UTILITY	REPLACE EXISTING YORK 50 TON	803-59-2650	5451420	05/14/2020	35059	67289.81
	72588.88		CONDENSING UNIT WITH NEW YORK/					
	05/14/2020		COLEMAN 50 TON CONDENSING UNIT					
			MODEL YT-50C000ATBAA2					





CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	Amount
LEGISLATIVE PROJECTS 72588.88								
01 R	11/837	VIA HOMES & DEVELOPMENT LLC	JUVENILE JUSTICE CONTINUUM	635-68-2272	1651420	05/14/2020		2794.00
	3023.08		COORDINATOR APRIL 1-30,2020					
	05/14/2020		GROSS RECEIPTS TAX INVOICE#4	635-09-2271		/ /		229.08
-----								
			INSULATION	803-59-2650		/ /		35059
			NMGRT					35059
			NMSWA #90-000-18-00073					5299.07
			INVOICE#48620 ACCT#21945					35059

CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	Amount
-----								
CYPD	JUVENILE JUSTICE	2794.00	WIND FILT	229.08				
-----								
01 O	11/838	WASTE MANAGEMENT OF NM INC.	DUMPSTER CHARGES FOR DIST 5	405-91-2210	451420	05/14/2020		389.47
	05/14/2020		VFD SERVICES 44 CARL CANNON					
			RD INVOICE DATE 04/27/2020					
			INVOICE#8672302-0573-6 ACCT#					
			18-98130-33003					
			DUMPSTER CHARGES FOR ANIMAL	401-82-2210	551420	05/14/2020		136.96
			SERVICES 751 SALT MISSION TRU					
			INVOICE DATE 04/27/2020					

CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	Amount
-----								
STATE FIRE ALLOTMENT		389.47	ANIMAL SERVICES	136.96				
-----								
01 R	11/839	CORRECTIV INC.	REIMBURSEMENT FOR HOUSING OF	825-70-2172	10051420	05/14/2020		1967151.15
	05/14/2020		ICE INMATES FOR APRIL 2020					
			INVOICE#TCSO-ICE					

CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	Amount
-----								
ADULT INMATE CARE		967151.15						
-----								
01 O	11/840	WASTE MANAGEMENT OF NM INC.	DUMPSTER CHARGES FOR DIST 3	408-91-2210	351420	05/14/2020		440.14
	05/14/2020		VFD SERVICES 753 SALT MISSION					
			TRU INVOICE DATE 04/27/2020					
			INVOICE#8672000-0573-6					
			ACCT#2-08123-14009					

CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	Amount
-----								
STATE FIRE ALLOTMENT		440.14						
-----								
01 O	11/843	HOOVER, JAMES	TRAVEL TO HOUSTON TX INMATE	420-74-2205	251920	05/19/2020		116.00
	05/19/2020		EXTRADITION					

CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	Amount
-----								
TRANSPORTATION OF PRIS		116.00						
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01 O	11/844	MORTARY CONCRETE PRODUCTS	1/2" CHIPS TOWN OF MANZANO	402-62-2406	4051420	05/14/2020		35102
	05/19/2020		1/2" CHIPS TOWN OF TORREON	402-62-2406		/ /		22402.02
			1/2" CHIPS TOWN OF TAJIQUE	402-62-2406		/ /		35102
			TAX 7.6875%	402-62-2406		/ /		35102
			NMSWA# 70-805-17-15969					35102
			CAP STATE PROJECT 18/19					35102
			INVOICE#726-774-775-883-924-925					35102
			ACCT#1100227					

CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	Amount
-----								
CAP PROJECT		42916.92						
-----								
01 O	11/845	NM EMS BUREAU	EMD LICENSE RECERTIFICATION	911-85-2266	1851420	05/14/2020		34885
	05/19/2020		N. GARCIA					34885
			INVOICE#HMS04202061					20.00



CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	Amount
01 O	11846	ORKIN INC.	PC STANDARD SERVICE MAY 2020	401-16-2203	151920	05/19/2020		118.66
	118.66		INVOICE#197601914 ACCT#					
	05/19/2020		31550882					

JUDICIAL COMPLEX MAINT 118.66								
01 O	11847	WEST CORPORATION	MONTHLY CHARGES MAY 2020	401-50-2207	351920	05/19/2020		33.67
	33.67		ACCT#5053841277037B					
	05/19/2020							

COUNTY SHERIFF 33.67								
01 O	11848	WEST CORPORATION	MONTHLY CHARGES MAY 2020	413-91-2207	451920	05/19/2020		104.28
	104.28		ACCT#5053843165110B					
	05/19/2020							

STATE FIRE ALLOTMENT 104.28								
01 O	11849	WEST CORPORATION	MONTHLY CHARGES MAY 2020	420-70-2207	551920	05/19/2020		279.05
	279.05		ACCT#5053840058596M					
	05/19/2020							

ADULT INMATE CARE 279.05								
01 O	11850	WEST CORPORATION	MONTHLY CHARGES MAY 2020	405-91-2207	651920	05/19/2020		228.80
	228.80		ACCT#5053324068906B					
	05/19/2020							

STATE FIRE ALLOTMENT 228.80								
01 O	11851	WEST CORPORATION	MONTHLY CHARGES MAY 2020	401-20-2207	751920	05/19/2020		57.92
	57.92		ACCT#5053844080353B					
	05/19/2020							

COUNTY CLERK 57.92								
01 O	11852	WEST CORPORATION	MONTHLY CHARGES MAY 2020	401-40-2207	851920	05/19/2020		58.18
	58.18		ACCT#5053844362899B					
	05/19/2020							

COUNTY ASSESSOR 58.18								
01 O	11853	WEST CORPORATION	MONTHLY CHARGES MAY 2020	401-30-2207	951920	05/19/2020		58.18
	58.18		ACCT#5053844381899B					
	05/19/2020							

COUNTY TREASURER 58.18								
01 O	11854	WEST CORPORATION	MONTHLY CHARGES MAY 2020	401-10-2207	1051920	05/19/2020		193.75
	193.75		ACCT#5053845294082B					
	05/19/2020							

COUNTY MANAGER 193.75								
01 O	11855	WEST CORPORATION	MONTHLY CHARGES MAY 2020	405-91-2207	1151920	05/19/2020		85.05
	85.05		ACCT#5058320000494B					
	05/19/2020							



CK#	DATE	Name	Description	Line Item	Invoice #	DATE	PO #	Amount
01 0	111856	QWEST CORPORATION	MONTHLY CHARGES MAY 2020	405-91-2207	1251920	05/19/2020		57.49
	05/19/2020		ACCT#5058325104623B					

STATE FIRE ALLOTMENT 57.49								
01 0	111857	QWEST CORPORATION	MONTHLY CHARGES MAY 2020	402-60-2207	1351920	05/19/2020		99.57
	05/19/2020		ACCT#5053842550082B					

COUNTY ROAD DEPARTMENT 99.57								
01 0	111858	QWEST CORPORATION	MONTHLY CHARGES MAY 2020	401-16-2207	1451920	05/19/2020		106.66
	05/19/2020		ACCT#5053843237905B					

JUDICIAL COMPLEX MAINT 106.66								
01 0	111859	QWEST CORPORATION	MONTHLY CHARGES MAY 2020	911-80-2207	1551920	05/19/2020		534.60
	05/19/2020		ACCT#5053849631581B					

911-DISPATCH CENTER 534.60								
01 0	111860	QWEST CORPORATION	MONTHLY CHARGES MAY 2020/MTAIR	401-27-2207	1651920	05/19/2020		55.02
	05/19/2020		ACCT#5058472885204B					
			ESTANCIA/ACCT#5053845010995B	401-36-2207				245.24
			MORTARTY/5058324425163B	401-37-2207				159.17

MOUNTAINAIR SENIOR CEN 55.02								
01 0	111861	QWEST CORPORATION	MONTHLY CHARGES MAY 2020	401-82-2207	1751920	05/19/2020		250.98
	05/19/2020		ACCT#5053845117227B					

ANIMAL SERVICES 250.98								
01 0	111862	U. S. POSTMASTER	POSTAGE FOR 2020 PRIMARY	401-20-2206	1851920	05/19/2020		3000.00
	05/19/2020		ELECTION ACCT#293752					

COUNTY CLERK 3000.00								
119	2368269.84	/	TOTAL	43191.00	VOIDS			

\*\* GRAND TOTAL \*\* 2,368,269.84

\*\*TOTAL 38,753.01

GENERAL FUND

\*\*DEPT 401-05-2204 COUNTY COMMISSION 4,995.13  
 401-05-2207 RENT OF LAND/BUILDINGS 400.00  
 401-05-2212 TELECOMMUNICATIONS 106.56  
 OTHER INSURANCE PREMIUMS-PROP/LI 4,488.57

\*\*DEPT 401-08-2201 PLANNING & ZONING 588.98  
 401-08-2203 MAINTENANCE & REPAIRS - VEHICLES 14.00  
 401-08-2205 CONTRACTS - EQUIPMENT MAINT 44.40  
 401-08-2207 TRAVEL - EMPLOYEES 305.00  
 401-08-2221 TELECOMMUNICATIONS 95.82  
 PRINTING/PUBLISHING/ADVERTISING 129.76

\*\*DEPT 401-10-2203 COUNTY MANAGER 1,637.97  
 401-10-2207 CONTRACTS - EQUIPMENT MAINT 733.55  
 401-10-2219 TELECOMMUNICATIONS 458.23  
 401-10-2271 SUPPLIES - GENERAL OFFICE 90.89  
 CONTRACT - OTHER SERVICES 355.30

\*\*DEPT 401-15-2203 ADMINISTRATIVE OFFICES MAINTENAN 904.87  
 401-15-2209 CONTRACTS - EQUIPMENT MAINT 70.28  
 401-15-2210 UTILITIES - NATURAL GAS/PROPANE 516.45  
 401-15-2215 UTILITIES - WATER 186.42  
 401-15-2220 MAINTENANCE & REPAIRS-BUILD/STRU 44.64  
 401-15-2238 SUPPLIES - CLEANING 8.76  
 MAINTENANCE & REPAIRS-GROUNDS/RO 78.32

\*\*DEPT 401-16-2203 JUDICIAL COMPLEX MAINTENANCE 954.20  
 401-16-2207 CONTRACTS - EQUIPMENT MAINT 229.90  
 401-16-2209 TELECOMMUNICATIONS 106.66  
 401-16-2210 UTILITIES - NATURAL GAS/PROPANE 371.13  
 401-16-2215 UTILITIES - WATER 240.33  
 MAINTENANCE & REPAIRS-BUILD/STRU 6.18

\*\*DEPT 401-20-2206 COUNTY CLERK 5,205.83  
 401-20-2207 POSTAGE 5,100.00  
 TELECOMMUNICATIONS 105.83

\*\*DEPT 401-21-2219 ELECTIONS 1,232.18  
 401-21-2221 SUPPLIES - GENERAL OFFICE 564.66  
 PRINTING/PUBLISHING/ADVERTISING 667.52

\*\*DEPT 401-23-2238 MOUNTAINAIR HEALTH CLINIC MAINT 78.32  
 MAINTENANCE & REPAIRS-GROUNDS/RO 78.32

\*\*DEPT 401-24-2209 HEALTH DEPT BLDG MAINTENANCE 648.51  
 401-24-2210 UTILITIES - NATURAL GAS/PROPANE 147.68  
 401-24-2238 UTILITIES - WATER 422.51  
 MAINTENANCE & REPAIRS-GROUNDS/RO 78.32

\*\*DEPT 401-27-2207 MOUNTAINAIR SENIOR CENTER MAINT 153.19  
 401-27-2215 TELECOMMUNICATIONS 55.02  
 401-27-2238 MAINTENANCE & REPAIRS-BUILD/STRU 19.85  
 MAINTENANCE & REPAIRS-GROUNDS/RO 78.32

401-30-2203

CONTRACTS - EQUIPMENT MAINT

1/2.94  
470.07

.00  
.00

401-30-2207 TELECOMMUNICATIONS 282.40 .00  
 401-30-2219 SUPPLIES - GENERAL OFFICE 20.47 .00

\*\*DEPT  
 401-36-2207 ESRANCIA SENIOR CENTER MAINT 560.98 .00  
 401-36-2209 TELECOMMUNICATIONS 245.24 .00  
 401-36-2210 UTILITIES - NATURAL GAS/PROPANE 123.85 .00  
 401-36-2238 UTILITIES - WATER 113.57 .00  
 401-36-2238 MAINTENANCE & REPAIRS-GROUNDS/RO 78.32 .00

\*\*DEPT  
 401-37-2207 MORIARTY SENIOR CENTER MAINT 370.53 .00  
 401-37-2209 TELECOMMUNICATIONS 159.17 .00  
 401-37-2238 UTILITIES - NATURAL GAS/PROPANE 133.06 .00  
 401-37-2238 MAINTENANCE & REPAIRS-GROUNDS/RO 78.30 .00

\*\*DEPT  
 401-40-2207 COUNTY ASSESSOR 58.18 .00  
 TELECOMMUNICATIONS 58.18 .00

\*\*DEPT  
 401-50-2201 COUNTY SHERIFF 6,384.11 .00  
 401-50-2207 MAINTENANCE & REPAIRS - VEHICLES 642.29 .00  
 401-50-2207 TELECOMMUNICATIONS 2,663.49 .00  
 401-50-2231 SUPPLIES - WEAPONS/AMMUNITION 2,479.33 .00  
 401-50-2272 CONTRACT - PROFESSIONAL SERVICES 599.00 .00

\*\*DEPT  
 401-55-2203 FINANCE DEPARTMENT 254.78 .00  
 401-55-2207 CONTRACTS - EQUIPMENT MAINT 33.12 .00  
 401-55-2219 TELECOMMUNICATIONS 56.66 .00  
 SUPPLIES - GENERAL OFFICE 165.00 .00

\*\*DEPT  
 401-56-2207 ATTORNEY 47.91 .00  
 TELECOMMUNICATIONS 47.91 .00

\*\*DEPT  
 401-65-2207 OPERATIONS & MAINTENANCE 13,202.52 .00  
 401-65-2213 TELECOMMUNICATIONS 1,644.45 .00  
 401-65-2219 CONTRACT - IT SERVICES 9,117.64 .00  
 401-65-2228 SUPPLIES - GENERAL OFFICE 82.50 .00  
 401-65-2236 SOFTWARE 2,285.44 .00  
 SUPPLIES - UNIFORMS 72.49 .00

\*\*DEPT  
 401-82-2207 ANIMAL SERVICES 701.88 .00  
 401-82-2209 TELECOMMUNICATIONS 442.62 .00  
 401-82-2210 UTILITIES - NATURAL GAS/PROPANE 122.30 .00  
 UTILITIES - WATER 136.96 .00

\*\*TOTAL  
 ROAD FUND 110,409.25 .00

\*\*DEPT  
 402-60-2202 COUNTY ROAD DEPARTMENT 12,691.08 .00  
 402-60-2203 SUPPLIES - VEHICLE FUEL 7,743.45 .00  
 402-60-2207 CONTRACTS - EQUIPMENT MAINT 115.02 .00  
 402-60-2236 TELECOMMUNICATIONS 1,116.74 .00  
 402-60-2244 SUPPLIES - UNIFORMS 1,312.32 .00  
 MAINTENANCE & REPAIRS-MACHINERY 2,403.55 .00

\*\*DEPT  
 402-61-2209 COUNTY ROAD SHOP 4,421.05 .00  
 402-61-2210 UTILITIES - NATURAL GAS/PROPANE 289.98 .00  
 402-61-2215 UTILITIES - WATER 180.76 .00  
 402-61-2250 MAINTENANCE & REPAIRS-BUILD/STRU 3,622.66 .00  
 SUPPLIES - SHOP 327.65 .00  
 CAP PROJECT 42,916.92 .00



=====

\*DEPT

SP PROJECT

42,210.24

UU

50,380.20

.00

402-64-2408 SP-5-18(186) 50,380.20 .00  
 \*\*TOTAL DISTRICT 5 VPD 3,067.65 .00  
 \*\*DEPT STATE FIRE ALLOTMENT 3,067.65 .00  
 405-91-2207 TELECOMMUNICATIONS 587.41 .00  
 405-91-2209 UTILITIES - NATURAL GAS/PROPANE 244.92 .00  
 405-91-2210 UTILITIES - WATER 466.55 .00  
 405-91-2248 SUPPLIES - SAFETY 1,768.77 .00  
 \*\*TOTAL DISTRICT 2 VPD 486.36 .00

\*\*DEPT STATE FIRE ALLOTMENT 486.36 .00  
 406-91-2207 TELECOMMUNICATIONS 216.07 .00  
 406-91-2209 UTILITIES - NATURAL GAS/PROPANE 93.81 .00  
 406-91-2210 UTILITIES - WATER 106.48 .00  
 406-91-2266 EMPLOYEE TRAINING 70.00 .00  
 \*\*TOTAL DISTRICT 1 VPD 174.25 .00

\*\*DEPT STATE FIRE ALLOTMENT 174.25 .00  
 407-91-2207 TELECOMMUNICATIONS 174.25 .00  
 \*\*TOTAL DISTRICT 3 VPD 998.62 .00  
 \*\*DEPT STATE FIRE ALLOTMENT 998.62 .00  
 408-91-2207 TELECOMMUNICATIONS 291.08 .00  
 408-91-2209 UTILITIES - NATURAL GAS/PROPANE 207.40 .00  
 408-91-2210 UTILITIES - WATER 440.14 .00  
 408-91-2266 EMPLOYEE TRAINING 60.00 .00  
 \*\*TOTAL DISTRICT 4 VPD 203.33 .00

\*\*DEPT STATE FIRE ALLOTMENT 203.33 .00  
 409-91-2207 TELECOMMUNICATIONS 173.33 .00  
 409-91-2266 EMPLOYEE TRAINING 30.00 .00  
 \*\*TOTAL COUNTY FIRE PROTECTION FUND 54,575.35 .00  
 \*\*DEPT 1/4% FIRE EXCISE TAX 54,575.35 .00  
 411-92-2248 SUPPLIES - SAFETY 24,880.00 .00  
 411-92-2271 CONTRACT - OTHER SERVICES 64.35 .00  
 411-92-2618 CO - VEHICLES 29,631.00 .00  
 \*\*TOTAL COUNTY FAIR 116.65 .00

\*\*DEPT COUNTY FAIR 116.65 .00  
 412-53-2209 UTILITIES - NATURAL GAS/PROPANE 3.15 .00  
 412-53-2210 UTILITIES - WATER 113.50 .00  
 \*\*TOTAL FIRE DEPARTMENT ADMIN 2,368.64 .00

\*\*DEPT STATE FIRE ALLOTMENT 2,368.64 .00  
 413-91-2201 MAINTENANCE & REPAIRS - VEHICLES 991.08 .00  
 413-91-2207 TELECOMMUNICATIONS 966.92 .00  
 413-91-2209 UTILITIES - NATURAL GAS/PROPANE 201.42 .00  
 413-91-2210 UTILITIES - WATER 119.24 .00  
 413-91-2266 EMPLOYEE TRAINING 99.98 .00

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\*DEPT

STATE FIRE ALLOTMENT

196.86

.00

=====

196.86

.00

DEBITS CREDITS

418-91-2207 TELECOMMUNICATIONS 55.56 .00  
 418-91-2209 UTILITIES - NATURAL GAS/PROPANE 85.12 .00  
 418-91-2210 UTILITIES - WATER 56.18 .00  
 \*\*TOTAL 16,030.37 .00

\*\*DEPT 419-05-2292 COUNTY COMMISSION 16,030.37 .00  
 EVSMA TIPPING FEES 16,030.37 .00  
 \*\*TOTAL 574.96 .00

\*\*DEPT 420-70-2207 ADULT INMATE CARE 279.05 .00  
 TELECOMMUNICATIONS 279.05 .00  
 \*\*DEPT 420-73-2207 COMMUNITY MONITORING 47.91 .00  
 TELECOMMUNICATIONS 47.91 .00

\*\*DEPT 420-74-2205 TRANSPORTATION OF PRISONERS 248.00 .00  
 TRAVEL - EMPLOYEES 248.00 .00  
 \*\*TOTAL 1,986.61 .00

\*\*DEPT 604-83-2207 COMMUNICATIONS/EMS TAX 1,986.61 .00  
 TELECOMMUNICATIONS 111.12 .00  
 604-83-2248 SUPPLIES - SAFETY 1,875.49 .00  
 \*\*TOTAL 5,120.63 .00

\*\*DEPT 605-03-2207 DWI DISTRIBUTION GRANT FY20 3,667.63 .00  
 TELECOMMUNICATIONS 47.91 .00  
 605-03-2271 CONTRACT - OTHER SERVICES 3,569.72 .00  
 605-03-2272 CONTRACT - PROFESSIONAL SERVICES 50.00 .00  
 \*\*DEPT 605-04-2219 DWI COMMUNITY GRANT FY20 1,453.00 .00  
 SUPPLIES - GENERAL OFFICE 1,453.00 .00  
 \*\*TOTAL 785.52 .00

\*\*DEPT 606-35-2257 DWI PROGRAM 785.52 .00  
 SUPPLIES - OUTREACH MATERIALS 785.52 .00  
 \*\*TOTAL 82.50 .00

\*\*DEPT 609-30-2219 COUNTY TREASURER 82.50 .00  
 SUPPLIES - GENERAL OFFICE 82.50 .00  
 \*\*TOTAL 2,482.65 .00

\*\*DEPT 610-40-2207 COUNTY ASSESSOR 2,482.65 .00  
 TELECOMMUNICATIONS 147.30 .00  
 610-40-2219 SUPPLIES - GENERAL OFFICE 165.00 .00  
 610-40-2221 PRINTING/PUBLISHING/ADVERTISING 2,170.35 .00  
 \*\*TOTAL 872.31 .00

\*\*DEPT 612-20-2203 COUNTY CLERK 872.31 .00  
 612-20-2308 CONTRACTS - EQUIPMENT MAINT 834.68 .00  
 VOTING MACHINE STORAGE 37.63 .00



617-52-2221 PRINTING/PUBLISHING/ADVERTISING 2,972.57 .00

\*\*TOTAL CAPITAL OUTLAY GROSS RECEIPTS TX 78,446.88 .00

\*\*DEPT CAPITAL OUTLAY GROSS RECEIPTS TX 78,446.88 .00

621-96-2611 CO - BUILDINGS & IMPROVEMENTS 20,882.23 .00

621-96-2612 CO - LAND & LAND IMPROVEMENTS 57,564.65 .00

\*\*TOTAL ESPERANZA CLINIC 949.30 .00

\*\*DEPT ESPERANZA MEDICAL CLINIC 949.30 .00

630-87-2215 MAINTENANCE & REPAIRS-BUILD/STRU 949.30 .00

\*\*TOTAL SENIOR CITIZEN'S FUND 833.33 .00

\*\*DEPT SENIOR CITIZEN'S PROGRAM 833.33 .00

631-57-2271 CONTRACT - OTHER SERVICES 833.33 .00

\*\*TOTAL JUVENILE JUSTICE GRANT 3,992.27 .00

\*\*DEPT WIND PILT 298.27 .00

635-09-2271 CONTRACT - OTHER SERVICES 298.27 .00

\*\*DEPT CYFD JUVENILE JUSTICE GRANT FY20 3,694.00 .00

635-68-2272 CONTRACT - PROFESSIONAL SERVICES 3,694.00 .00

\*\*TOTAL RURAL ADDRESSING 239.98 .00

\*\*DEPT RURAL ADDRESSING 239.98 .00

675-07-2203 CONTRACTS - EQUIPMENT MAINT 192.07 .00

675-07-2207 TELECOMMUNICATIONS 47.91 .00

\*\*TOTAL DOMESTIC VIOLENCE GRANT 191.64 .00

\*\*DEPT WIND PILT 191.64 .00

690-03-2207 TELECOMMUNICATIONS 191.64 .00

\*\*TOTAL LEGISLATIVE APPROPRIATIONS 72,588.88 .00

\*\*DEPT LEGISLATIVE PROJECTS 72,588.88 .00

803-59-2650 D3241 TC ADMIN BLDG IMPROVE 72,588.88 .00

\*\*TOTAL IMMIGRATION & CUSTOMS ENFORCEMENT 1,967,151.15 .00

\*\*DEPT ADULT INMATE CARE 1,967,151.15 .00

825-70-2172 CARE OF INMATES 1,967,151.15 .00

\*\*TOTAL EMERGENCY-911 FUND 1,618.32 .00

\*\*DEPT 911-DISPATCH CENTER 1,498.32 .00

911-80-2203 CONTRACTS - EQUIPMENT MAINT 242.71 .00

911-80-2207 TELECOMMUNICATIONS 1,025.69 .00

911-80-2209 UTILITIES - NATURAL GAS/PROPANE 79.08 .00

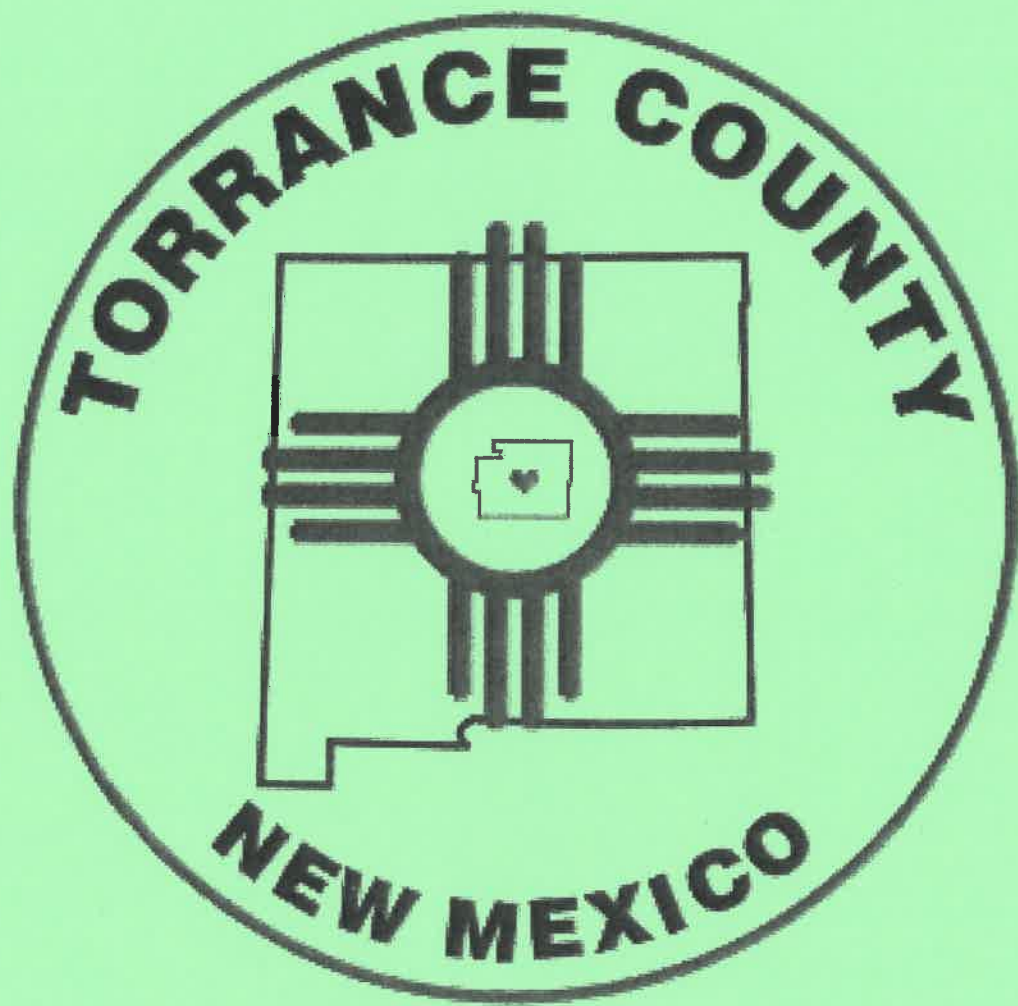
911-80-2215 MAINTENANCE & REPAIRS-BUILD/STRU 150.84 .00

\*\*DEPT DFA TRAINING GRANT 120.00 .00

911-85-2266 EMPLOYEE TRAINING 120.00 .00

BANK01 US BANK 2,368,269.84 .00





*Agenda Item  
No. 10-A*





# Torrance County Board of Commissioners

Meeting 5/27/2020

Item 10A

Department: Manager  
Prepared By: Wayne Johnson

## **Title: Torrance County Financial Reserve Ordinance**

### **Action:**

Motion to authorize publication of the Torrance County Financial Reserve Ordinance.

### **Summary:**

Torrance County operates under the statutorily mandated 3/12ths reserve requirement. This mandated reserve is restricted by statute and can only be accessed with the permission of the state Department of Finance Administration Local Government Division. Historically, the County has experienced negative economic consequences through unexpected developments (i.e. the closure of the Torrance County Detention Center in 2017). The County currently receives over \$995,000 generated by Industrial Revenue Bond lease payments. These Payment[s] in Lieu of Taxes or PILT payments are expected to increase to over \$2,500,000 annually in the next 12 to 18 months.

Management is recommending the creation of an additional two-twelfths reserve as a Commission controlled rainy day fund to guard against unexpected or unpredicted economic and revenue downturns. The ordinance requires that 40% of all PILT revenue received over \$800,000 will be placed in the County's reserve fund, not to exceed 33% of the reserve's maximum value. The maximum value of the fund is equal to 2/12ths of the County's General Fund budget.

The reserve may be used to reimburse Commission approved grants where reimbursement is expected not later than the close of the fiscal year immediately following the fiscal year in which the expenditure is made. The reserve may also be used by the County Manager to support expenses related to emergencies declared by the Board of County Commissioners. In both of these cases, PILT funds will begin to be replenish unreimbursed expenditures following the fiscal year immediately following the fiscal year in which the expenditure is made.

The Commission may also use reserve funds as one-time project expenditures. In this case, the fund will begin to be replenished in the fiscal year immediately following the fiscal year in which the expenditure is made. The Commission may issue a "Replenishment Waiver" to delay repayment in exigent circumstances. The Ordinance may only be repealed by a unanimous vote.

### **Significant Issues:**

- A healthy financial reserve will allow the County more flexibility when incurring debt.
- Additional financial reserves provide a "rainy day fund" for any economic downturns.

- With the new wind energy projects coming online in the next 12 to 18 months, the County should be able to fully fund the reserve in the next 24 months.

**Financial:**

No anticipated negative financial impact.

**Staff Recommendation:**

Approval

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**TORRANCE COUNTY  
BOARD OF COUNTY COMMISSIONERS  
ORDINANCE NO. 2020-\_\_\_\_\_**

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**TORRANCE COUNTY FINANCIAL RESERVE ORDINANCE**

**WHEREAS**, since 2019, Torrance County has approved eight repower or new Renewable Energy Industrial Revenue Bond agreements; and,

**WHEREAS**, these agreements include an annual Payment in lieu of Taxes (PILT) payment to school districts and Torrance County; and,

**WHEREAS**, current and future PILT payments will exceed \$2.5 million dollars in combined revenue; and,

**WHEREAS**, historically the County has experienced economic downturns and unforeseen increases in expenses; and,

**WHEREAS**, the County's enhanced revenue picture provides an opportunity to create a reserve fund to address future economic crises in order to protect the health, safety, and welfare of the people of Torrance County in uncertain economic times; and

**WHEREAS**, a healthy reserve will improve the financial health of the County; and

**WHEREAS**, it is the desire of the Commission to protect the County's ability to continue to deliver basic services despite the onset of economic downturns.

**THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF TORRANCE COUNTY, NEW MEXICO** that the attached document entitled The Torrance County Financial Reserve Ordinance is hereby enacted.

**DONE THIS XX<sup>th</sup> DAY OF JUNE, 2020.**

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**APPROVED AS TO FORM ONLY:**

**BOARD OF COUNTY COMMISSIONERS**

\_\_\_\_\_  
County Attorney                      Date

\_\_\_\_\_  
Ryan Schwebach, Chair

\_\_\_\_\_  
Javier Sanchez, Vice Chair

\_\_\_\_\_  
Kevin McCall, Member

**ATTEST:**

\_\_\_\_\_  
Linda Jaramillo, County Clerk

Date: \_\_\_\_\_

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# *The Torrance County Financial Reserve Ordinance*

1 ***Section 1- Definitions***

2  
3 “County” means Torrance County, NM.

4  
5 “PILT” means Payment in lieu of Taxes from renewable energy sources derived from the  
6 issuance of Torrance County Industrial Revenue Bonds.

7  
8 “General Fund” is defined as Torrance County’s general operation fund.

9  
10 “Mandated Reserve” is defined as the state required three-twelfths General Fund budgetary  
11 reserve.

12  
13 “County Reserve” is an unassigned two-twelfths reserve created within the County’s PILT fund.

14  
15 “Fully Funded” is defined as the amount equal to two-twelfths of the General Fund.  
16

17 ***Section 2 – Funding Procedures***

18  
19 The County Reserve shall be an unassigned reserve within the County’s PILT fund equal to two-  
20 twelfths of the General Fund. Forty percent (40%) of annual PILT funds received in excess of  
21 eight-hundred thousand dollars (\$800,000) shall be placed in the County Reserve, not to exceed  
22 one-third (1/3) of the total amount of the County Reserve annually. Once the PILT funds placed  
23 in the County Reserve have reached one-third (1/3) of the County Reserve or the County Reserve  
24 is Fully Funded, one hundred percent of PILT revenue shall be placed in the County’s General  
25 Fund.  
26

27 ***Section 3 – Authorized Uses / Fund Replenishment***

28  
29 **A. Reimbursable Expenses**

30 The County Reserve may be used for short-term reimbursable expenses where  
31 reimbursement is expected not later than the close of the fiscal year immediately  
32 subsequent to the fiscal year in which the expense is incurred. Examples of reimbursable  
33 expenses contemplated by this section include, but are not limited to, approved grants,  
34 and Legislative Capital Outlay. Replenishment of County Reserve funds shall begin no  
35 later than the close of the fiscal year immediately subsequent to the expenditure.  
36

37 **B. Emergencies / Disaster Relief**

38 Upon the issuance of an Emergency Declaration by the Board of County Commissioners,  
39 the County Manager is authorized to utilize County Reserve funds to support expenses  
40 related to the declared emergency as defined by the Emergency Declaration.  
41 Replenishment of County Reserve funds shall begin no later than the close of the fiscal  
42 year immediately subsequent to the expenditure.  
43

44 **C. Delayed Reimbursement**

45 Should reimbursement of funds, as described in Sections 3(A) and 3(B), occur after the

1 fiscal year immediately subsequent to the fiscal year in which the expenditure is made,  
2 said reimbursement shall be placed in to the Torrance County Financial Reserve until it  
3 reaches its Fully Funded level. Excess reimbursement funds shall be placed into the  
4 County's PILT fund.

5  
6 **D. Non-reimbursable Expenses**

7 County Reserve funds may be used for non-reimbursable expenses at the discretion of the  
8 Board of County Commissioners. Replenishment of the County Reserve shall begin in  
9 the fiscal year immediately following the approved expenditure as described in Section 2.

10  
11 **E. Replenishment Waiver**

12 The Board of County Commissioners may issue a Replenishment Waiver to address  
13 unforeseen economic circumstances in order to maintain the health, safety, and welfare of  
14 the citizens of Torrance County. Replenishment Waivers shall be required to be issued  
15 and approved by the Board of County Commissioners on an annual basis, and shall be  
16 limited to one fiscal year.

17  
18 ***Section 4 – Repeal***

19  
20 This ordinance shall only be repealed by a unanimous vote of the Board of County  
21 Commissioners.



*Agenda Item  
No. 10-B*





# Torrance County Board of Commissioners

Meeting 5/13/2020

Item **10B**

Department: **Planning &  
Zoning**

Prepared By: **Wayne Johnson**

## **Title: Annual Renewal of Solid Waste Permit for Special Waste Disposal, Inc.**

### **Action:**

Motion to Approve/Overturn Planning & Zoning Board determination.

### **Summary:**

The applicant, Special Waste Disposal, Inc., is applying for an annual renewal of its Solid Waste Facility Permit. The permit is for their solid waste disposal site located at 91 Liberty Valley Rd, Mountainair, NM.

On May 6<sup>th</sup>, the Planning and Zoning Board recommended a **Do Pass**.

### **Significant Issues:**

The applicant is in good standing. There are no significant issues.

### **Financial:**

There are no identifiable financial impacts to Torrance County finances.

### **Staff Recommendation:**

Uphold the Planning and Zoning Board recommendation of Do Pass.

**Special Waste Disposal, Solid Waste Permit Renewal  
Within the N2 of Section 19 and the NW4 of Section 20 T.2N., R.8E., NMPM**

**List of Exhibits**

**Exhibit 1:** Original Application package submitted March, 2020.

**Exhibit 2:** Staff report submitted to P&Z Board

**Exhibit 3:** Draft of the October 2, 2019 P&Z Board meeting minutes regarding this action.

**Exhibit 4:** Report submitted to BOCC on P&Z Board recommendation, Public Notice posted at property and in “the Independent” newspaper advertising the May 27, 2020 Public Hearing.

**Exhibit 5:** Torrance County Zoning Ordinance: Section 15-D, Solid Waste Facility Permit; Issuance and renewals (pages 37-39). Section 23, Water Usage (pages 66 & 67).

# EXHIBIT 1

FILE COPY

Parcel ID# 0025  
Torrance County Planning & Zoning

**Application for Special Review and Approval**

Check One:  Establishment or Renewal of a Solid Waste District  
Establishment of a Special Use (\$1,500.00 filing fee)

For **Special Use** application review additional required information is described in the Torrance County Zoning Ordinance. You must submit **fifteen (15)** complete copies of your Special Use application package at the time of submission.

- Modification of Land Use within a Special Use Zone District  
\$200.00 filing fee
- Renewable Conditional Use Permit \$200.00 filing fee
- Variance for the Following Reason(s): \$200.00 filing fee

Please note that for a **Conditional Use Permit** or a **Variance** you must submit **ten (10)** complete copies of your application package at the time of submission.

- Area
- Distance
- Use
- Livestock Numbers
- Setback
- Off-Street Parking/Loading
- Dwellings per Lot
- Home Based Business

Applicant: Special Waste Disposal Telephone: 505-828-2650

Mailing Address: 5904 Florence Ave NE Albuquerque NM 87113

Agent (if any): Frank Salazar Telephone: 505-883-2500

Mailing Address: 6565 Americas Parkway NE Albuquerque NM 87110

Reason for requested Special Review and Approval (For Variances, include the exceptional conditions you believe justify the request):

Renewal

Location of Property (Street Address and Legal Description of Property):

91 Liberty Valley Rd Mountainair NM 87036

Zoning of Property: Special Use Present Use: Solid Waste Landfill

Instructions: In accordance with Section 26B and Resolution 2014-50, this application must be accompanied by the filing fee of **\$200.00 (unless applying for a Special Use District)**. Also include 10 copies of an accurate sketch plan showing the location of the property in question; locations of structures on the property and adjoining properties; all abutting streets and alleys; proposed special exceptions; and north arrow. Please attach a copy of the Deed and Recorded Survey.

Applicant's Signature: \_\_\_\_\_

**TORRANCE COUNTY, NEW MEXICO  
PLANNING AND ZONING**

**SOLID WASTE PERMIT**

**This permit authorizes the special use of land as a solid waste landfill as established by the Torrance County Zoning Ordinance**

This Solid Waste Facility Permit is renewable on an annual basis. The operator of the Solid Waste Facility is required to submit a renewal application with the Planning & Zoning office thirty (30) days prior to the expiration date of this permit under the provisions stated in Section 15.D.2 of the Torrance County Zoning Ordinance.

Solid Waste permit granted to:

**KEERS INDUSTRIES, LLC, dba: Keers Environmental & Special Waste Disposal**

MAILING ADDRESS:

5904 Florence Ave. NE  
Albuquerque, NM 87113

LEGAL DESCRIPTION OF PROPERTY:

**Within the N2 of Section 19 and within the NW4 of Section 20  
T.2N., R.8E. NMPM and located at 91 Liberty Valley Rd.**

**This permit is non-transferrable. In the event the ownership of the solid waste facility changes the new owner(s) shall apply for permit immediately upon completion of the change in ownership.**

DATE OF EXPIRATION:

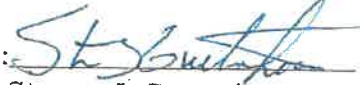
**June 1, 2020**

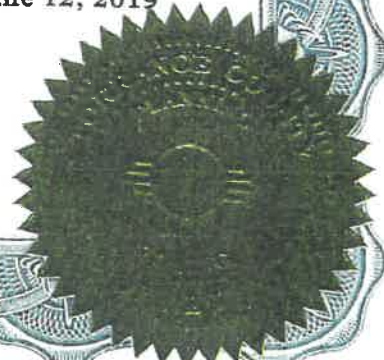
**Please apply for renewal at least thirty (30) days prior to the expiration date.**

**Provide any NM State agency inspection reports received since the last approval.**

APPROVED BY THE TORRANCE COUNTY COMMISSION ON: **June 12, 2019**

SIGNED:

  
Steven J. Guetschow  
Planning & Zoning Director





March 10, 2020

To whom it may concern:

This letter of intent to renew establishes that Special Waste Disposal Inc. has had one inspection since the last renewal and no violations per NMED requirement. All staff and contact information remains as is. We are including the Inspection Report for your review.

Regards,

A handwritten signature in blue ink, appearing to read "Adrian Montano", is written over a light blue horizontal line.

Adrian Montano

[amontano@specialwastenm.com](mailto:amontano@specialwastenm.com)

505-828-2650





[Space Above Reserved for Recording Purposes]

# Warranty Deed

THIS DEED, made this 18th day of November, 2019 between Keers Environmental, Inc.

the grantor, and Special Waste Disposal, Inc.

the grantee, whose address is 5904 Florence Ave, NE  
Albuquerque, NM 87113

WITNESSETH, that the grantor, for and in consideration of the sum of

DOLLARS (\$ ), the receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, has granted bargained, sold and conveyed, and by these presents does grant, bargain sell, convey and confirm unto the grantee, their heirs and assigns forever, all the real property, together with improvements, if any, situate and being in the County of Torrance, State of New Mexico, described as follows:

The Northeast Quarter of the Northwest Quarter (NE1/4NW1/4), and the Northwest Quarter (NE1/4) of Section Nineteen (19); the West Half of the Northwest Quarter (W1/2NW1/4), and the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) of Section Twenty (20), Township Two (2) North, Range #light (8) East, N.M.P.M.

Also known as street and number

TOGETHER with all and singular hereditaments and appurtenances therunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the said grantor, either in law or equity, of, in and to the above bargained promises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said grantee, their heirs and assigns forever. And the said grantor, for himself, his heirs, and personal representatives, does covenant, grant bargain and agree to and with the grantee, their heirs and assigns, that at the time of the sealing and delivery of these presents, is well seized of the premises above conveyed, has good, sure, perfect, absolute indefeasible estate if inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of any kind or nature whatsoever, except any easements, restrictions, covenants, zoning ordinances and rights-of-way of record and property taxes accruing subsequent to, a lien not yet due and payable.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs, and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular shall include the plural, the plural shall include the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above

[Signature] Grantor  
[Signature] Grantor

STATE OF New Mexico )  
COUNTY OF Bernalillo ) ss:

TORRANCE COUNTY  
LINDA JARAMILLO, CLERK  
002192794  
Book 341 Page 4197  
1 of 1  
11/21/2019 08:48:57 AM  
BY SYLVIA

On November 18, 2019, before me, Tina Benham, a notary public in and for said state personally appeared Brian J. Kilcup, personally known to me (or proved to me based upon satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that (s)he/they executed the same in his/her/their signature on the instrument the person(s) or on behalf of which they acted, executed the instrument.

Witness my hand and official seal

[Signature]  
NOTARY PUBLIC  
My commission expires 9/2/23

[NOTARY SEAL]

Official Seal  
Tina Benham  
Notary Public - State of New Mexico  
My Commission Expires: 9/2/23

PARCEL ID# \_\_\_\_\_  
to \_\_\_\_\_

After recording, please return



STATE OF NEW MEXICO - ENVIRONMENT DEPARTMENT



SOLID WASTE FACILITY INSPECTION REPORT

Facility: Keers Asbestos Landfill Inspector(s): Galasso

14. EVIDENCE OF UNAUTHORIZED WASTE

- a.  Bulk Liquids
- b.  Batteries
- c.  Hazardous Waste
- d.  Infectious Waste
- e.  Petroleum Waste
- f.  Sludge
- g.  Asbestos
- h.  Radioactive Waste
- i.  Contaminated Soil
- j.  Ash
- k.

15. PERMIT REQUIREMENTS (In Effect)

- a.  No Facility Permit
- b.  Unauthorized Modification
- c.  Refusal of Inspection
- d.

16. Corrective Measures

- a.  Action Taken
- b.  Continued Monitoring
- c.  Initiate Assessment
- d.  Incomplete Documentation
- e.  Select Proper Remedy
- f.  Remedial Activity Schedule
- g.

Show all violations below indicating the Number and Item on the Inspection Report, the SWR citation and a detailed narrative.

No:	Item:	Sec. #:	Violation Detail - Narrative
			No Violations
			Note: Update waste screening plan/load inspection plan to include frequency, inspection personnel, method of inspection, and training.

Outbriefing: Ray Hendricks  
 Disposal Site Manager  
 P.O. Box 526  
 Mountainair, NM 870  
 Office: (505) 828-2650  
 Cell: (505) 705-5335

Violations MUST BE CORRECTED BY: \_\_\_\_\_ Operator/Rep. Signature: Ray [Signature] Date: 3/5/2020

Follow-up Inspection Due On (Date): \_\_\_\_\_ NMED/Rep. Signature: D. [Signature] Date: 3/5/2020



2019



New Mexico Environment Department Solid Waste Bureau Facility Annual Report

FACILITY

ID	Facility Name	Facility Type	County	Address	City	State	Zip	Contact	Phone	Ext.	Email	Phys. Location	Latitude	Longitude	Status
LFP-0516	Keers Asbestos Landfill	Landfill - permitted	Torrance	5904 Florence Avenue NE	Albuquerque	NM	87133	Brian J. Kilcup	505-847-2917		inguyen@keers.com	81 Liberty Valley Rd., Mountainair, NM	34.38538	-106.19897	Open

FACILITY OPERATOR

Name	Address	City	State	Zip
Keers Industries, Inc.	5904 Florence Ave NE	Albuquerque	NM	87113

FACILITY OWNER

Name	Address	City	State	Zip
Keers Industries, Inc.	5904 Florence Ave. NE	Albuquerque	NM	87113

LAND OWNER

Name	Address	City	State	Zip
Keers Environmental Inc.	5904 Florence AVE NE	Albuquerque	NM	87113

LANDFILL CAPACITY/MONITORING

Capacity Used (cu yd)	Capacity Remaining (cu yd)	Remaining Life (yrs)	Unpermitted acres available for future disposal	Chages in operation reducing life 25% or more	Total acres used for disposal	Intermediate cover acres	Area seeded acres	Total acres with final cover
10.76	96.59	28.9		0		25	11.2	11.2

## 2019 Financial Assurance Estimate Summary

Facility Name **Special Waste Disposal, Inc**      Permit # **SWM-013035**

Name of Person Completing Form **Jackie Nguyen**      Telephone # **505-828-2650**

**Financial Assurance Mechanism(s) Used. (Check all that are used)**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Trust Fund           | <input type="checkbox"/> Surety Bond                     |
| <input type="checkbox"/> Irrevocable Letter of Credit    | <input type="checkbox"/> Insurance                       |
| <input type="checkbox"/> Risk Management Pool            | <input type="checkbox"/> Local Government Financial Test |
| <input type="checkbox"/> Local Government Reserve Fund   | <input type="checkbox"/> Corporate Financial Test        |
| <input type="checkbox"/> Do Not Know FA Mechanism        | <input type="checkbox"/> None                            |
| <input type="checkbox"/> Not Applicable (Explain: _____) |  |

**20.9.10.9 FINANCIAL ASSURANCE FOR CLOSURE AND NUISANCE ABATEMENT requires:**

--The owner or operator of a solid waste facility shall develop a detailed written estimate, in current dollars, of the cost of hiring a third party to close the largest area of the facility ever requiring closure under 20.9.6 NMAC at any time during the active life. This estimated cost should include estimated costs for an independent project manager and contract administration.  
 --Owner or operator shall annually adjust the closure and post-closure care estimate for inflation and any other factors affecting post-closure costs.

	No.	Task	Cost Estimate
1	CC	Closure Construction	\$11,795.00
2	PC	Post-Closure Landfill Maintenance	\$39,000.00
3	EM	Environmental Monitoring	\$15,000.00
4	PH I	Phase I/II Assessment	NA
5	PH II	Phase I/II Assessment	NA
5	O	Other Specify (i.e. Gas Collection Control System Decommissioning)*	NA
		<b>Total Cost Estimate:</b>	<b>\$65,795.00</b>

\*Provide separate Table, as necessary

Attach completed Financial Assurance worksheets in **Documents** tab in online Annual Report System

**DO NOT** send forms to the Environment Department Cabinet Secretary

## 2019 CLOSURE CONSTRUCTION –CLOSURE COST ESTIMATE

Facility Name **Special Waste Disposal, Inc**      Date \_\_\_\_\_

CC	Task	Unit Quantity	Unit (CY, Acre)	Unit Cost	Total Cost
<b>Final Cover Installation</b>					
CC-1	Install and compact ___ " Barrier Layer	2420	CY	\$2.00	\$4,840.00
CC-2	Install 6" Vegetative Layer	0.05	ACRE	\$7,500.00	\$375.00
CC-3	Vegetative Seeding (Class _____)	15.2	ACRE	\$215.00	\$3,268.00
<b>Task Subtotal:</b>					<b>\$8,483.00</b>

CC	Task	Unit Quantity	Unit (CY, Acre)	Unit Cost	Total Cost
<b>Stormwater Management</b>					
CC-4	Construction Stormwater Pollution Prevention Plan (SWPPP)		ALREADY IN PLACE		
<b>Task Subtotal:</b>					

CC	Task	Unit Quantity	Unit (CY, Acre)	Unit Cost	Total Cost
<b>Final Cover CQA</b>					
CC-5	Inspection and Laboratory & Field Testing	16	HOURS	\$70.00	\$1,120.00
CC-6	CQA Report Preparation & Engineer Certification	16	HOURS	\$70.00	\$1,120.00
<b>Task Subtotal:</b>					<b>\$2,240.00</b>

<b>SUBTOTAL</b>	<b>\$10,723.00</b>
Independent Project Manager and Contract Administration Cost (10% of Task Totals)	<b>\$1,072.30</b>
<b>TOTAL COST</b>	<b>\$11,795.30</b>

### Closure Assumptions (Check all that apply)

- Closure costs based on contracting with qualified 3rd party to complete and certify closure
- Activities included in the estimate are based on current dollars
- Estimates based on previous experience with landfills located in arid areas
- Based on current subcontractor costs in the area

### Final cover installation costs assume that: (Select all that apply)

- 1 Greatest area requiring final cover is 15.2 acres
- 2 12" of intermediate cover is already installed on 25 acres.
- 3 All soils are available on site
- 4 0 % of cover soil will have to be obtained off-site
- 5 51 % Top soil will have to be purchased
- 6 On-site soils will have to be amended to meet HELP Model specifications



**2019 POST-CLOSURE CARE ESTIMATE**

	Task	Unit Quantity	Unit (CY, Acre)	Unit Cost	Total Cost Per Year	Total Cost
PC 1	<b>Final Cover Inspection and Reporting</b>					
	Inspection	30	PER YEAR	\$400.00	\$400.00	\$12,000.00
	Record keeping and reporting	30	PER YEAR	\$200.00	\$200.00	\$6,000.00
	<b>Task Subtotal</b>					<b>\$18,000.00</b>
PC2	<b>Final Cover Maintenance</b>					
	Cover Maintenance (Erosion)	30	ACRE/YEAR	\$200.00	\$200.00	\$6,000.00
	Vegetation	30	ACRE/YEAR	\$200.00	\$200.00	\$6,000.00
	<b>Task Subtotal</b>					<b>\$12,000.00</b>
PC3	<b>Leachate System (if applicable)</b>					
	Inspection, Measurement & Repair					NA
	Pump Replacement					NA
	Removal & Disposal/treatment					NA
<b>Task Subtotal</b>					<b>NA</b>	
PC4	<b>Surface Water Management Systems</b>					
	Inspection & Repairs	30	ACRE/YEAR	\$200.00	\$200.00	\$6,000.00
	System Upgrades (Rip-rap)					
<b>Task Subtotal</b>					<b>\$6,000.00</b>	
PC5	<b>Fencing/ Site Security</b>					
	Inspection & Repairs	30	REPAIR/YEAR	\$100.00	\$100.00	\$3,000.00
<b>Task Subtotal</b>					<b>\$3,000.00</b>	
<b>SUBTOTAL</b>					<b>\$</b>	<b>\$39,000.00</b>
<b>Contract Management Cost as Percent of Subtotal</b>					<b>\$</b>	<b>\$</b>
<b>TOTAL COST</b>					<b>\$</b>	<b>\$39,000.00</b>

**Check all Post-Closure Maintenance Cost Assumptions that apply to this estimate**

- Closure costs based on contracting with qualified 3rd party to complete post-closure care
- Activities included in the estimate are based on current dollars
- Estimates based on previous experience with landfills located in arid areas
- Based on current subcontractor costs in the area

## 2019 ENVIRONMENTAL MONITORING POST-CLOSURE CARE ESTIMATE

	Task	Unit Quantity	# Events Per Year	Unit Cost	Total Cost Per Year	Total Cost
EM1	Landfill Gas Monitoring					
30 Years	Field Data Collection	30	1	\$350.00	\$350.00	\$10,500.00
30 Years	Record keeping and reporting	30	1	\$150.00	\$150.00	\$4,500.00
<b>Task Subtotal</b>						

EM2	Detection Groundwater Monitoring					
30 Years	Field Sampling Services					NA
30 Years	Laboratory Analysis					NA
30 Years	Qualified GW Scientist report prep.					NA
<b>Task Subtotal</b>						NA

<b>SUBTOTAL</b>	\$	\$15,000.00
<b>Contract Management Cost as Percent of Subtotal</b>	\$	\$
<b>TOTAL COST</b>	\$	\$15,000.00

**Check all Post-Closure Environmental Monitoring Cost Assumptions that apply to this estimate**

- Closure costs based on contracting with qualified 3rd party GW scientist to complete monitoring & reporting
- Activities included in the estimate are based on current dollars
- Estimates based on previous experience with landfills located in arid areas
- Based on current subcontractor costs in the area

### Phase I Assessment Estimates

	<b>Task - Phase I - 20.9.9.13.B NMAC</b>	<b>Units (well #)</b>	<b>Unit (Events,ect)</b>	<b>Unit Cost</b>	<b>Total Cost Per Year</b>	<b>Total Cost</b>
PH1-a	<b>Sampling and Analysis (AML Exceedance) Existing Wells</b>					
	Laboratory Analysis Subsection B & C NMED GW Constituent Lists ( downgradient wells only).					
	If constituents found in downgradient wells, four samples from upgradient and downgradient shall be collected to establish background for constituents without established background levels					
	Field Sampling Services					
	Qualified GW Scientist Report Prep.					
<b>Task Subtotal</b>						

PH1-b	<b>Task - Phase I - 20.9.9.13.D.2 NMAC</b>					
	<b>Sampling and Analysis (Existing wells)</b>					
	Test Subsection A & C and detected B constituents all wells semiannually, or using approved alternative list.					
	Subsection B list 20.9.9.20 at least once every five years.					
	Field Sampling Services - all wells					
Groundwater Report Prep. by qualified GW scientist						
<b>Task Subtotal</b>						

PH1-c	<b>Task - Phase I - 20.9.9.13.G NMAC</b>					
	<b>New Well Installation, Sampling, Analysis, Assessment</b>					
	Well Installation, minimum one well when CAL exceeded					
	Field Sampling Services - new well only					
	Qualified GW Scientist Assessment Report					
	Well Installation, 20.9.9.13.G.3 NMAC minimum one, probably two wells to determine extent of release.					
	Field sampling services - new well only					
Qualified GW Scientist Assessment Report						
<b>Task Subtotal</b>						

## PHASE I and PHASE II ASSESSMENT ESTIMATES (Continued)

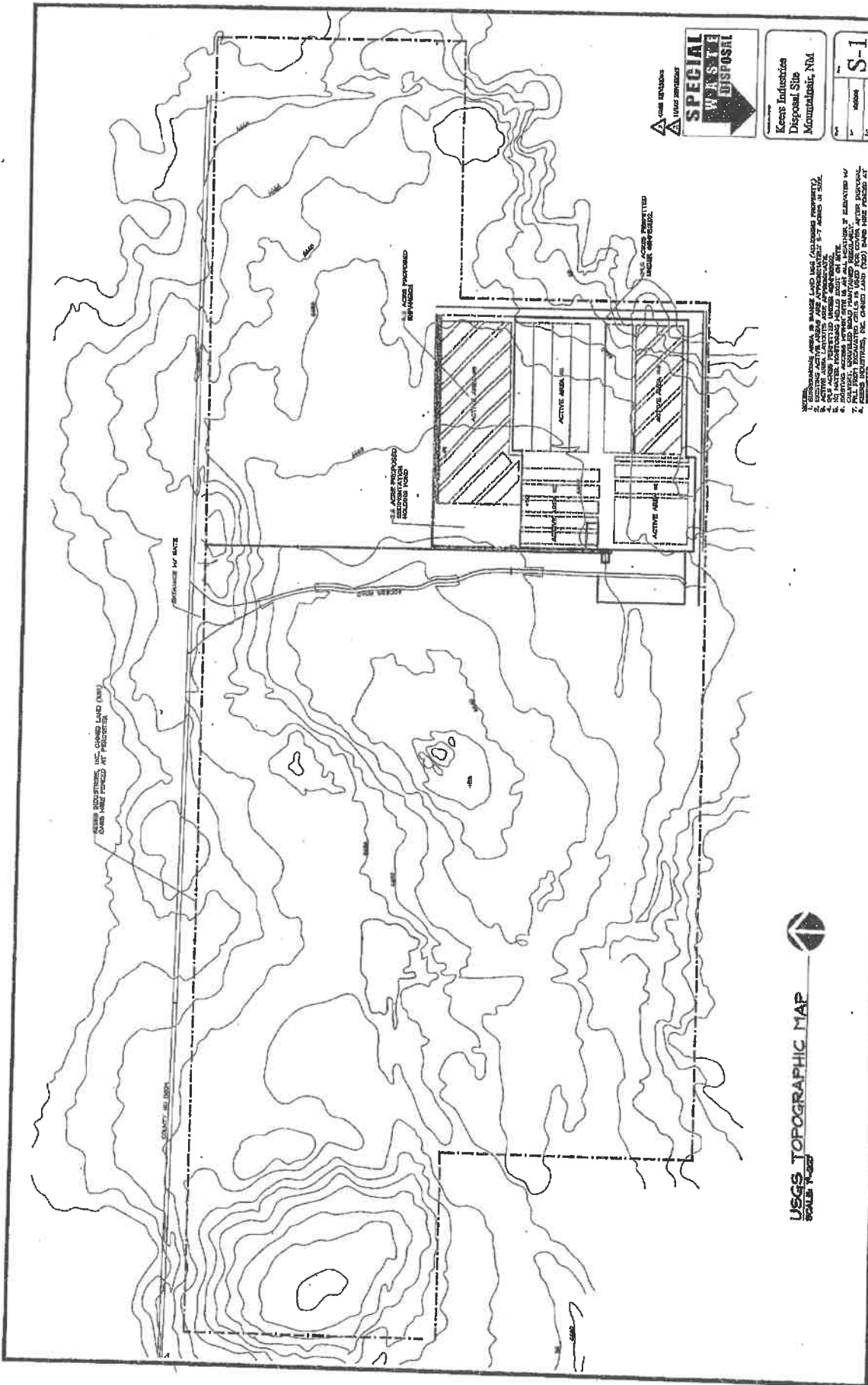
### Phase II Assessment Estimates

	Phase II 20.9.9.15 & 20.9.9.16 NMAC	Units (well #)	Unit (Events,ect)	Unit Cost	Total Cost Per Year	Total Cost
PH2	Phase II(a) Corrective Measures Assessment Report by qualified consultant and Public Meeting per 20.9.9.15 NMAC					
	Phase II (b) Selection of Remedy Report- qualified consultant per 20.9.9.16 NMAC					
PH3	Implementation of Corrective Measures 20.9.9.17 NMAC (Start setting \$ aside for this concurrent with Phase I)					
<b>Task Subtotal</b>						
<b>SUBTOTAL</b>					\$	\$
Contract Management Cost as Percent of Subtotal					\$	\$
<b>TOTAL COST</b>					\$	\$

**Check all Post-Closure Maintenance Cost Assumptions that apply to this estimate**

- Phase I/II costs based on contracting with qualified 3rd party to complete specified activities
- Activities included in the estimate are based on current dollars. Previous experience with landfills in arid areas
- Costs based on current qualified subcontractor costs
- Estimates are based on sampling and analysis of wells intended to be part of the GW monitoring network for the next \_\_\_\_\_ years. (Can be 10, 15, 20 or 30 years.) Includes worst case estimate of installation of 2 wells during this period.
- Costs may also be based on number of years of existing permit or years remaining in post-closure care period.





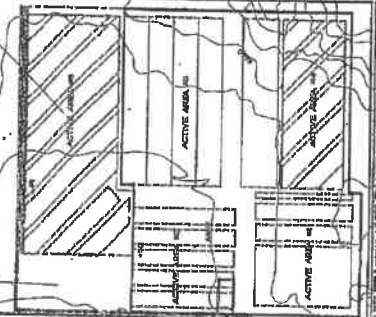
OTHER AREAS OF THIS CONCRETE ROAD  
 DATA NOT PROVIDED BY CONTRACTOR

CONCRETE ROAD

BOUNDARY OF SITE

100 FEET WIDE

U.S. ACRES PROPOSED  
 FOR REUSE



U.S. ACRES PROPOSED  
 FOR REUSE



Keess Industrial  
 Disposal Site  
 Moundsville, NM

SI	
NO.	1000
DATE	1/20/88

1. THIS MAP IS A GENERAL MAP OF THE SITE AND DOES NOT SHOW THE EXACT LOCATION OF THE WASTE.
2. THE WASTE IS LOCATED IN THE AREA OF THE MAP WHICH IS HATCHED WITH DIAGONAL LINES.
3. THE WASTE IS LOCATED IN THE AREA OF THE MAP WHICH IS HATCHED WITH DIAGONAL LINES.
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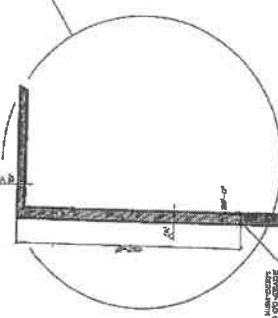
USGS TOPOGRAPHIC MAP  
 SCALE 1:50,000



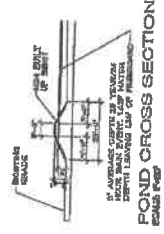


**TRENCH DESIGN**  
SCALE: 8/32"

NOTE:  
AS THE TRENCH IS FILLED, ITS LENGTH WILL BE DETERMINED.  
ANY WELL EXCEEDING 50% OF THE PROPOSED WELL WILL BE OPEN AT  
CAPACITY OR TYPICAL OPEN TRENCHES SHALL BE 48\"/>



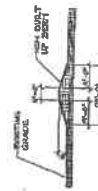
**PONDING PLAN**  
SCALE: 1/8\"/>



**POND CROSS SECTION**  
SCALE: 1/8\"/>



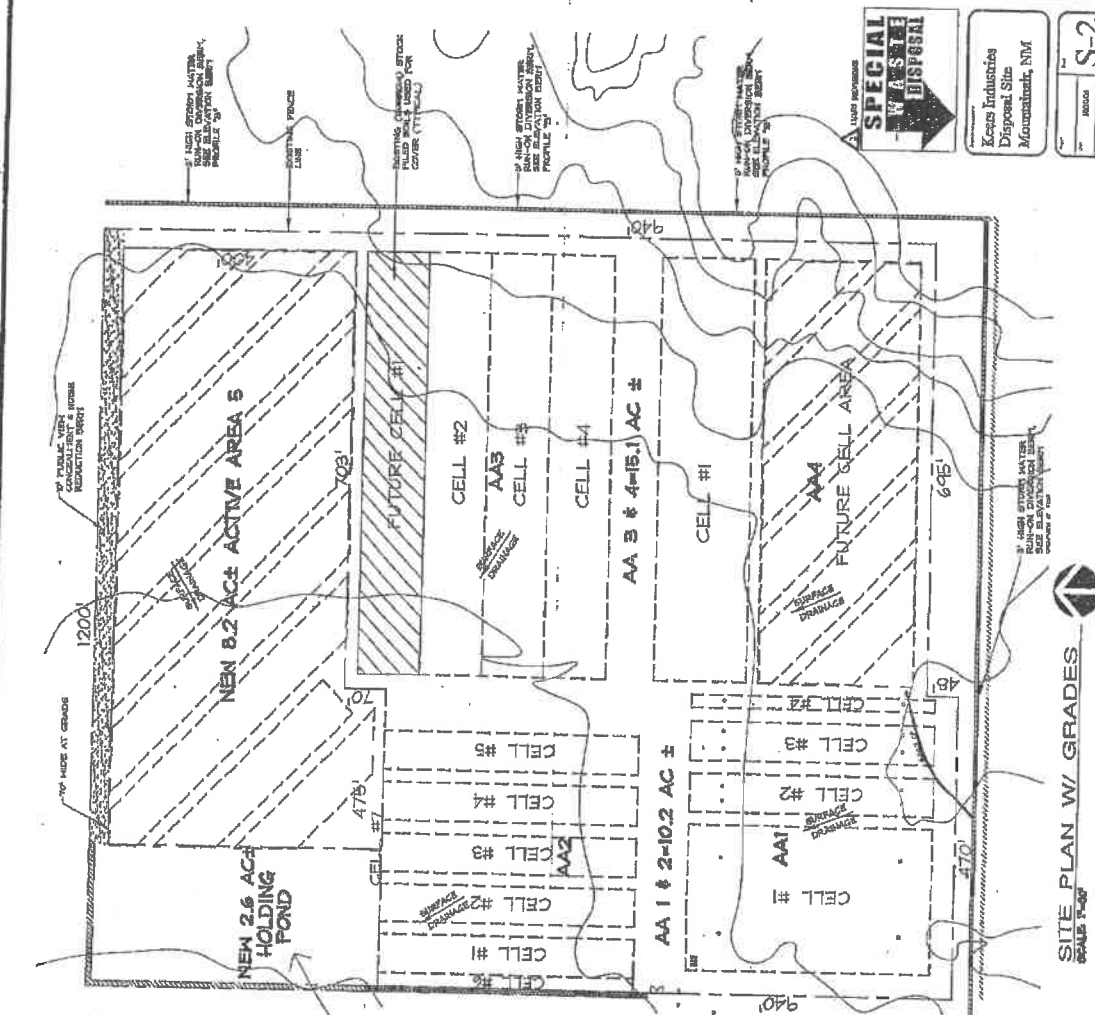
**ELEVATION BERM PROFILE 'A'**  
SCALE: 1/8\"/>



**ELEVATION BERM PROFILE 'B'**  
SCALE: 1/8\"/>



**ELEVATION PUBLIC VIEW  
NOISE REDUCTION BERM 'C'**  
SCALE: 1/8\"/>



**SITE PLAN W/ GRADES**  
SCALE: 1/8\"/>

**SPECIAL WASTE DISPOSAL**

Keeps Industries  
Disposal Site  
Monument, NM

S-2

DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_  
SHEET: \_\_\_\_\_

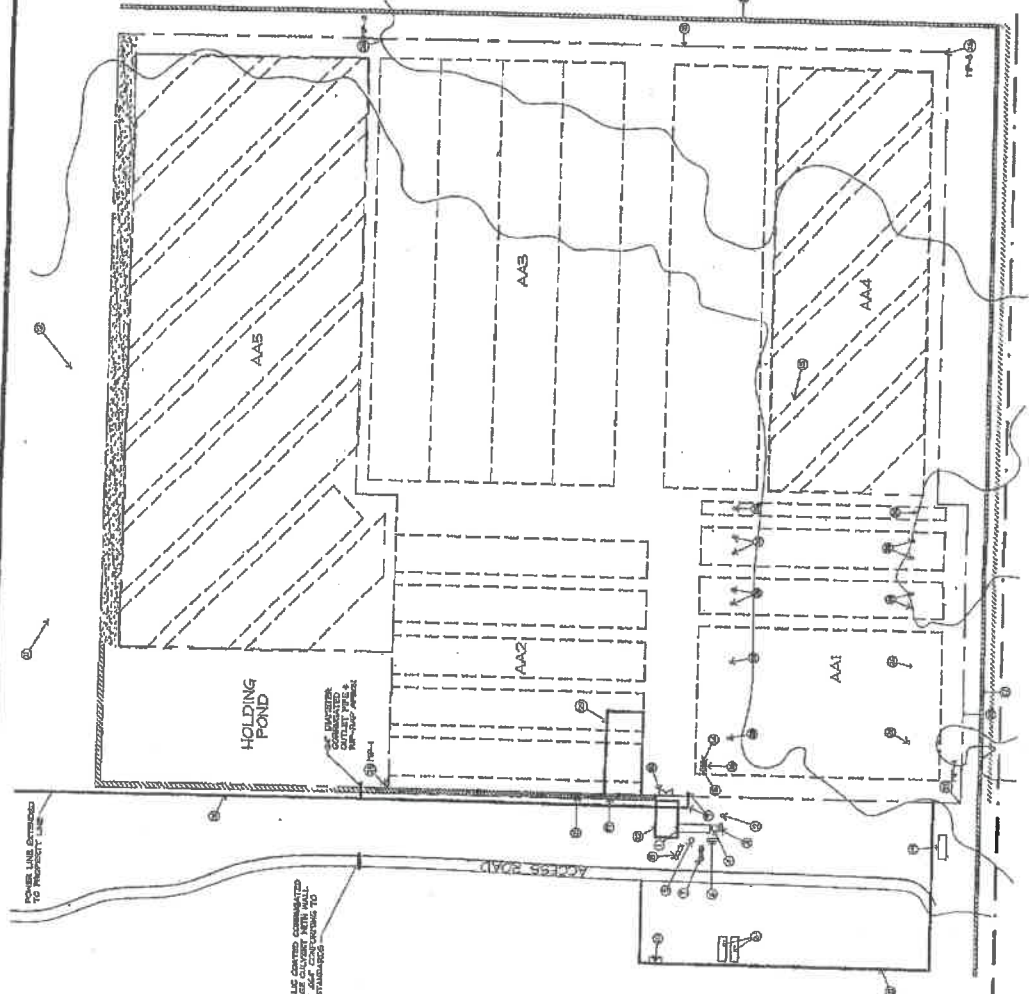
**KEYED NOTICES**

- 1 OFFICE BUILDING
- 2 TOILET BUILDING
- 3 100 GALLON WASHING TANK
- 4 TRUCK RAMP
- 5 1000 GAL. MILK/CONDENSED MILK STORAGE TANK (ON SITE)
- 6 1000 GAL. TANK ABOVE STORAGE BRIDGE (ON SITE)
- 7 1000 GAL. WATER TANK (ATTACHED)
- 8 1000 GAL. TRUCK WASH TANK
- 9 LIGHT POLE W/ 1000 WATTAGE (2)
- 10 GAZE (UNOCCUPIED)
- 11 10 FT DIAMETER WELL
- 12 10 FT DIAMETER WELL
- 13 3000 FT DIAMETER TANK
- 14 1000 GAL. TANK
- 15 1000 GAL. GASOLINE TANK (UNOCCUPIED)
- 16 1000 GAL. TANK
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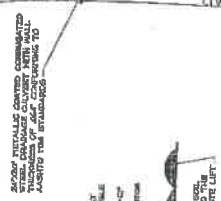


Keene Industries  
Disposal Site  
Mountain, NM

S-3	
ISSUED	DATE



**SITE PLAN**  
SCALE: 1"=40'



**TRANSPORT TRUCK/TRAILER OFF-LOADING PLAN**  
SCALE: 1"=40'

**ACCESS ROAD SECTION**  
SCALE: 1"=40'



**ACCESS ROAD SECTION**  
SCALE: 1"=40'



**ACCESS ROAD SECTION**  
SCALE: 1"=40'



**ACCESS ROAD SECTION**  
SCALE: 1"=40'

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SCALE: 1"=40'

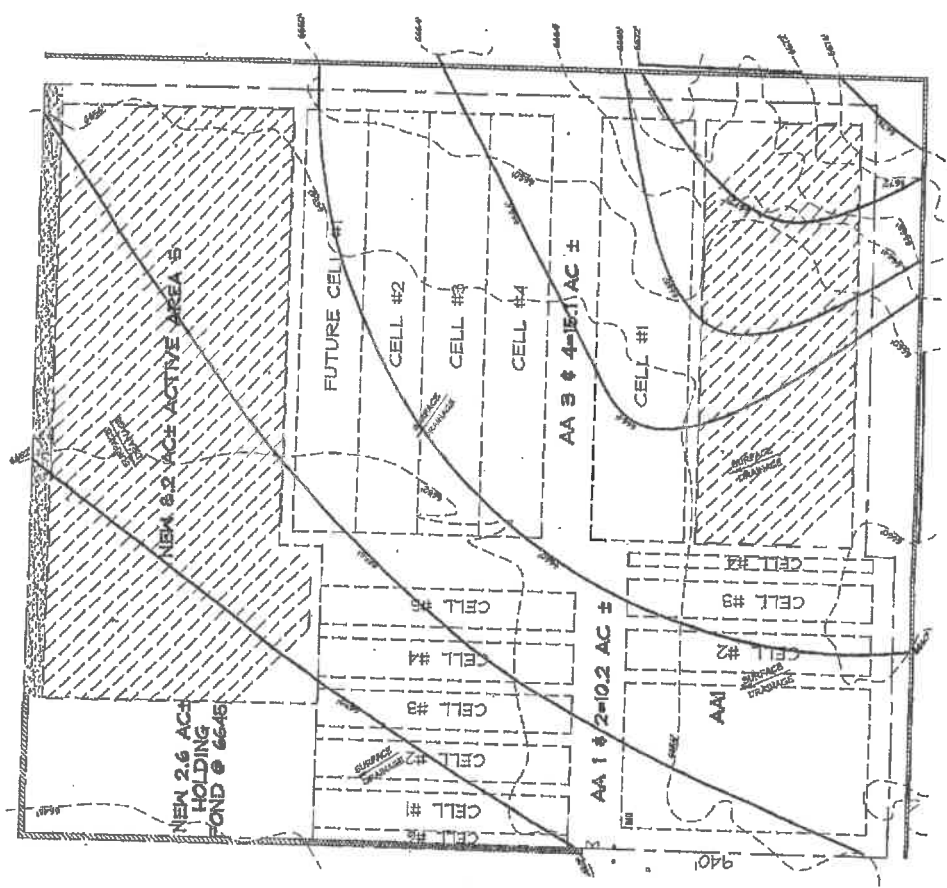
**ACCESS ROAD SECTION**  
SCALE: 1"=40'

**ACCESS ROAD SECTION**  
SCALE: 1"=40'

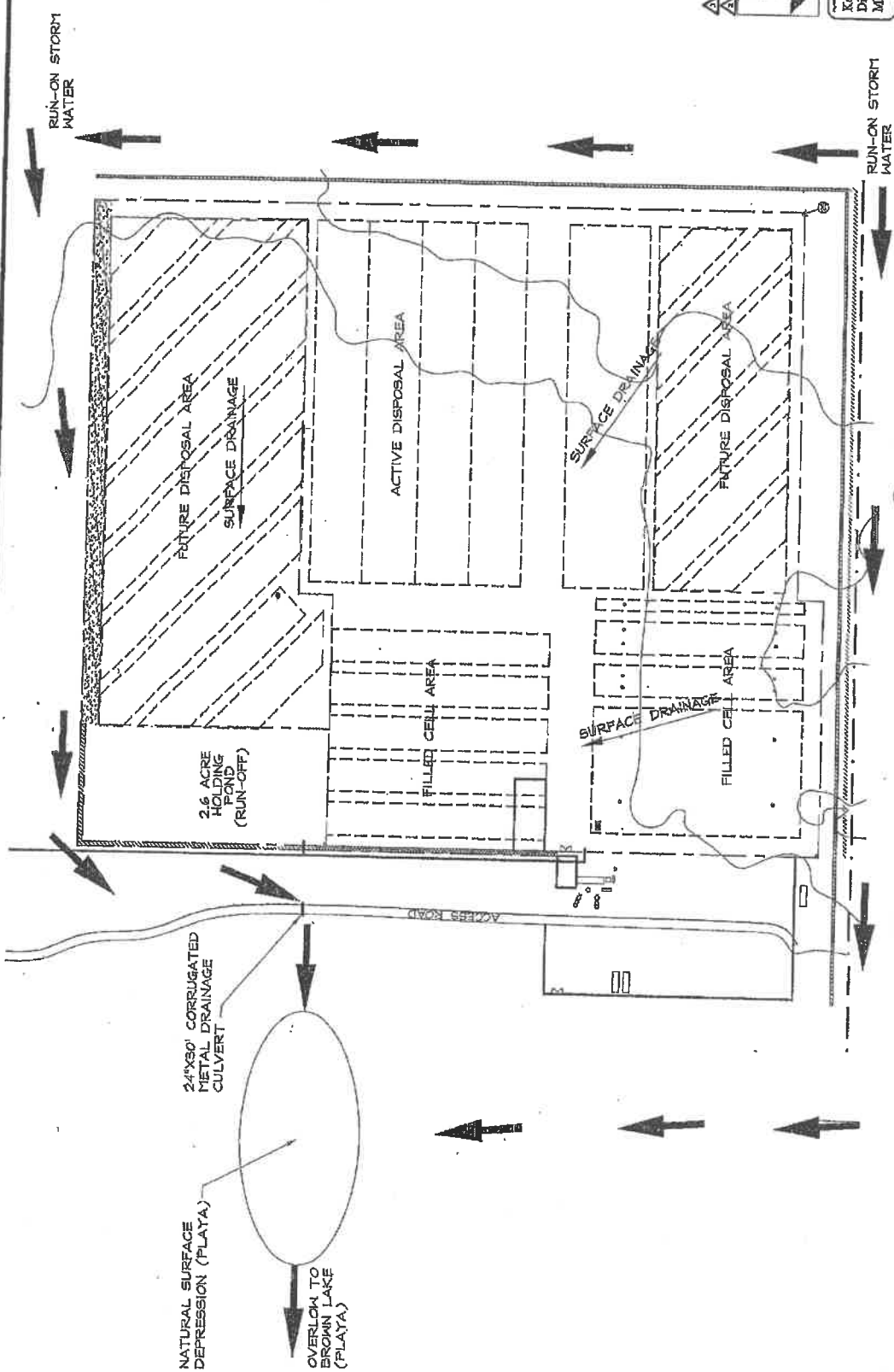


Keen Industries  
Deposal Site  
Mountainair, NM

Sheet No. **S-4**  
Date \_\_\_\_\_  
Scale \_\_\_\_\_



FINAL CONTOUR PLAN  
SCALE 1"=40'



Xcess Industries  
Disposal Site  
Mountain, NM

S-5	
NO. _____	DATE _____
BY _____	SCALE _____

# **EXHIBIT 2**



# TORRANCE COUNTY

NOTICE OF ACTION ON SPECIAL

WASTE DISPOSAL SERVICES (KEERS)  
FOR ANNUAL RENEWAL OF SPECIAL  
WASTE FACILITY SPECIAL USE

THE COUNTY ZONING BOARD HAS SCHEDULED A PUBLIC MEETING ON (DATE/TIME)

APRIL 1, 2020 9:30 AM

THE COUNTY HAS SCHEDULED A PUBLIC MEETING ON (DATE/TIME)

THE COUNTY HAS SCHEDULED A PUBLIC HEARING ON (DATE/TIME)

AT THE COUNTY ADMINISTRATIVE BUILDING  
FOR INFORMATION CALL (505) 544-4391 OR FAX (505) 384-5294

THIS SIGN SHALL BE POSTED

FROM 3/16 TO ~~3/16~~ T.B.D

IT IS ILLEGAL FOR AN UNAUTHORIZED PERSON TO REMOVE OR TAMPER WITH

03/16/2020 14:16



# TORRANCE COUNTY

NOTICE OF ACTION ON SPECIAL  
WASTE DISPOSAL SERVICES (KEERS)  
FOR ANNUAL RENEWAL OF SPECIAL  
WASTE FACILITY SPECIAL USE

THE COUNTY ZONING BOARD HAS SCHEDULED A PUBLIC MEETING ON (DATE/TIME)

~~MAY 11~~, 2020 9:30 AM  
MAY 6

THE COUNTY HAS SCHEDULED A PUBLIC MEETING ON (DATE/TIME)

THE COUNTY HAS SCHEDULED A PUBLIC HEARING ON (DATE/TIME)

AT THE COUNTY ADMINISTRATIVE BUILDING  
FOR INFORMATION CALL (505) 544-4391 OR FAX (505) 384-5294

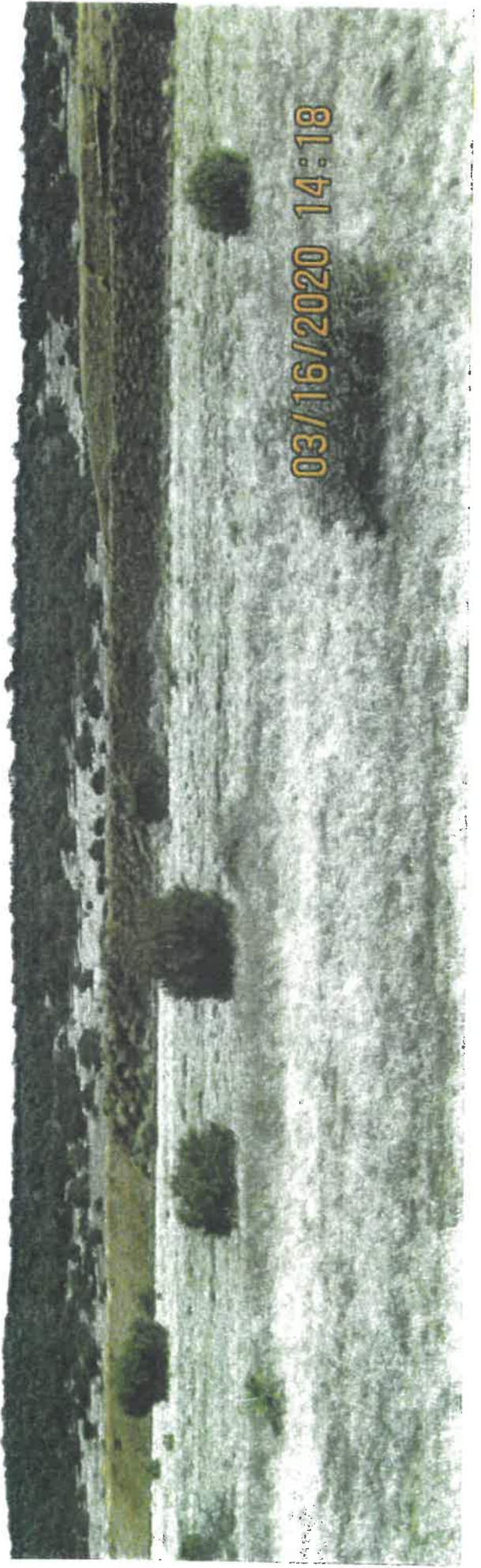
THIS SIGN SHALL BE POSTED FROM 3/1/18 TO 03/23/2020 13:51  
~~T.B.D~~

IT IS ILLEGAL FOR AN UNAUTHORIZED PERSON TO REMOVE OR TAMPER WITH THIS SIGN



03/16/2020 14:17

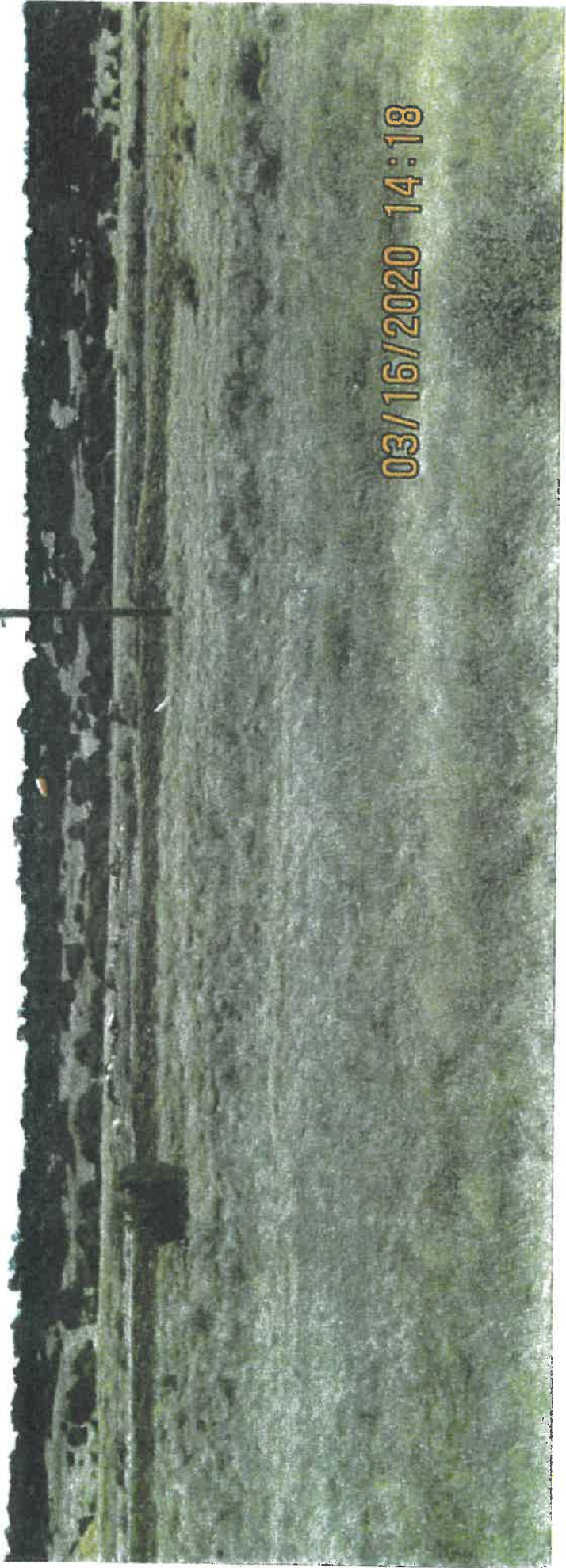






03/16/2020 14:18





03/16/2020 14:18

# EXHIBIT 3

**TORRANCE COUNTY PLANNING & ZONING BOARD**

**MINUTES**

Commission Chambers Administrative Offices 205 S 9th Street Estancia New Mexico 87016

**REGULAR MEETING**

**May 6, 2020**

**ATTENDANCE**

Attendees had the option of attending in person, via teleconference call, or via Zoom video conferencing.

In attendance were: Chairman Ron Graham, Vice Chairman Harlan Lawson, Board Member Gail Langell, Board Member Catherine Lynch (via teleconference call), Alternate Board Member Art DuCharme, County Attorney John Butrick, Planning & Zoning Director Steve Guetschow, and Planning & Zoning Clerical Assistant Don Goen. Board member Jim Frost was not present.

**CALL TO ORDER**

**Chairman Ron Graham** called the meeting to order at 9:30 a.m. The Pledge of Allegiance was recited.

**PUBLIC COMMENT**

**Chairman Graham** initiated the public comment phase explaining the 2 minute time limitation and asked Mr. Guetschow to call members of the public forward from the Public Comment sign in sheet. Two individuals had signed the Public Comment sign in sheet instead of the Regular Business sign in sheet and were at the meeting for attendance only.

**APPROVAL OF AGENDA**

**Chairman Graham** presented the meeting agenda and asked for a motion to approve the agenda. **Mrs. Langell made a motion to approve. Vice Chairman Lawson seconded. All in favor. Motion carried.**

**APPROVAL OF MINUTES**

**Chairman Graham** presented the minutes of the March 4, 2020 Planning & Zoning Board Meeting. **Mr. Lawson made a motion to approve the minutes of the March 4, 2020 meeting as written, Mrs. Langell seconded. All in favor. Motion carried.**

**2. Renewal of Solid Waste District: C**

Applicant: Special Waste Disposal (Keers Industries)  
Agent: Adrian Montano  
Site: Within the N2 of Section 19 and within the NW4 of Section 20, T.2N., R.8E.  
NMPM and being addressed as 91 Liberty Valley Road.  
Zone: Solid Waste Management District (SW)

**Chairman Graham** introduced the item. **Mr. Guetschow** explained the current application as submitted had shown Mr. Frank Salazar as agent. He had not been employed by Special Waste Disposal for several years and that Mr. Montano had represented Special Waste Disposal for the past several years. **Mr. Adrian Montano** came forward and was sworn. He explained that he was here today to request their continued operation located in Mountainair, New Mexico and the renewal of their permit. Special Waste had employed people from Torrance County for the past thirty plus years, were a benefit to the community and the environment. **Chairman Graham** asked if there was anyone to speak in favor of or opposition to the item. Hearing none he asked Staff for comment. **Mr. Guetschow** explained that this was an annual renewal. The Board's responsibility today was for recommendation only. Final approval would be by the County Commission. Public Notice signs had been posted and updated due to the April meeting cancellation. Newspaper ads would be coming out for the Public Hearing to be held at the May 27 County Commission meeting. **Chairman Graham** asked the Board for questions or comments. **Vice Chairman Lawson** complimented Mr. Montano on the continued extremely positive inspections of the site. **Chairman Graham** asked how many people from Torrance County were employed by Special Waste Disposal. **Mr. Montano** explained four. He was the fifth employee and the only one not from Torrance County. **Chairman Graham** asked for a motion. **Vice Chairman Lawson** made a motion that action item 2 be approved. **Mrs. Langell** seconded. **Vice Chairman Lawson** corrected that the motion should be a "do pass" recommendation to the County Commission. **Chairman Graham** began the roll call vote with **Catherine Lynch: Aye, Gail Langell: Aye, Vice Chairman Harlan Lawson: Aye, Chairman Ron Graham: Aye. None were in opposition, all in favor, motion for a "do pass" recommendation to the County Commission approved.**

**Catherine Lynch** attending via teleconference was having difficulty hearing Mr. Guetschow. An adjustment was made to correct this.

**County Attorney John Butrick** advised Mr. Guetschow to repeat what Mrs. Lynch had been unable to hear.

# EXHIBIT 4



# *Torrance County*

*Planning & Zoning*

*PO Box 48*

*205 S. 9<sup>th</sup> Street*

*Estancia, NM 87016*

*(505) 544-4390 Main Line (505) 384-5294 Fax*

*[www.torrancecountynm.org](http://www.torrancecountynm.org)*

May 7, 2020

Torrance County Commissioners

Re: P&Z Board recommendation, Special Waste Disposal, Inc. renewal of a Solid Waste facility permit.

Dear Commissioners,

On May 6, 2020, the Planning & Zoning Board (the Board) meeting was held. Applicants, members of the public, and Board members had the option to attend via personal appearance, audio teleconference call in, or the "Zoom" audio/visual technology.

Adrian Montano, representative for Special Waste Disposal, Inc., appeared before the Board to present the application for renewal of their Solid Waste permit to operate an asbestos landfill facility under provisions of the Torrance County Zoning Ordinance Section 15(D)(2).

A roll call vote on the motion for a "do pass" recommendation was conducted and unanimously agreed upon by the Board. The public hearing for the BOCC decision on renewal of the Solid Waste facility permit is scheduled for May 27<sup>th</sup>.

Regards,

A handwritten signature in black ink, appearing to read "Steven Guetschow".

Steven Guetschow  
Torrance County  
Planning & Zoning Director  
(505) 544-4391  
[sguetschow@tcnm.us](mailto:sguetschow@tcnm.us)



# TORRANCE COUNTY

NOTICE OF ACTION ON SPECIAL  
WASTE DISPOSAL SERVICES (KEERS)  
FOR ANNUAL RENEWAL OF SPECIAL  
WASTE FACILITY SPECIAL USE

THE COUNTY ZONING BOARD HAS SCHEDULED A PUBLIC MEETING ON (DATE/TIME)

~~APRIL 1, 2020 9:30 AM~~

THE COUNTY HAS SCHEDULED A PUBLIC MEETING ON (DATE/TIME)

~~MAY 16, 2020 DO PASS RECOMMEND~~

THE COUNTY HAS SCHEDULED A PUBLIC HEARING ON (DATE/TIME)

MAY 27 9:00 AM

AT THE COUNTY ADMINISTRATIVE BUILDING  
FOR INFORMATION CALL (505) 544-4391 OR FAX (505) 384-5294

THIS SIGN SHALL BE POSTED

FROM 3/1/16 TO ~~11/1/16~~ T.B.D

IT IS ILLEGAL FOR AN UNAUTHORIZED PERSON TO REMOVE OR TAMPER WITH THIS SIGN

05/06/2020 11:34

## **NOTICE**

During the regular meeting on May 27, 2020 at 9:00 a.m. the Torrance County Board of County Commissioners will hold a Public Hearing to consider the application for renewal of a Solid Waste permit to allow Special Waste Disposal, Inc. to continue operations at their landfill facility located within the NE4 of the NW4 of the NE4 of Section 19, & the W2 of the NW4 & the NE4 of the NW4 of Section 20 T.2N., R.8E., NMPM being 91 Liberty Valley road.

# **EXHIBIT 5**

7. Documentation of ownership and financial interests of the proposed solid waste facility; and
8. Location and dimensions of all proposed land use activities including structures, landscaping, on-site traffic circulation, and any other improvements to the land.

D. Special Permit Required. No person shall operate a solid waste facility without a Solid Waste Facility Permit issued by the County Commission in accordance with the procedures and criteria set forth in this Ordinance. Torrance County and the Torrance County Solid Waste Authority shall be exempt from filing and renewal fees as specified in this Ordinance. The purpose of the permit procedure is to ensure that the solid waste facility is in compliance with the regulations established by this Ordinance. The procedure for obtaining a Solid Waste Facility Permit shall be as follows:  
[REV: Ord. No. 95-4, 6/10/95; Ord. No. 2008-003, 4/23/08]

1. Any operator of a solid waste facility must submit an initial application with filing fee to the Zoning Board on a prescribed form obtainable from the Zoning Director. The initial application filing fee shall be \$2,500 to cover the site inspection, technical review, and related administrative costs of the County.  
[REV: Ord. No. 2008-003, 4/23/08]
2. The Solid Waste Facility Permit shall be subject to expiration and renewal after a period of one year. At least 30 days prior to the expiration date of a Solid Waste Facility Permit, an application for renewal may be submitted and processed in the same manner as the initial application. A filing fee of \$1,000 must be submitted with an application to renew a Solid Waste Facility Permit. The purpose of the filing fee is to cover ongoing site inspection and related administrative costs of the County. Operators of existing facilities may continue to operate provided they apply for a permit 30 days before the anniversary date of the existing permit and upon proof of continued compliance with the requirements of this Ordinance.
3. Upon receipt of a Solid Waste Facility Permit application, the Zoning Board shall review the application to determine compliance with this Ordinance at a regularly scheduled meeting. The Zoning Board may request information regarding the operation of the solid waste facility as deemed appropriate. The Zoning Board may also request comments in writing from relevant state or federal agencies regarding the operation of the solid waste facility.  
[REV: Ord. No. 2008-003, 4/23/08]
4. The Zoning Board shall prepare and transmit a recommendation in writing to the County Commission within 7 days after their review of the

application is completed. The County Commission shall review the application, the recommendations of the Zoning Board, and any relevant public comment at a regularly scheduled meeting. Upon determining that the application for the solid waste facility is in compliance with this Ordinance, the County Commission shall grant a Solid Waste Facility Permit.

[REV: Ord. No. 2008-003, 4/23/08]

5. Renewal of a Solid Waste Facility Permit may be denied for failure to comply with this Ordinance, making any misrepresentation or omission of any relevant fact in the application, or for failure to comply with any other applicable municipal, county, state, or federal laws pertaining to solid waste.

E. Siting Criteria. This zone district shall be subject to the following siting criteria:  
[REV: Ord. No. 95-4, 6/10/95]

1. District boundaries shall be no closer than 10,000 feet from any airport or aviation facility subject to regulation by the Federal Aviation Administration;
2. District boundaries shall be no closer than two miles from perennial streams or wetlands as designated by the U.S. Fish and Wildlife Service;
3. This zone district, or any portion thereof, shall not be located within any 100-year floodplain as designated by the Federal Emergency Management Agency;
4. No solid waste facility shall be established within a natural watercourse with visible evidence of the occasional flow of water; and
5. No solid waste facility shall be established where the ground water or the water table is less than 100 feet below the surface of the land or the bottom surface of any proposed pit, whichever is more restrictive.

F. Operational Criteria. This zone district shall be subject to the following operational criteria:  
[REV: Ord. No. 95-4, 6/10/95]

1. Solid waste facilities shall be designed and operated to minimize blowing litter both on-site and off-site. Durable fencing shall be installed as least 6 feet in height around active areas for purposes of debris retention and site security;
2. Solid waste facilities shall be provided with all-weather access roads built to a standard adequate to bear anticipated traffic generated by the facility;

3. Solid waste facilities shall be designed and operated to minimize soil erosion and to mitigate storm-water runoff pollution; and
4. Solid waste facilities shall be monitored in accordance with state and federal standards to detect the release of gaseous, liquid, or solid pollutants from the solid waste facility.

G. Water Usage. A proposed land use must comply with Section 23, pertaining to water usage.  
[REV: Ord. No. 97-7, 6/27/97]

#### SECTION 16. SPECIAL USE DISTRICT (SU)

A. Intent. This zone district provides for singular developments which require special consideration because of their magnitude, unusual nature, infrequent operations, questionable impact on surrounding property, or other such reason. The boundaries of this zone district shall be defined as needed on a case-by-case basis following the amendment procedures provided in this Ordinance. Special conditions may be imposed by the County Commission following recommendation by the Zoning Board. The County Commission may not grant a zone change for establishment of a Special Use District unless satisfactory provisions have been made:  
[REV: Ord. No. 2008-003, 4/23/08]

1. To assure that compatibility of property uses shall be maintained in the general area;
2. To preserve the integrity and character of the area in which the Special Use District will be located, and the utility and value of property in the Special Use District and in adjacent zone districts; and
3. To assure that the Special Use District will not become detrimental to the public health, safety, or general welfare of the County.

B. Application. Each application for a zone change to establish a Special Use District must declare the proposed use and, unless otherwise specified, must be accompanied by a site development plan of sufficient size and scale in order to:

1. Show boundaries and topography of the property to be developed;
2. Show the proposed size, location, use, and arrangement of all structures, signs, parking and loading areas, drainage facilities, landscaping, and traffic and pedestrian circulation routes; and

## SECTION 23. WATER USAGE.

A. Purpose. Given the effects that water usage associated with a proposed land use may have on water resources within the County, both as to quality and quantity, the purpose of this section is to promote the health, safety and welfare of County inhabitants; to promote the conservation and beneficial use of water resources within the County; and to protect prior existing water rights and interests.

[REV: Ord. No. 97-7, 6/27/97]

B. Application. Every application under the Zoning Ordinance will be evaluated as to its potential effect on water resources within the County. Every application shall contain with it a statement of the water usage associated with or required to carry out the proposed land usage. Either the Zoning Director or Zoning Board shall make an initial review of the associated water usage and shall determine whether the proposed usage is of such an extent or nature that referral for comment to an appropriate public agency is in order.

[REV: Ord. No. 97-7, 6/27/97; Ord. No. 2008-003, 4/23/08]

C. Referral to Public Agency. After an application is deemed complete, the County Zoning Director or Zoning Board may forward a copy of the application to any of the following state or local agencies by certified mail "Return Receipt Requested" with a request for review and opinion:

[REV: Ord. No. 97-7, 6/27/97; Ord. No. 2008-003, 4/23/08]

1. New Mexico State Engineer's Office;
2. New Mexico Environment Department;
3. Soil and Water Conservation District in which the proposed land usage would occur;
4. The Estancia Basin Water Planning Committee; and
5. Such other public agencies as the County deems necessary or appropriate.

D. Agency Response. The state and/or local agencies shall be given forty-five (45) days from their receipt of the application to review and return an opinion regarding its effect on water resources within the County. The Zoning Director shall obtain receipts or other proof showing the date the opinion request was received by each state or local agency. In reviewing an application, the Zoning Board shall consider any timely agency response or comment in making a decision or recommendation on the application.



[REV: Ord. No. 97-7, 6/27/97; Ord. No. 2008-003, 4/23/08]

E. Guidelines. In evaluating a water usage associated with a proposed land use, the County shall consider the following factors, where applicable:  
[REV: Ord. No. 97-7, 6/27/97]

1. The effect or impacts on the public safety, health and welfare of County inhabitants, particularly those in the vicinity of the proposed water usage;
2. The potential adverse effects on water quality;
3. Effects on water quantity, including potential impairment of prior existing water uses; and
4. Whether the water use is consistent with conservation and beneficial use of water.

#### SECTION 24. AMENDMENTS.

A. Amendment. The County Commission may amend any part of this Ordinance, including the zone district boundaries. The County Commission may elect to submit a proposal for amendment to the Zoning Board for review and recommendation made by the Zoning Board.  
[REV: Ord. No. 2008-003, 4/23/08]

B. Application. Any request for an amendment to this Ordinance, not originating from the County Commission or from a committee established by the County Commission to propose an amendment, shall be submitted with filing fee to the Zoning Director on a prescribed application form obtainable from the Zoning Director. The Zoning Director shall transmit the application and any supplementary information to the Zoning Board for review and consideration at their next regularly scheduled meeting. The Zoning Board shall prepare and transmit a recommendation in writing to the County Commission within 7 days after their review of the proposed amendment is completed. To the extent possible, all abutting property owners of any land proposed for a zone change shall be notified of the Zoning Board meeting at which a zone change will be reviewed for recommendation to the County Commission. An application to amend the zone map for specific parcel of land must be accompanied by a site development plan, showing to scale and in detail the proposed structures on the site, distance from structures on adjoining properties, ingress and egress, parking and signage. If the application is approved by the County Commission, the land uses on the parcel shall conform to the site development plan and may only be modified by approval of the Zoning Board of a revised plan.  
[REV: Ord. No. 2001-2, 3/14/01; Ord. No. 2008-003, 4/23/08]





*Agenda Item  
No. 10-C*



# Torrance County Board of Commissioners

Meeting 5/13/2020

Item 10C

Department: Planning &  
Zoning

Prepared By: Wavne Johnson

## Title: Special Use Application Zia RV Park

### Action:

Motion to Approve/Overtake Planning & Zoning Board determination.

### Summary:

The applicant requests the creation of a Special Use Zone District for an RV Park. This tract of land is located approximately 7 miles east of Moriarty on the north side of Interstate 40. The RV park is located on Tract A, Block 2, Longhorn Ranch Subdivision. Longhorn Ranch Subdivision was approved by Torrance County in 1982.

The subject property is currently zoned D2, Major Development District. Zia RV Park operated as a RV Park and Campground beginning in 1983, prior to Torrance County adopting a Comprehensive Zoning Ordinance in 1990. It was operated as Zia Campground until about 2008 when it closed.

Roger Clyde purchased the property on July 23<sup>rd</sup>, 2018. Even though the property operated as an RV park and/or campground until 2008, the cessation of operations abandoned the grandfathered use established originally in 1983. The new owner is required to apply for a Special Use District under the current Torrance County Zoning Ordinance, in order to reopen the property as an RV park.

On May 6<sup>th</sup>, the Planning and Zoning Board recommended a **Do Pass**.

### Significant Issues:

- Surrounding properties on 3 sides are zoned D2 (Major Development District).
- There is only one residential structure located within 500 feet of the site.
- There are no structures remaining on the property from its 1983 use as an RV park.
- The property has been cleaned up and trash and junk have been removed.
- The water well that was used for the Zia RV Park is permitted under the OSE.
- The well can supply an adequate amount of water for park operations.
- Noise levels will be lower than the noise from I-40.
- There will not be negative impacts from noise, glare, visual, or odors emanating from the site.
- The residential property located on the east side of the park is compatible with the proposed use, having co-existed with the park when it was active.

**Financial:**

There are no negative financial impact to the County and the County will benefit from gross receipts generated by the operation of the park.

**Staff Recommendation:**

Uphold the Planning and Zoning Board recommendation of Do Pass.

**Roger Clyde Special Use to establish RV Park  
Tract A, Longhorn Ranch Subdivision**

**List of Exhibits**

**Exhibit 1:** Original Application package submitted incomplete April, 2019. Amendments to the original application submitted April, 2020.

**Exhibit 2:** Staff report submitted to P&Z Board

**Exhibit 3:** Draft of the October 2, 2019 P&Z Board meeting minutes regarding this action.

**Exhibit 4:** Report submitted to BOCC on P&Z Board recommendation, Public Notice posted at property and in “the Independent” newspaper advertising the May 27, 2020 Public Hearing.

**Exhibit 5:** Torrance County Zoning Ordinance: Section 16-D-16, Special Use; Travel Trailer or Recreational Vehicle Park requirements (pages 52 & 53). Section 23, Water Usage (pages 66 & 67). Section 20-F, Non-Conformities; Abandonment.

# EXHIBIT 1

FILE COPY

**APPLICATION FOR CREATION OF A  
SPECIAL USE ZONE DISTRICT  
For  
ZIA RV PARK**

Located in the NE ¼ of Section 18, T9N, R10E, NMPM,  
Torrance County, New Mexico

**APPLICANT:  
Roger Clyde  
740 Abrahames Road  
Moriarty, NM 87035**

**DECEMBER 14, 2018**

**PREPARED BY:  
Oden & Associates, Inc.  
200 Old US 66 Highway East  
PO Box 1976  
Moriarty, NM 87035**

# INDEX

## PREFACE

APPLICATION FOR SPECIAL USE

AUTHORIZATION TO ACT AS AGENT

PROPOSED SITE DEVELOPMENT PLAN

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<b><u>LIST OF EXHIBITS</u></b>	
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BOUNDARY SURVEY.....	EXHIBIT "D"
NMED PUBLIC WATER SUPPLY SYSTEM REGISTRATION.....	EXHIBIT "E"
WATER RIGHTS SUMMARY.....	EXHIBIT "F"

Parcel ID# 20225, UPC# 105505 2 35+427  
Torrance County Planning & Zoning

**Application for Special Review and Approval**

- Check One:  Establishment or Renewal of a Solid Waste District  
Establishment of a Special Use (\$1,600.00 filing fee)
- Modification of Land Use within a Special Use Zone District  
\$200.00 filing fee
- Renewable Conditional Use Permit \$200.00 filing fee
- Variance for the Following Reason(s): \$200.00 filing fee
- |  |   |
|--|---|
| <input type="checkbox"/> Area              | <input type="checkbox"/> Setback                    |
| <input type="checkbox"/> Distance          | <input type="checkbox"/> Off-Street Parking/Loading |
| <input type="checkbox"/> Use               | <input type="checkbox"/> Dwellings per Lot          |
| <input type="checkbox"/> Livestock Numbers | <input type="checkbox"/> Home Based Business        |

Applicant: ROGER CLYDE Telephone: 505-307-5576  
Mailing Address: 740 ABRAHAM'S ROAD, MORIARTY, NM 87035  
Agent (if any): ODEN & ASSOCIATES, INC Telephone: 505-832-1424  
Mailing Address: PO Box 1976, MORIARTY, NM 87035

Reason for requested Special Review and Approval (For Variances, include the exceptional conditions you believe justify the request): TO RE OPEN THE RV PARK THAT WAS CLOSED.

Location of Property (Street Address and Legal Description of Property):

740 ABRAHAM'S ROAD, MORIARTY, NM 87035

Zoning of Property: D-2 Present Use: RVNE - RV PARK CLOSED

Instructions: In accordance with Section 26B and Resolution 2014-50, this application must be accompanied by the filing fee of \$200.00 (unless applying for a Special Use District). Also include 10 copies of an accurate sketch plan showing the location of the property in question; locations of structures on the property and adjoining properties; all abutting streets and alleys; proposed special exceptions; and north arrow. Please attach a copy of the Deed and Recorded Survey.

Applicant's Signature: 

**FOR OFFICE USE ONLY:**

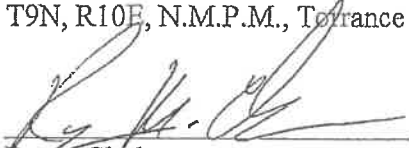
Application Received by: \_\_\_\_\_ Date: \_\_\_\_\_  
Hearing Date: \_\_\_\_\_  
Action Taken: \_\_\_\_\_ Date: \_\_\_\_\_  
Expiration Date of Renewable Conditional Use Permit: \_\_\_\_\_

NOTE: Any special conditions or agreements should be in writing and attached to this application.



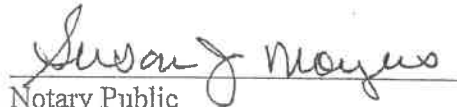
Authorization to Act as Agent

I, Roger Clyde, hereby authorize Oden & Associates, Inc., it's principals and staff, to act on my behalf in any and all matters relating to the Application for a Special Use Zone on Tract A, Block 2, Longhorn Ranch Subdivision, located in the NE1/4 of section 18, T9N, R10E, N.M.P.M., Torrance County, New Mexico.

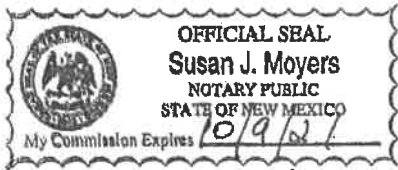
  
Roger Clyde

State of New Mexico )  
County of Torrance ) ss

This instrument was acknowledged before me on 12/12/18 ~~Roger Clyde~~ by Roger Clyde.

  
Notary Public

My Commission Expires: 10/9/21



## **GENERAL COMMENTS**

The information and statements contained in this report are submitted with a request create a Special Use Zone District for a RV Park. This tract of land is located approximately 7 miles east of Moriarty on the north side of Interstate 40. The RV park is located on Tract A, Block 2, Longhorn Ranch Subdivision. Longhorn Ranch Subdivision was approved by Torrance County in 1982 and the plat is recorded in Cabinet A, Slide 316. A Google Image of the site is included in **Exhibit "A"**.

## **EXISTING ZONING AND OWNERSHIP**

The subject property is currently zoned "D2, Major Development District" by Torrance County. Zia RV Park operated as a RV Park and Campground beginning in 1983, prior to Torrance County adopting a Comprehensive Zoning Ordinance in 1990. Robert Satterlee operated the Park as "Zia Campground" until about 2008, when it closed. A Map of the park was used as a handout to campers during operation and is included in **Exhibit "B"**.

Roger Clyde purchased the property on July 23, 2018. (see **Exhibit "C"**). Even though the RV Park existed since 1983 and was operational when zoning took effect in 1990, the operation of the RV Park ceased in 2008. The new owner would like to apply for a Special Use District so that he can make necessary repairs and improvements and reopen the Park.

## **ADJOINING OWNERSHIP AND ZONING**

The property lies along the northern right-of-way of the Interstate 40 Frontage Road, at the Longhorn Exit. Properties to the east and west are part of the Longhorn Ranch Subdivision and are currently zoned "D-2" (Major Development District) to a depth of 350' deep from the right-of-way. Properties to the north are also part of the subdivision and are zoned "C", Conservation District". Lots to the west and north are currently owned by Casa De Paz. Lots to the north and east are currently owned by Mark McConnell and Mary Casalino.

There is a Residence located on Lot 19, Block 2, and it is zoned "D2" Major Development District along the Interstate 40 Frontage Road. There are no other residential structures located within 500 feet of the site.

## **NATURE OF REQUEST**

Mr. Clyde desires to make necessary repairs, upgrades, and improvements to the Park and reopen it. He plans to operate the park in much the same manner as it was in 1983. The park will need repairs to all the utilities that are currently in place. The former residence of the park owner has been removed. The buildings that were formerly used for the office, store, and restrooms have been demolished. To date, most of the property has been cleaned up and the trash and junk have been removed.

The Zia RV Park water system was initially registered with the New Mexico Environment Department, Drinking Water Bureau as Public Water Supply System NM 3591330. Mr. Clyde intends to re-register and update the NMED records concerning the Zia RV Park system. The NMED Water System Information sheet is included as **Exhibit "E"**. The water well that was used for the Zia RV Park is located in the southwest part of the tract and is permitted under the Office of the State Engineer File # E-7959. The well can supply an adequate amount of water for park operations. A copy of permit #E-7959 is included as **Exhibit "F"**.

#### Environmental Impacts

Noise levels will much less than the noise from Interstate 40. The septic tanks and dump station will be permitted and regulated by the New Mexico Environment Division. There is adequate natural drainage that will not cause any drainage issues. There are no odors associated with an RV Park. Glare is not a factor as none of the Recreational Vehicles are reflective in any way.

#### Compatibility with surrounding Land Uses

Since the adjoining parcels on three sides are platted, vacant lots, there will not be any negative impacts from noise, glare, visual, or odors emanating from the site. The residential property on the east side of the park is compatible with the proposed use, having co-existed with the park when it was active.

### **SITE DEVELOPMENT PLAN**

#### Existing Improvements

A Site Development Plan was prepared to accompany this report which shows the existing and proposed improvements on this 10.873 acres. The property was last used as an RV Park in 2008. The RV spaces all have access to the water and electric lines (Dry Hookup). The Full Hookup spaces have a Sanitary Sewer line available to each space that empties into the Dump Station located in the northwest part of the site.

#### Proposed Improvements

The proposed improvements include an Office for management of the Park, a Store that will carry basic retail goods, and a residence for the owner/manager. The Office includes a shower and bathroom facility for campers. Propane will be available for sale from the propane pad located near the entrance. A barbed wire fence currently encircles the Park. No fence improvements are proposed.

#### Topography and Visual Impacts

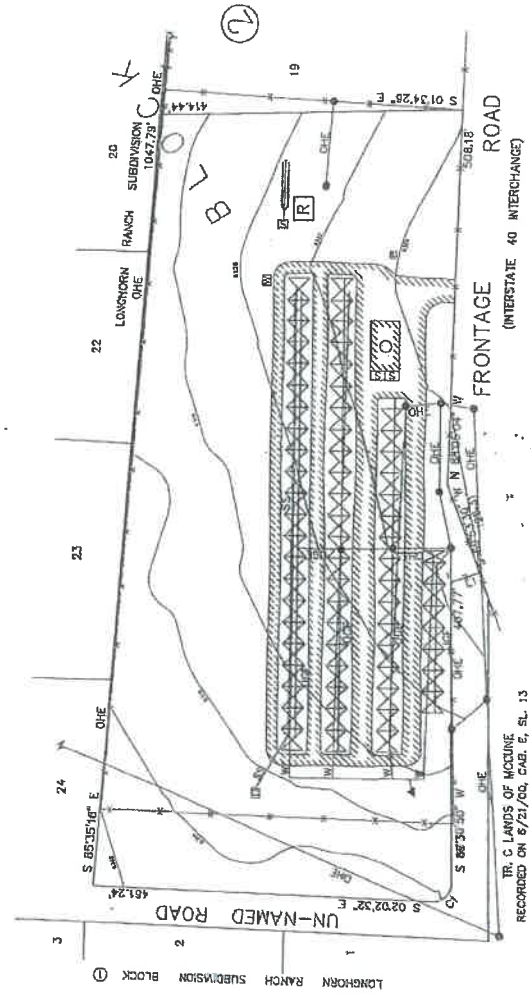
The site is on a slight ridge located along the north frontage road to Interstate 40. The topography of the site generally slopes from east to northwest in the main Park area. From the entrance east, the site slopes northeast. There are no slopes in excess of 3%. The property is well drained and has no erosion problems. Development of the site for the intended use will have no negative effects of Drainage or Stormwater runoff. The site plan shows the slope of the property at 2 foot contour intervals.

**SITE DEVELOPMENT PLAN FOR  
ZIA RV PARK**

BEING TRACT A, BLOCK 2, LONGHORN RANCH SUBDIVISION,  
LOCATED IN THE NE 1/4 OF SECTION 18, T8N, R10E, N.M.P.M.,  
TORRANCE COUNTY, NEW MEXICO.



**SITE DATA**  
CURRENT ZONING: D-2, MAJOR DEVELOPMENT DISTRICT  
TOTAL AREA: 10.873 ACRES  
DRIVE LANE WIDTH: 30'  
DRIVING SURFACE: 20'  
FULL HOOKUPS: 22, (80' W X 34' L)  
DRY HOOKUPS: 48, (80' W X 34' L)  
TOTAL: 70



TR. C LANDS OF MEXICO  
RECORDED ON 6/21/00, CAG. 6, S.L. 13

- LEGEND**
- EXISTING**  
RV SPACER  
WIRE FENCE  
OVERHEAD ELECTRIC  
UNDERGROUND ELECTRIC  
WATER LINE  
BENTONITE BARRIER LINE  
PROXIMATE POLE  
LIGHT POLE / POWER POLE  
WELL  
DUMP STATION  
GRAVEL ROAD OR DRIVEWAY  
CONTOUR LINE (INTERVAL = 2 FEET)
- PROPOSED**  
OFFICE & STORE  
SHOWERS  
SOLID WASTE  
SEPTIC TANK & LEACHFIELD  
FUTURE IMPROVEMENT  
RV

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	250.0'	99°30'17"	40.83'	N 44°12'27"W	35.12'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 18°58'30"W	40.83'

**Oden & Associates**  
200 West 10th Street  
Torrance, New Mexico 88550  
Tel: 505-223-1110  
Fax: 505-223-1110

DATE: 10/12/00  
PROJECT: ZIA RV PARK  
DRAWN BY: J. O'DEN  
CHECKED BY: J. O'DEN  
SCALE: AS SHOWN

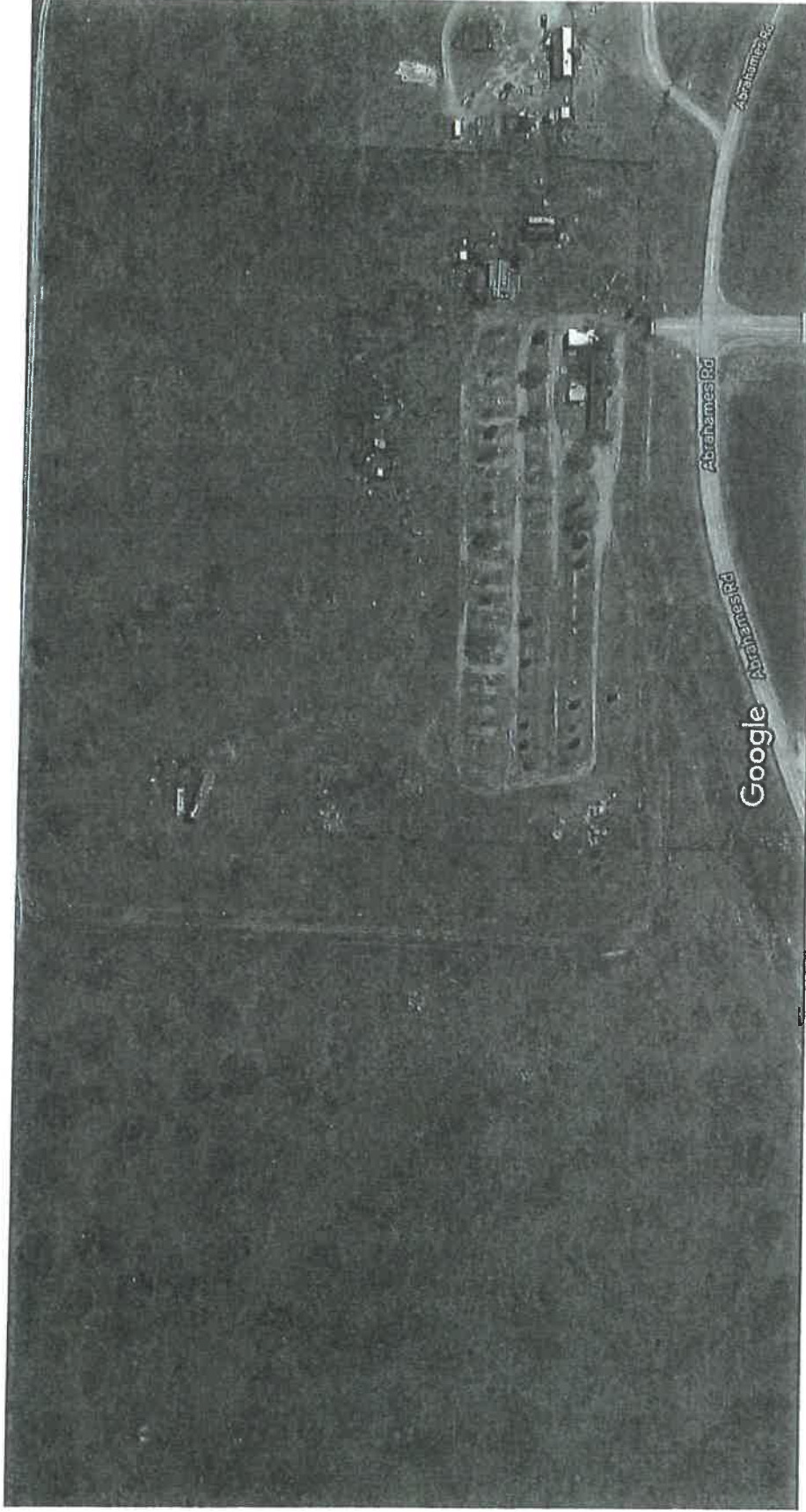
1 of 1



**APPENDIX "A"**



# Google Maps



Imagery ©2018 Google, Map data ©2018 Google 100 ft.

Shape the future of Google.



**APPENDIX "B"**

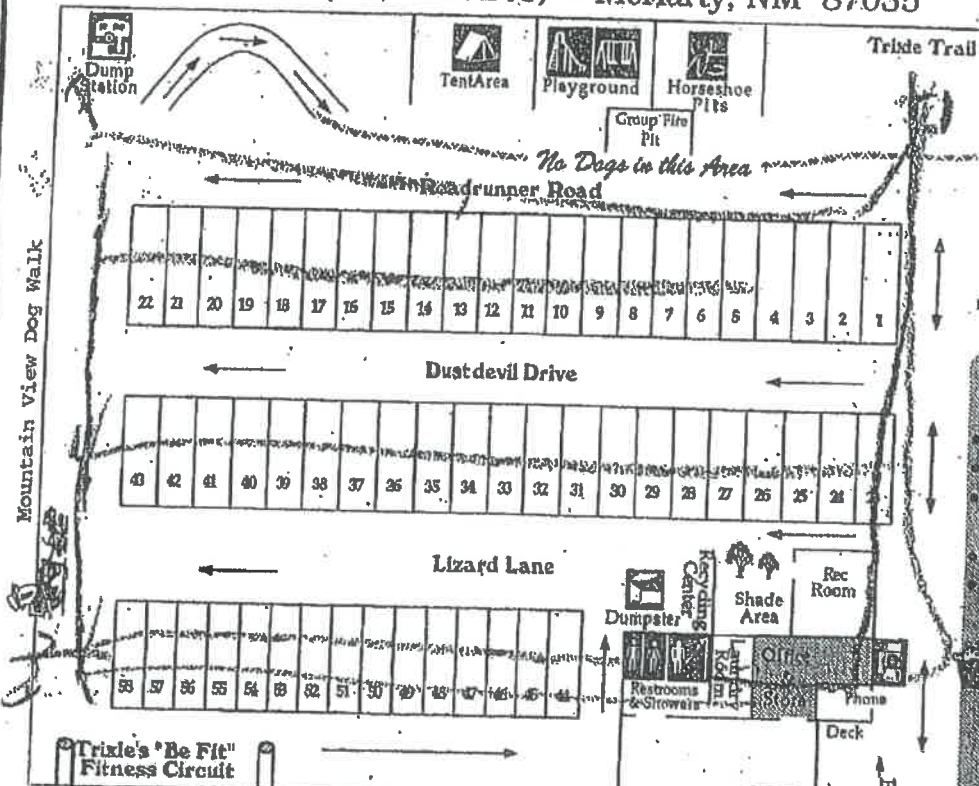


# ZIA RV PARK & CAMPGROUND

"Your Home on the Range"  
On Route 66 at the site of the Old Longhorn Ranch!

(505) 832-9796

HC 81 Box 165 (I-40 Exit 203) • Moriarty, NM 87035



**SERVICES INCLUDE:**

- Fax
- Copies
- Postage
- Mail Drop
- Book Swap
- Video Rentals

**AND:**

- We bake delicious muffins, sweet treats and make homemade ice cream.
- We also have fresh home laid eggs.

**CHECK-OUT TIME 11 O'CLOCK**  
Extra charge for over-stay!

STORE/OFFICE HOURS AS POSTED

YOUR SITE # \_\_\_\_\_ RESTROOM COMBO # \_\_\_\_\_

Please Note: DO NOT give out restroom combination number to anyone but your guests!

**EMERGENCY NUMBERS**

**AMBULANCE, SHERIFF & FIRE 911**  
STATE POLICE & ROAD CONDITIONS 832-4491



APPENDIX "C"

COPY ONLY

### WARRANTY DEED

Robert J. Satterlee, a married man dealing in his sole and separate property, for consideration paid, grant to Roger Mike Clyde, an unmarried man, whose address is P.O. Box 2562, Las Vegas, NM 87701 the following described real estate in Torrance County, New Mexico:

Tract designated "A" situate within the North Half of the Northeast Quarter (N1/2NE1/4) of Section Eighteen (18), Township Nine (9) North, Range Ten (10) East, N.M.P.M., as the same is shown and designated on that certain Plat entitled "Plat of Longhorn Ranch Subdivision", prepared by Franklin E. Wilson, N.M.L.S. #6446 on June 9, 1982, filed for record on February 16, 1983 at 3:00 o'clock, P.M., as document number 58258, and filed in Cabinet A-1, Slide 316, Plat Records of Torrance County, New Mexico.

**SUBJECT TO:** Restrictions, Reservations and Easements of record and Taxes for the year 2018 and years thereafter and all other matters of record.

with warranty covenants.

Witness \_\_\_\_\_ hand(s) and seal this 23 day of July, 2018.



[Signature]  
Robert J. Satterlee

### ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF Colorado

COUNTY OF Adams

This instrument was acknowledged before me on July 23<sup>rd</sup>, 2018, by Robert J. Satterlee.

My Commission Expires: Feb 25<sup>th</sup>, 2019

[Signature]

Notary Public

TORRANCE COUNTY  
LINDA JARAMILLO, CLERK  
002102229  
Book 339 Page 1961  
1 of 1  
08/09/2018 10:01:21 AM  
BY SYLVIA

KAITLYN GRACE MCGILL  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20154008094  
MY COMMISSION EXPIRES FEBRUARY 25, 2019



APPENDIX "D"





**BOUNDARY SURVEY OF  
TRACT A, BLOCK 2,  
LONGHORN RANCH SUBDIVISION**  
LOCATED IN THE NORTHEAST QUARTER (N4) OF SECTION 18, T9N, R10E,  
N.M.P.S., TORRANCE COUNTY, NEW MEXICO,  
NOVEMBER, 2018

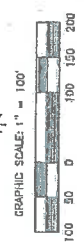
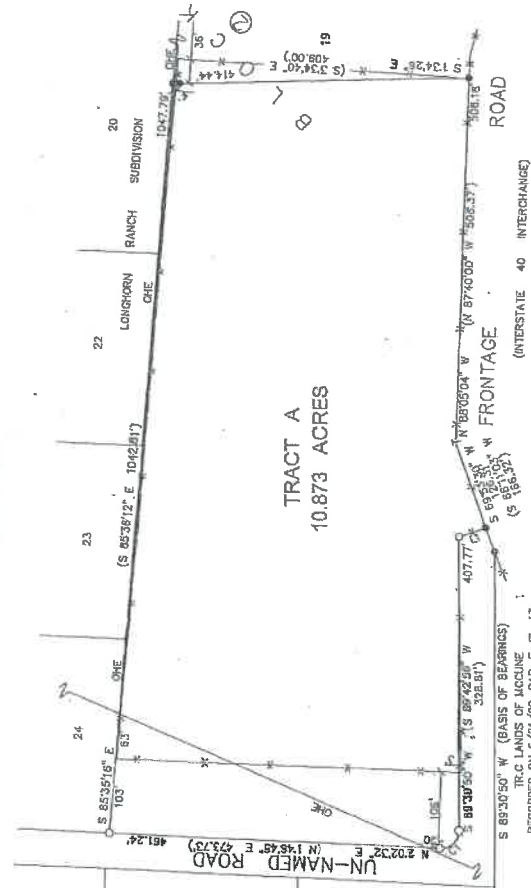


**DESCRIPTION**

BEING ALL THAT CERTAIN TRACT WHICH IS TRACT A, LONGHORN RANCH SUBDIVISION, BLOCK 2, LOCATED IN THE NORTHEAST QUARTER (N4) OF SECTION 18, T9N, R10E, N.M.P.S., TORRANCE COUNTY, NEW MEXICO, AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF TORRANCE COUNTY, NEW MEXICO, ON JUNE 18, 1984, IN PLAT CABINET A, SLIDE 31E.

- SURVEY GENERAL NOTES**
- THE PURPOSE OF THIS SURVEY IS TO MAKE A SURVEY RECORD OF THE LANDS SHOWN.
  - FIELD WORK PERFORMED WITH 2-TRIANGLE IN-3 GPS RECEIVERS THE MONTH OF NOVEMBER, 2018.
  - THE SURVEY INSTRUMENT CONTAINED IN THIS INSTRUMENT IS THE DEEDS IN ITEM 7A BELOW, USING CORNERS FOUND AND ACCEPTED AS SHOWN.
  - THE DIMENSIONS SHOWN ARE BASED ON 96" UNCAPPED REBAR BRONZE FINISHES SHOWN IN PARENTHESES ARE SHOWN IN ITEM 7A BELOW. THE DIMENSIONS SHOWN IN PARENTHESES ARE THE DIMENSIONS FROM THE RECORD PLAT LISTED BELOW AS SHOWN.
  - THIS LAND LIES ENTIRELY OUTSIDE THE 100-YEAR FLOODPLAIN (1% CHANCE) IN ZONE "X", ACCORDING TO THE FLOOD HAZARD BOUNDARY MAP (F-H-04) PANEL NO. 5003.
  - ZONING OF THE LANDS SHOWN HEREON IS "O-3", MAJOR DEVELOPMENT AREA. SOME RESTRICTIONS MAY APPLY. DOCUMENTS USED TO DETERMINE THE BOUNDARIES SHOWN ARE:
  - WARRANTY DEEDS TO CLOYDE, RECORDED ON AUGUST 4, 2018 IN BOOK 381, PAGE 1887;
  - LONGHORN RANCH SUBDIVISION, RECORDED ON JUNE 18, 1984 IN BOOK 10, PAGE 100, IN PLAT CABINET A, SLIDE 31E;
  - PLAT OF LANDS OF THE ESTATES OF CAROL JACQUELINE, RECORDED ON JUNE 24, 2006, IN CABINET E, SLIDE 15;
  - EVERY DOCUMENT OF RECORD REFERRED AND CONSIDERED HEREON HAS BEEN RESEARCHED BY OREN & ASSOCIATES, INC. THE SURVEYOR HAS MADE NO INVESTIGATION OR RESEARCH OF RECORDS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP OR TITLE EVIDENCE, OR OTHER FACTS THAT AN ACCURATE AND CURRENT ABSTRACT MAY DISCLOSE.

- LEGEND**
- FOUND "TEE" NAIL
  - FOUND "TEE" NAIL
  - SET 6"Ø X 1'Ø LONG REDBAR WITH YELLOW CAP STAMPED "O.A. PS 14401" AS WITNESS CORNER INDICATED.
  - BOUNDARY LINE
  - EASEMENT LINE
  - WIRE FENCE
  - OVERHEAD POWER LINE



CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	25.00'	32.30°	40.39'	N 44°53'17\"/>	

LINE	BEARING	DISTANCE
L1	N 78°08'08\"/>	

**SURVEYOR'S CERTIFICATION**

I, CHRISTOPHER S. BENSON, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 14401, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, ON NOVEMBER 15, 2018; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT; AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.



*Christopher Benson*  
DATE

**INDEXING INFORMATION FOR THE COUNTY CLERK**

OWNER: ROGER MIKE CLOYDE

SUBDIVISION: TRACT A, LONGHORN RANCH SUBDIVISION, BLOCK 2

SECTION 18, T9N, R10E, N.M.P.S., TORRANCE COUNTY, N.M.

**Oren & Associates**  
SURVEYING & CONSULTING  
200 W. 1ST ST. SUITE 100  
TULSA, OK 74103  
PHONE: 918.466.1111  
FAX: 918.466.1112

DATE	11/29/18	TIME	12:00 PM
BY	CSB	BY	MARK
NO.	18-119	REV.	1810
DATE	11/29/18	TIME	12:00 PM
BY	CSB	BY	MARK
NO.	18-119	REV.	1810

Sheet 1 of 1



**APPENDIX "E"**

New Mexico Environment Department		UOCP Operator Lookup		Drinking Water Program	
County Map of NM		Water System Search		Help	
Water System Facilities	Violations - Enforcement Actions	TCR Sample Results	GWR Sample Results	TTHM/HAA5 Summary	
Sample Points	Assistance Actions	Recent Positive TCR Results		PDOC Summary	
Sample Schedules / Plans / Plans	Compliance Schedules	Other Chemical Results		Chlorine Summary	
Site Visits - Milestones	TOC/Alkalinity Results	Chemical Results by Name Code		Eubodis Summary	
Operators - All POC	LRAA (TTHM/HAA5)	Recent Non-TCR Sample Results		TCR Sample Summary	
<b>Water System Detail Information</b>					
Water System No.:	NM3591330			Federal Type:	NP
Water System Name:	ZIA RV PARK			Federal Source:	
Principal County Served:	TORRANCE			System Status:	I
Principal City Served:	MORIARTY			Activity Date:	12-21-2010
Federal Population:	500			NDDDES Permit No	

Water System Contacts			
Type	Contact	Communication	
AC - Administrative Contact	SATTERLEE, ROBERT 740 E. Abrahames Rd. MORIARTY, NM 87035	Phone Type	Value
		BUS - Business	505-832-9796

Sources of Water			
Name	Type	Activity	Availability
WELL #1	WL	I	P

Source Water Percentages			
Surface Water	0	Surface Water Purchased	0
Ground Water	100	Ground Water Purchased	0
Ground Water UDI	0	Ground Water UDI Purchased	0

Water Purchases	
Water System / Treatment Status	
No Water Purchases	

Buyers of Water	
Water System / Population / Availability (Blank, (S)easonal, (E)mergency, (I)nterim, (P)ermanent, (O)ther	



No Buyers

Total Population Served = 500

Total Population Served included ALL active connections, including emergency.

Annual Operating Period(s)					
Effective Begin Date	Effective End Date	Start Month/Day	End Month/Day	Type	Population
10-01-1983	No End Date	1/1	12/31	T	500

Service Connections			
Type	Count	Meter Type	Meter Size
CB	68	UM	0

Service Area	
Code	Name
T	OTHER TRANSIENT AREA

Regulating Agencies	
Name	Alias/Inspector
NEW MEXICO ENVIRONMENT DEPARTMENT	
ALBUQUERQUE AREA OFFICE	
ALBUQUERQUE SYSTEM OVERSIGHT INACTIVE	

Water System Historical Names
Historical Name(s)

System Certification Requirements		
Certification Name	Code	Begin Date

WS Flow Rates		
Type	Quantity	UOM

WS Measures		
Type	Quantity	UOM

WS Indicators		
Type	Value	Date
SSWP - State Source Water Program	NO	12-01-2009



APPENDIX "F"




# New Mexico Office of the State Engineer

## Water Right Summary



**WR File Number:** E 07959      **Subbasin:** E      **Cross Reference:** -  
**Primary Purpose:** SAN 72-12-1 SANITARY IN CONJUNCTION WITH A COMMERCIAL USE  
**Primary Status:** PMT PERMIT  
**Total Acres:**      **Subfile:** -  
**Total Diversion:** 3      **Cause/Case:** -  
**Owner:** ZIA CAMPGROUND  
**Contact:** ROBERT SATTERLEE

**Documents on File**

Trn #	Doc	File/Act	Status		Transaction Desc.	From/To		Acres	Diversion	Consumptive
			1	2						
 200128	72121	2001-02-08	PMT	NC	E 07959 POD1		T		3	

**Current Points of Diversion**

POD Number	Source	Q (NAD83 UTM in meters)						Other Location Desc		
		64	Q16	Q4	Sec	Tws	Rng		X	Y
<u>E 07959 POD1</u>	Shallow	3	1	2	18	09N	10E	411836	4002550	

The data is furnished by the NMOSE/ISC and is accepted by the recipient with the expressed understanding that the OSE/ISC make no warranties, expressed or implied, concerning the accuracy, completeness, reliability, usability, or suitability for any particular purpose of the data.

11/7/18 3:06 PM

WATER RIGHT SUMMARY

WHCI-24047  
\$500  
Subg.

OK - [Signature]

File Number: E 07959

NEW MEXICO STATE ENGINEER OFFICE  
APPLICATION FOR PERMIT TO USE UNDERGROUND WATERS  
IN ACCORDANCE WITH SECTION 72-12-1 NEW MEXICO STATUTES

1. APPLICANT

Name: ZIA CAMPGROUND Work Phone: 5058329796  
Contact: ROBERT SATTERLEE Home Phone: 5058329796  
Address: 740 E. ABRAHAMES ROAD  
City: MORIARTY State: NM Zip: 87035

2. LOCATION OF WELL (E thru H optional)

A. SW 1/4 NW 1/4 NE 1/4 Section: 18 Township: 09N Range: 10E N.M.P.M.  
in Torrance County ✓

B. X = \_\_\_\_\_ feet, Y = \_\_\_\_\_ feet, N.M. Coordinate System  
Zone in the \_\_\_\_\_ Grant.  
U.S.G.S Quad Map 43 3 3

C. Give State Engineer File Number if existing well \_\_\_\_\_

D. On land owned by Richard E. Satterlee Trust

E. Tract No. \_\_\_\_\_ Map No. \_\_\_\_\_ of the \_\_\_\_\_

F. Lot No. \_\_\_\_\_ Block No. \_\_\_\_\_ of Unit/tract \_\_\_\_\_ of the  
Subdivision recorded in County.

G. Latitude \_\_\_\_\_ Longitude \_\_\_\_\_

H. Other \_\_\_\_\_

3. USE OF WATER

SAN: Drinking and sanitary purposes and the irrigation of non-commercial trees, shrubs and lawns in conjunction with a commercial operation.

METER REQUIRED  
SEE CONDITION OF  
APPROVAL # 5a

STATE ENGINEER OFFICE  
ALBUQUERQUE, NEW MEXICO  
01 FEB - 7 PM 2:50

Trn Desc: E 07959  
Log Due Date: 02/08/2003 [Signature]  
Form: wr-01

File Number: E 07959  
Trn Number: 200128



NEW MEXICO STATE ENGINEER OFFICE  
APPLICATION FOR PERMIT TO USE UNDERGROUND WATERS  
IN ACCORDANCE WITH SECTION 72-12-1 NEW MEXICO STATUTES

4. WELL INFORMATION (Change, Repair, Drill, Test, Supplement)

Name of well driller and driller license number:  
UNKNOWN

Approximate depth 605 feet, Outside diameter of casing 6 inches.

Change Location of existing well or replacement well

Repair or Deepen:

Clean out well to original depth

Deepen well from \_\_\_\_\_ to \_\_\_\_\_ feet

Other \_\_\_\_\_

Drill and test a well for \_\_\_\_\_ use.

Supplemental well

5. ADDITIONAL STATEMENTS OR EXPLANATIONS

USE OF WATER INTENDED FOR CAMPGROUND, RV TRAILER  
PARK AND ON-SITE RESIDENCE. WELL APPEARS TO HAVE  
BEEN DRILLED WITHOUT BENEFIT OF PERMIT. *SEARCH*  
OF DISTRICT FILES W/ INFO PROVIDED BY APPLICANT  
COULD NOT ~~LOCATE~~ FIND A PREVIOUS PERMIT.  
ACKNOWLEDGEMENT FOR NATURAL PERSONS

*dept*  
I, Robert Satterbe affirm that the foregoing statements are true to  
(Please Print)  
the best of my knowledge and belief, By: \_\_\_\_\_

[Signature]  
Signature

Signature

NEW MEXICO STATE ENGINEER OFFICE  
APPLICATION FOR PERMIT TO USE UNDERGROUND WATERS  
IN ACCORDANCE WITH SECTION 72-12-1 NEW MEXICO STATUTES

GENERAL CONDITIONS OF APPROVAL (A thru I)

- A The maximum amount of water that may be appropriated under this permit is 3 acre-feet in any year.
- B The well shall be drilled by a driller licensed in the State of New Mexico in accordance with Section 72-12-12 New Mexico Statutes Annotated. A licensed driller shall not be required for the construction of a driven well; provided, that the casing shall not exceed two and three-eighths (2 3/8) inches outside diameter (Section 72-12-12).
- C Driller's well record must be filed with the State Engineer within 10 days after the well is drilled or driven. Well record forms will be provided by the State Engineer upon request.
- D The casing shall not exceed 7 inches outside diameter except under specific conditions in which reasons satisfactory to the State Engineer are shown.
- E If the well under this permit is used at any time to serve more than one household or livestock in a commercial feed lot operation, or for drinking and sanitation purposes in conjunction with a commercial operation, the permittee shall notify the State Engineer Office in writing.
- F In the event this well is combined with other wells permitted under Section 72-12-1 New Mexico Statutes Annotated, the total outdoor use shall not exceed the irrigation of one acre of non-commercial trees, lawn, and garden, or the equivalent outside consumptive use, and the total appropriation for household and outdoor use from the entire water distribution system shall not exceed 3 acre-feet in any year.
- G If artesian water is encountered, all rules and regulations pertaining to the drilling and casing of artesian wells shall be complied with.
- H The amount and uses of water permitted under this Application are subject to such limitations as may be imposed by the courts or by lawful municipal and county ordinances which are more restrictive than applicable State Engineer Regulations and the conditions of this permit.

Trn Desc: E 07959

File Number: E 07959

Log Due Date: \_\_\_\_\_

Trn Number: 200128

Form: wr-01

page: 1

NEW MEXICO STATE ENGINEER OFFICE  
APPLICATION FOR PERMIT TO USE UNDERGROUND WATERS  
IN ACCORDANCE WITH SECTION 72-12-1 NEW MEXICO STATUTES

GENERAL CONDITIONS OF APPROVAL (Continued)

- I The permittee shall utilize the highest and best technology available to ensure conservation of water to the maximum extent practical.

SPECIFIC CONDITIONS OF APPROVAL

- SA A totalizing meter shall be installed before the first branch of the discharge line from the well and the installation shall be acceptable to the State Engineer; the Engineer shall be advised of the make, model, serial number, date of installation, and initial reading of the meter prior to appropriation of water; pumping records shall be submitted to the District Supervisor for each calendar month on or before the 10th day of the following month.

SEE GENERAL CONDITIONS OF APPROVAL.

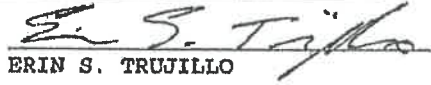
ACTION OF STATE ENGINEER

This application is approved for the use indicated, subject to all general conditions and to specific conditions listed above.

Witness my hand and seal this 08 day of Feb A.D., 2001

Thomas C. Turney \_\_\_\_\_, State Engineer

By:

  
ERIN S. TRUJILLO

Trn Desc: E 07959

Log Due Date: \_\_\_\_\_

Form: wr-01

File Number: E 07959

Trn Number: 200128



COPY ONLY

### WARRANTY DEED

Robert J. Satterlee, a married man dealing in his sole and separate property, for consideration paid, grant to Roger Mike Clyde, an unmarried man, whose address is P.O. Box 2562, Las Vegas, NM 87701 the following described real estate in Torrance County, New Mexico:

Tract designated "A" situate within the North Half of the Northeast Quarter (N1/2NE1/4) of Section Eighteen (18), Township Nine (9) North, Range Ten (10) East, N.M.P.M., as the same is shown and designated on that certain Plat entitled "Plat of Longhorn Ranch Subdivision", prepared by Franklin E. Wilson, N.M.L.S. #6446 on June 9, 1982, filed for record on February 16, 1983 at 3:00 o'clock, P.M., as document number 58258, and filed in Cabinet A-1, Slide 316, Plat Records of Torrance County, New Mexico.

**SUBJECT TO:** Restrictions, Reservations and Easements of record and Taxes for the year 2018 and years thereafter and all other matters of record.

with warranty covenants.

Witness \_\_\_\_\_ hand(s) and seal this 23 day of July, 2018.



*[Signature]*

Robert J. Satterlee

### ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF Colorado

COUNTY OF Adams

This instrument was acknowledged before me on July 23<sup>rd</sup>, 2018, by Robert J. Satterlee.

My Commission Expires: Feb 25<sup>th</sup>, 2019

*[Signature]*  
\_\_\_\_\_  
Notary Public

TORRANCE COUNTY  
LINDA JARAMILLO, CLERK  
002182229  
Book 339 Page 1961  
1 of 1  
08/09/2018 10:01:21 AM  
BY SYLVIA

KAITLYN GRACE MCGILL  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20154008094  
MY COMMISSION EXPIRES FEBRUARY 25, 2019

TORRANCE COUNTY  
LINDA JARAMILLO, CLERK  
002190297  
Book 340 Page 892  
3 of 3  
02/12/2019 09:24:26 AM  
BY SYLVIA



# NEW MEXICO OFFICE OF THE STATE ENGINEER

CHANGE OF OWNERSHIP OF 72-12-1 PERMIT FOR (check one):



<input checked="" type="checkbox"/> Individual	<input type="checkbox"/> Corporation
<input type="checkbox"/> Trustee	<input type="checkbox"/> Partnership
<input type="checkbox"/> Estate	<input type="checkbox"/> Limited Liability Co.

**1. OWNER OF RECORD (Seller)**

Name: ZIA CAMPGROUND	Name: ROBERT SATTERLEE
Phone: 505-832-9796 Phone (Work):	<input checked="" type="checkbox"/> Home <input type="checkbox"/> Cell Phone (Work):
a. Owner of Record File No: E-7959	b. Sub-file No.: c. Cause No.:



**2. NEW OWNER (Buyer) Note: If more owners need to be listed, attach a separate sheet. Attached?  Yes**

Name: ROGER MIKE CLYDE	Name: ODEN & ASSOCIATES, INC.
Contact or Agent: check here if Agent <input type="checkbox"/>	Contact or Agent: check here if Agent <input checked="" type="checkbox"/> TIM ODEN
Mailing Address: 740 ABRAHAMES ROAD	Mailing Address: PO BOX 1976
City: MORIARTY	City: MORIARTY
State: NM Zip Code: 87035	State: NM Zip Code: 87035
Phone: 505-307-5576 Phone (Work):	Phone: 505-401-2966 Phone (Work): 505-832-1424
E-mail (optional): AMERSCOT51@GMAIL.COM	E-mail (optional): TODEN@ODENASSOCIATES.COM

Required: Submit warranty deed(s) or other instrument(s) of conveyance properly recorded with the county clerk's office.

**3. PURPOSE OF USE & AMOUNT CONVEYED**

Check all that apply: <input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Livestock <input type="checkbox"/> Multiple House <input checked="" type="checkbox"/> Drinking & Sanitary	Amount of Water (acre-feet per annum): 3
--	---

**4. LIST ALL KNOWN WELL (POD) FOR THE 72-12-1 PERMIT CONVEYED**

OSE POD No.	Well Tag ID No. (if applicable)	Subdivision	Section or X	Township or Y	Range
E-7959		SW1/4 NW1/4 NE1/4	18	8N	10E
			1746225	1458726	

**5. CHECK HERE IF WELL IS SHARED BY MULTIPLE HOUSEHOLDS:**

Note: Attach an updated list of lots served and owner contact information.

FOR OSE INTERNAL USE

File No: <del>E-7959</del> E-07959	Trm. No.: 6037753	Well Tag ID No. (if applicable):
Trans Desc. (optional):	Sub-Basin: E	Receipt No.: 1-58584

TORRANCE COUNTY  
LINDA JARAMILLO, CLERK  
002190297  
Book 340 Page 890  
1 of 3  
02/12/2019 09:24:28 AM  
BY SYLVIA

6. ADDITIONAL STATEMENTS OR EXPLANATIONS

WARRANTY DEED TO ROGER MIKE CLYDE FOR TRACT A (ZIA CAMPGROUND) WAS RECORDED ON 8/9/2018, IN BOOK 339, PAGE 1961, AND IS ATTACHED AS THE "CONVEYANCING INSTRUMENT".

ACKNOWLEDGEMENT FOR INDIVIDUAL

I, We (name of owner(s)), ROGER MIKE CLYDE

Print Name(s)

affirm that the foregoing statements are true to the best of (my, our) knowledge and belief.

Signature

*Roger M. Clyde*

Signature

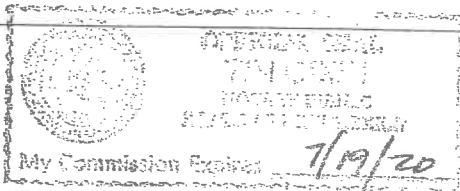
State of

~~Arizona~~ New Mexico

County of

TOLRANCE )  
SS.

This instrument was acknowledged before me this 31<sup>st</sup> day of January A.D., 20 19, by (name of owner(s)):



Notary Public:

My commission expires:

*[Signature]*  
7/19/20

ACKNOWLEDGEMENT FOR CORPORATION

I, We (name of owner(s)),

Print Name(s)

affirm that the foregoing statements are true to the best of (my, our) knowledge and belief.

Officer Signature

Officer Signature

State of

County of

)  
SS.  
)

This instrument was acknowledged before me this \_\_\_ day of \_\_\_ A.D., 20 \_\_\_, by the following on behalf of said corporation.

Name of Officer: \_\_\_\_\_

Title of Officer: \_\_\_\_\_

Name of Corporation Acknowledging: \_\_\_\_\_

State of Corporation: \_\_\_\_\_

TOLRANCE COUNTY  
LINDA JARAMILLO, CLERK  
002130197  
Book 340 Page 991  
2 of 2  
03-12-2019 09:24:26 AM  
BY SYLVIA

Notary Public:

My commission expires: \_\_\_\_\_

FOR OSE INTERNAL USE

Change of Ownership, Form wr-02d, Rev 9/08/17

File No.: E-7959

Trn. No.: 637763

Well Tag ID No. (if applicable):

Trans Desc. (optional):

Sub-Basin: E

Receipt No.: 158584



Hall Environmental Analysis Laboratory  
4901 Hawkins NE  
Albuquerque, NM 87109  
TEL: 505-345-3975 FAX: 505-345-4107  
Website: [www.hallenvironmental.com](http://www.hallenvironmental.com)

February 07, 2020

Roger Clyde  
Zia RV Park  
740 E. Abrahames Rd.  
Moriarty, NM 87035  
TEL: (505) 307-5576  
FAX

RE: NM3591330  
Zia RV Park

OrderNo.: 2002083

Dear Roger Clyde:

Hall Environmental Analysis Laboratory received 1 sample(s) on 2/4/2020 for the analyses presented in the following report.

These were analyzed according to EPA procedures or equivalent. To access our accredited tests please go to [www.hallenvironmental.com](http://www.hallenvironmental.com) or the state specific web sites. In order to properly interpret your results, it is imperative that you review this report in its entirety. See the sample checklist and/or the Chain of Custody for information regarding the sample receipt temperature and preservation. Data qualifiers or a narrative will be provided if the sample analysis or analytical quality control parameters require a flag. When necessary, data qualifiers are provided on both the sample analysis report and the QC summary report, both sections should be reviewed. All samples are reported, as received, unless otherwise indicated. Lab measurement of analytes considered field parameters that require analysis within 15 minutes of sampling such as pH and residual chlorine are qualified as being analyzed outside of the recommended holding time.

Please don't hesitate to contact HEAL for any additional information or clarifications.

ADHS Cert #AZ0682 -- NMED-DWB Cert #NM9425 -- NMED-Micro Cert #NM0901

Sincerely,

A handwritten signature in black ink, appearing to read 'Andy Freeman', is written over a light blue horizontal line.

Andy Freeman  
Laboratory Manager  
4901 Hawkins NE  
Albuquerque, NM 87109

# Hall Environmental Analysis Laboratory, Inc.

**Analytical Report**  
 Lab Order 2002083  
 Date Reported: 2/7/2020

**CLIENT:** Zia RV Park  
**Project:** NM3591330  
**Lab ID:** 2002083-001

**Matrix:** AQUEOUS

**Client Sample ID:** Zia RV Park  
**Collection Date:** 2/4/2020 8:30:00 AM  
**Received Date:** 2/4/2020 11:34:00 AM

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
<b>SM 9223B TOTAL COLIFORM</b>						
Total Coliform	Absent	0		P/A	1	2/5/2020 4:05:00 PM
E. Coli	Absent	0		P/A	1	2/5/2020 4:05:00 PM

Analyst: KMN

Refer to the QC Summary report and sample login checklist for flagged QC data and preservation information.

<b>Qualifiers:</b>	*	Value exceeds Maximum Contaminant Level.	B	Analyte detected in the associated Method Blank
	D	Sample Diluted Due to Matrix	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits
	ND	Not Detected at the Reporting Limit	P	Sample pH Not In Range
	PQL	Practical Quantitative Limit	RL	Reporting Limit
	S	% Recovery outside of range due to dilution or matrix		



Hall Environmental  
Analysis Laboratory

4901 Hawkins NE Albuquerque, NM 87109  
Tel: 505-345-3975 Fax: 505-345-4107  
www.hallenvironmental.com  
NM Certification# NM9425

HEAL WO#

2002083-001

Water Supply System Name: <u>ZIA R.V. PARK</u>	
WSS Code No: <u>NM 3591880</u>	<input type="checkbox"/> Non-Chlorinated
Date Collected: <u>2/4/20</u>	Time Collected (24 hr): <u>8:30 A</u>
<input type="checkbox"/> Chlorinated: Residual Cl _____ mg/L OR Total Cl _____ mg/L	

Samples Analyzed by SM 92223B

Please circle the "Type" of sample from one of the six selections below and only fill out shaded boxes associated with type selected. All samples are considered for compliance except for special samples.

1. Routine	Sample Point ID:	Location:
2. Repeat	Sample Point ID: Original Lab Sample ID#	Location:
3. GW Triggered Source	Source Facility ID: Original Lab Sample ID#	Facility Name: Sample Point ID:
4. GW Repeat (GW triggered was ec+)	Source Facility ID: Triggered Source Lab Sample ID#	Facility Name: Sample Point ID:
5. Special	Location: <u>ZIA R.V. PARK</u>	
6. E-Coli Enumeration (LT2)	Facility ID: Turbidity (ntu's)	Facility Name: Sample Point ID:

<b>FIELD SAMPLE DATA</b>	pH:	Conductivity (µS/cm)	Temp.(C):
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Comments:

Collected by: (print) <u>ROGER CLYDE</u>	Sampler/ Operator ID# NM _____	Phone Number: <u>505-307-5570</u>
		Email: <u>AMERSCOTS1@9MAIL.COM</u>

Relinquished by: (print) <u>ROGER CLYDE</u>	Signature: <u>[Signature]</u>	Date: <u>02/04/2020</u>	Time: (24hr) <u>1134</u>
Received by: (print) <u>Erin Melendez</u>	Signature: <u>[Signature]</u>	Date: <u>2/4/20</u>	Time: (24hr) <u>1134</u>
Relinquished by: (print)	Signature:	Date:	Time: (24hr)
Received by: (print)	Signature:	Date:	Time: (24hr)
Relinquished by: (print)	Signature:	Date:	Time: (24hr)
Received by: (print)	Signature:	Date:	Time: (24hr)

Lab Use only

Received via: <input checked="" type="checkbox"/> Client Drop off <input type="checkbox"/> Courier <input type="checkbox"/> UPS <input type="checkbox"/> FedEx	On Ice: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Custody Seal: <input checked="" type="checkbox"/> Present & Intact <input type="checkbox"/> Not Present/ Not Intact	IR Temp (°C)    Correction Factor    Corrected Temp
Labeled by: <u>ENM 2/4/20</u>	<u>1.1</u> <u>±0.1</u> <u>1.2 °C</u>
Reviewed by: <u>DAD 2/4/20</u>	Date    Time
	@ <u>12:55</u>

WS Contacted

Person Notified:	By:	Date:
Regarding:		

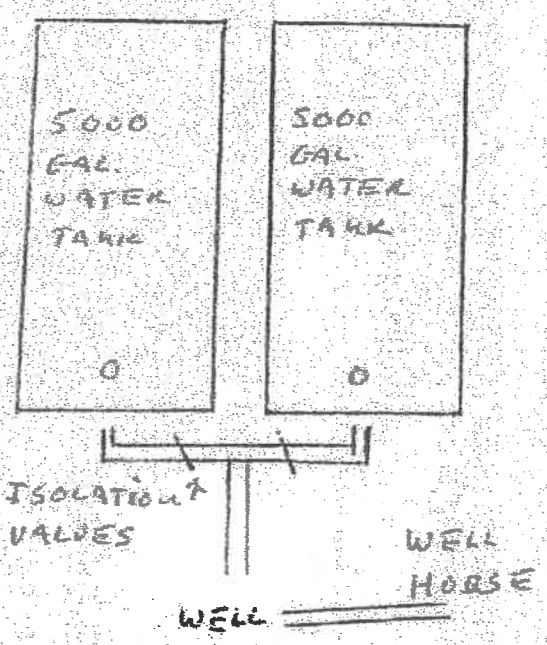
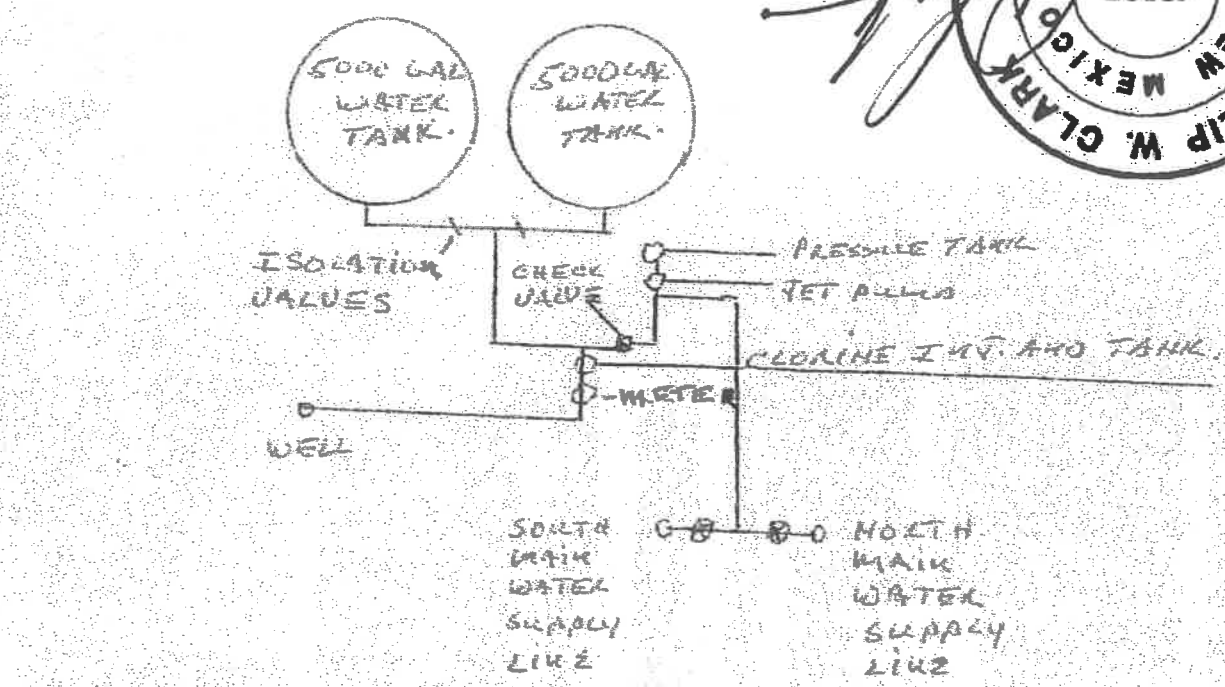


W

GAS - ESTIMATE  
LAT: 35° 0' 0"  
LONG: 105° 55' 30"  
WTR. SYS. NO. HM 3591330  
FILE NO. E-7459



S



ZIA L.O. PARK  
ROGER CLYDE  
740 E. ABRAHAM  
MORIARTY, N.M. 8-  
COUNTY OF TORRELL



**NEW MEXICO  
ENVIRONMENT DEPARTMENT  
ENVIRONMENTAL HEALTH BUREAU**



**MICHELLE LUJAN  
GRISHAM**  
Governor

121 Tijeras Ave. NE , Ste 1000  
Albuquerque, NM 87102  
Phone (505) 222-9500 Fax (505) 222-9510  
[www.env.nm.gov](http://www.env.nm.gov)

**JAMES C. KENNEY**  
Secretary

**HOWIE C. MORALES**  
Lt. Governor

**JENNIFER PRUETT**  
Deputy Secretary

February 25, 2020

Roger Clyde  
740 East Abrahames Rd  
Moriarty, NM 87035

**Subject: Notice of Action Taken, Permit #015396 has been Granted for construction of proposed Liquid Waste Treatment and Disposal System (Septic System)**

Dear Roger Clyde,

This letter serves as notification of the New Mexico Environment Department's (NMED's) action on your Liquid Waste Permit Application. Your Permit to Construct has been Granted by the NMED's Environmental Health Bureau. This is a permit for construction of your septic system as described in your permit application. Please review the following requirements:

**Standard Construction Requirements**

1. All systems shall be installed in accordance with the permit application and site plan drawing as submitted and all system components shall be properly identified as to manufacturer and shall meet all specifications in 20.7.3 NMAC.
2. Any change from the approved permit plans and specifications, including change of installer, must receive NMED approval prior to implementation.
3. Should an amendment to this permit be required, you must submit the amendment in writing within 7 days of the completion of the installation. If the system location is different from the location that was approved you must submit an As-Built drawing showing the actual system location.
4. The person doing the work authorized by this permit, shall notify the local field office, orally or in writing, to schedule an inspection time, a minimum of 2 working days prior to the inspection. An appointment time must be agreed to by the NMED inspector.
5. The department will assess a \$50 re-inspection fee if the work is not ready for inspection at the time of the scheduled inspection.
6. In the event that the NMED inspector is not at your site within one hour of the appointed time of the inspection, the licensed contractor shall take photographs that accurately identify the site and the installation. The installer shall complete the required Photo-Inspection forms and submit them to the local field office. Failure to provide adequate photographic evidence of proper installation may require excavation of the system for verification of proper installation. Photo inspections are not allowed for Homeowner installations.

Homeowner installations must be inspected by NMED.

7. For Installer Specialists only: An installer specialist shall notify NMED, orally or in writing, of the day and the time the work will be ready for inspection. Such notice shall be given, at least two days, calculated to the hour, prior to the time of the requested inspection. If the NMED inspector does not arrive at the site within one hour of the notified time of completion, the installer specialist shall take digital photographs of all components of the installation and shall complete an inspection form provided by the department. The installer specialist shall provide electronic copies of the photographs and inspection form to the department within 5 working days.

8. NMED may require testing to verify watertight construction of any tank or treatment unit. In addition a flow test or operational test may be required to verify initial functioning of the system.

9. This permit is valid for one year. The system must be installed within one year from the date of issuance or the permit may be cancelled by NMED.

10. If your permit was "Granted with Conditions" you will receive a separate Permit Conditions Letter.

If you have any questions or comments, you may contact me at the address and telephone number stated above.

Sincerely,

John Rhoderick, Environmental Health Inspector  
Environmental Health Bureau  
New Mexico Environment Department



New Mexico Environmental Department  
Environmental Health Bureau

On-site Liquid Waste System

# Permit to Construct

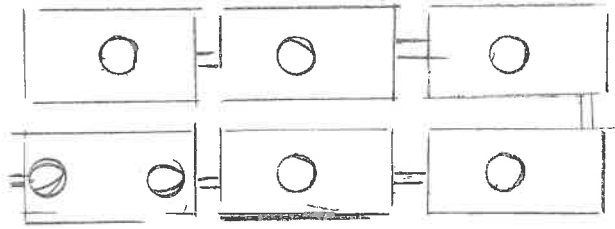
**Owner Name:** Roger Mike Clyde  
**Installer Name:** SW Composites Inc. dba York Septic Systems  
**System Location:** 740 East Abrahames Road, Moriarty, NM 87035  
**System Type:** Commercial  
**Permit Number:** 015396

*The New Mexico Environment Department may cancel this permit for failure to meet any of the following:  
failure to complete the system within one year, for providing inaccurate or incomplete information, or  
failure to notify NMED to schedule an inspection within a minimum of 2 working days prior to the inspection.*

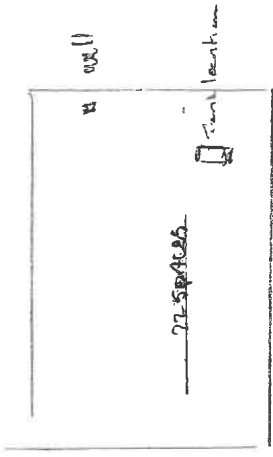
**Date Issued:** February 25, 2020  
**Date of Expiration:** February 24, 2021

  
\_\_\_\_\_  
Authorizing Official  
NMED

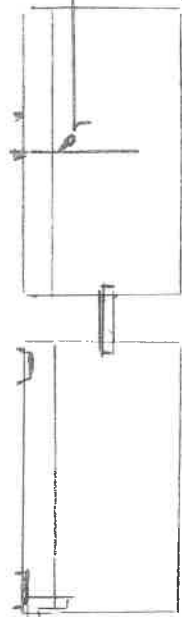
1st tank rises  
and inlet and  
outlet →



↳ 1st tank rising  
in series



Subst. of  
Normal Inlet  
Height



Common Between Tanks  
at 50 Percent

Highwater alarm @ 80 Percent of Volume

ZINA RU PRAK  
740 EAST ABOGAYANES  
MAGHREB, NIM 87085



**NEW MEXICO WASTE SERVICES INC.**

PO BOX 3030  
 MORIARTY, NM 87035  
 505-832-9005

**INVOICE**

Bill To:  
 ZIA RV PARK  
 CLYDE, ROGER  
 740 ABRAHAMS RD E  
 MORIARTY, NM 87035

Account Summary	
Account Number	2989801
Invoice Date	2/20/20
Invoice Number	72016
Date Due	2/20/20
Invoice Total	\$112.83
<b>TOTAL DUE</b>	<b>\$0.00</b>
Amount Enclosed	
\$	

Commercial Services

-----PLEASE DETACH HERE AND RETURN ABOVE PORTION WITH YOUR PAYMENT. USE REVERSE SIDE WITH ENVELOPE-----

Date:	Ref Nbr:	PO#:	Description:	Units:	S/Unit:	Subtotal:										
		PAID		<table border="1"> <thead> <tr> <th colspan="3">PAYMENTS APPLIED</th> </tr> <tr> <th>DATE</th> <th>CHECK/REF NBR</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>02/20/2020</td> <td>Visa-4581 A10F9AC6E79C/082267</td> <td>(112.83)</td> </tr> </tbody> </table>			PAYMENTS APPLIED			DATE	CHECK/REF NBR	AMOUNT	02/20/2020	Visa-4581 A10F9AC6E79C/082267	(112.83)	
PAYMENTS APPLIED																
DATE	CHECK/REF NBR	AMOUNT														
02/20/2020	Visa-4581 A10F9AC6E79C/082267	(112.83)														
02/20/2020	Prorated Service-2/26/2020 to 3/31/2020	Prorated Service-2	<u>Service Location:</u> Site Act Nbr: 2989801 ZIA RV PARK 740 ABRAHAMS RD E MORIARTY, NM 87035 4 Yd. Container- 1 x week	1.00	\$105.70	\$105.70										
				<table border="1"> <thead> <tr> <th>Current</th> <th>30-59</th> <th>60-89</th> <th>90+</th> </tr> </thead> <tbody> <tr> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> </tr> </tbody> </table>			Current	30-59	60-89	90+	\$0.00	\$0.00	\$0.00	\$0.00	Charges: \$105.70 Taxes & Fees: \$7.13 Invoice Total: \$112.83 <b>TOTAL DUE: \$0.00</b>	
Current	30-59	60-89	90+													
\$0.00	\$0.00	\$0.00	\$0.00													



# EXHIBIT 2

# TORRANCE COUNTY

NOTICE OF ACTION ON TRACT A BLK 2  
LONGHORN RANCH BEING 740 ABRAHAMS  
FOR SPECIAL USE-CHANGE IN ZONING  
FOR OPERATION OF AN R.V. PARK

THE COUNTY ZONING BOARD HAS SCHEDULED A PUBLIC MEETING ON (DATE/TIME)

APRIL 1, 2020 9:30 AM

THE COUNTY HAS SCHEDULED A PUBLIC MEETING ON (DATE/TIME)

THE COUNTY HAS SCHEDULED A PUBLIC HEARING ON (DATE/TIME)

AT THE COUNTY ADMINISTRATIVE BUILDING

FOR INFORMATION CALL (505) 544-4391 OR FAX (505) 0311612020

THIS SIGN SHALL BE POSTED

16:59

FROM

3/16/20

TO

4/2/20

IT IS ILLEGAL FOR AN UNAUTHORIZED PERSON TO REMOVE OR TAMPER WITH THIS SIGN



D  
R. BURDE



03/16/2020 16:59







③ R. CURTIS

03/16/2020 17:01



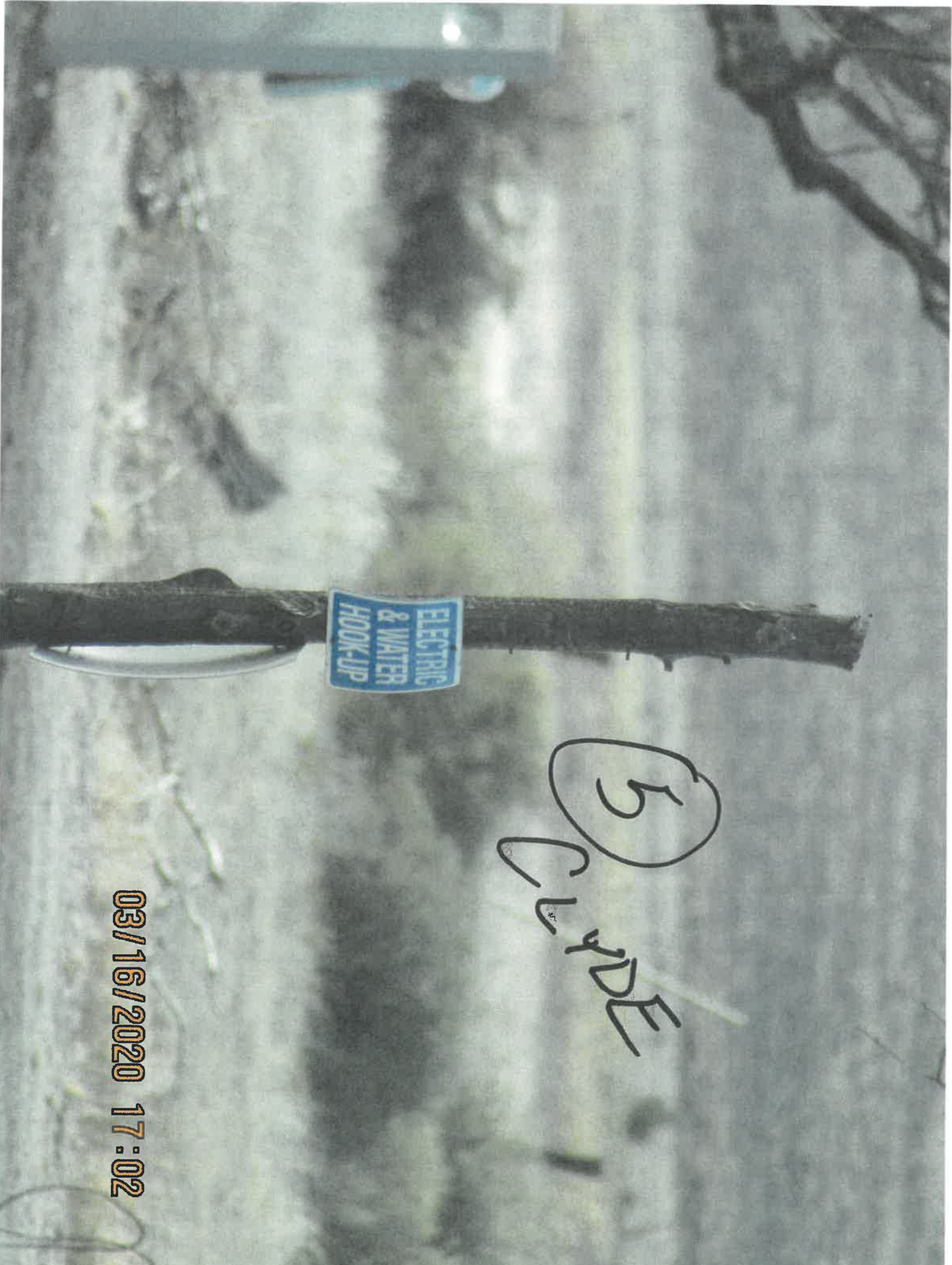


DIFFSITE  
IN JURDICTION

④  
LURRY

03/16/2020 17:01



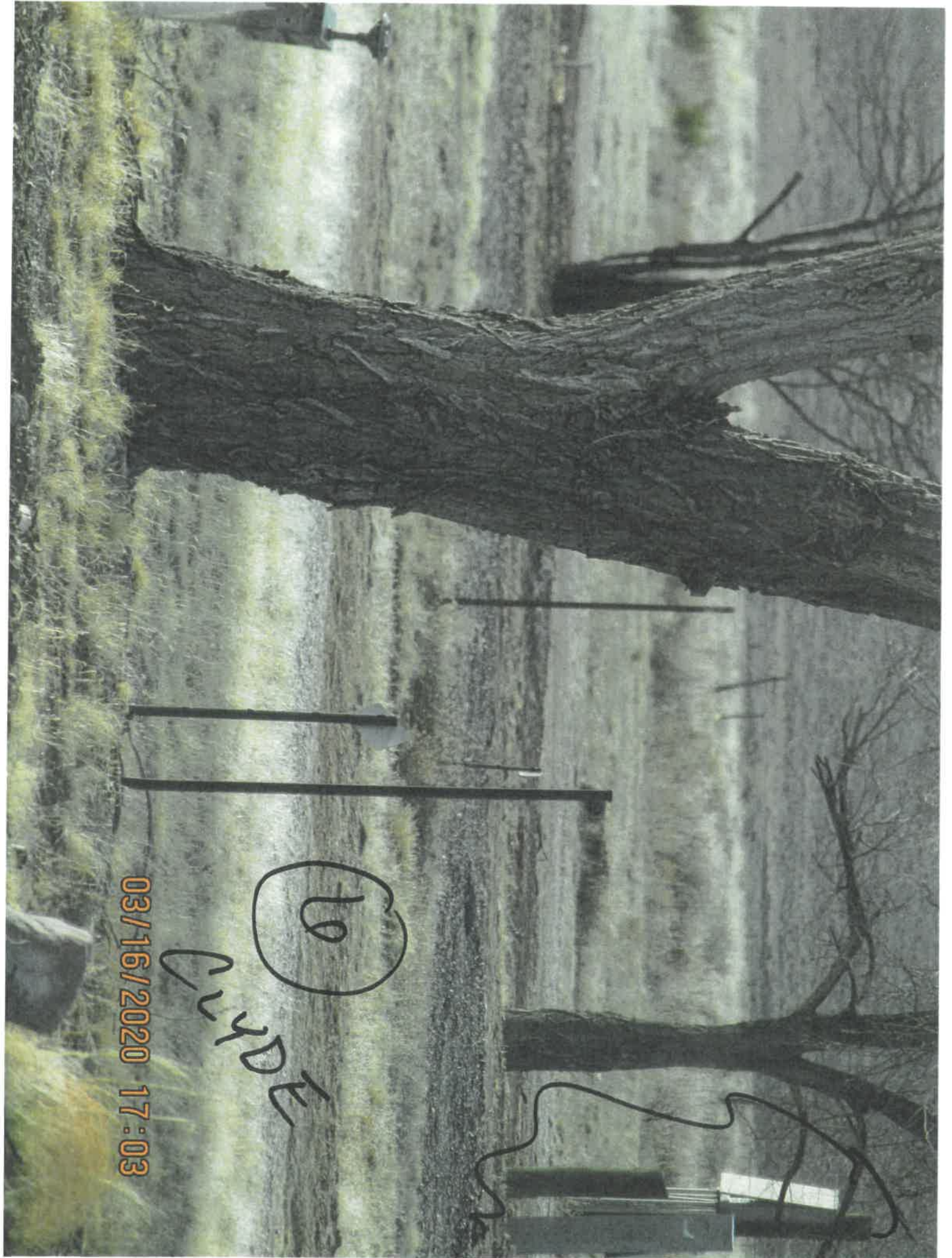


ELECTRIC  
& WATER  
HOOK-UP

5  
CUT

03/16/2020 17:02





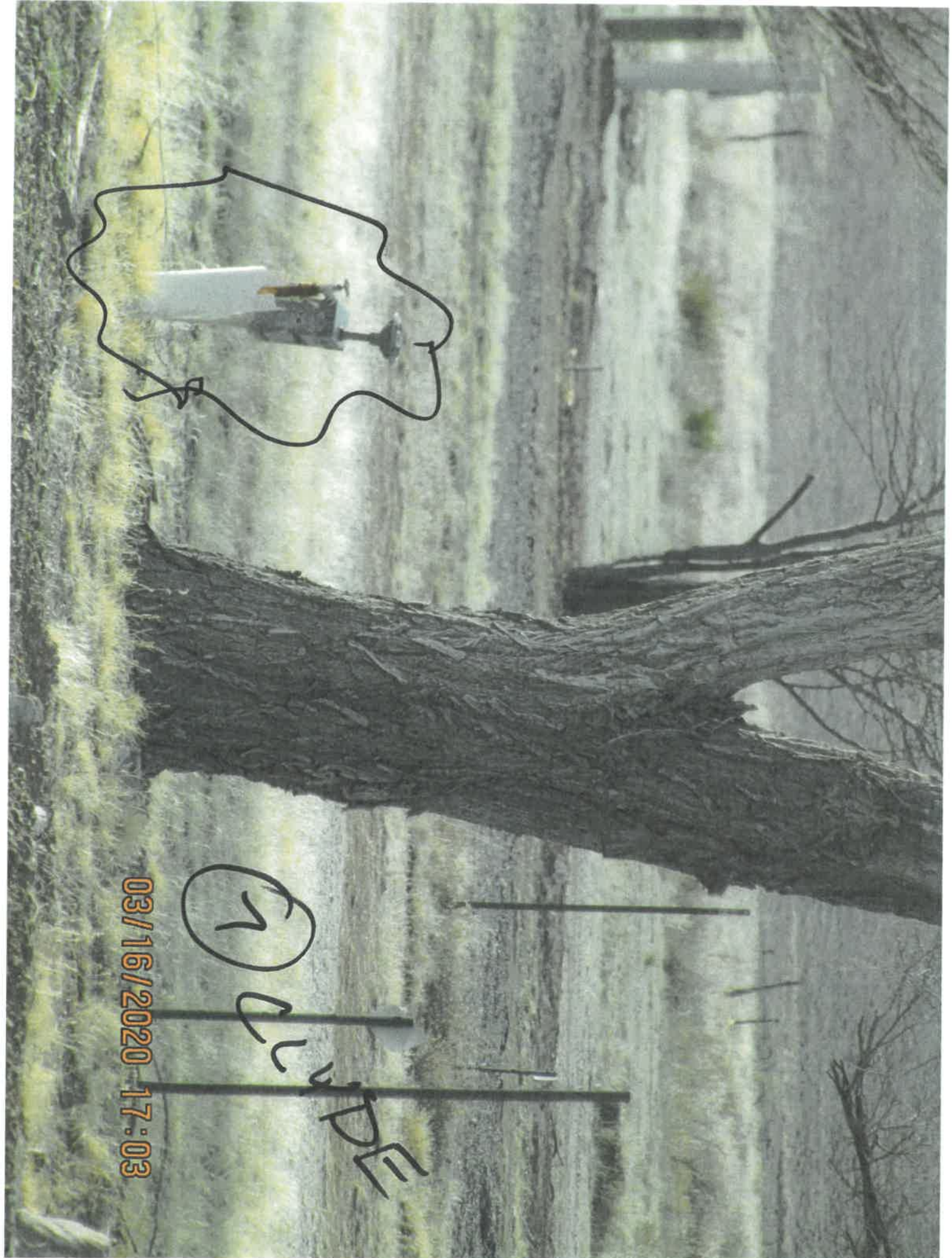
03/16/2020 17:03

⑩  
CYNDE



51 CUMDLE

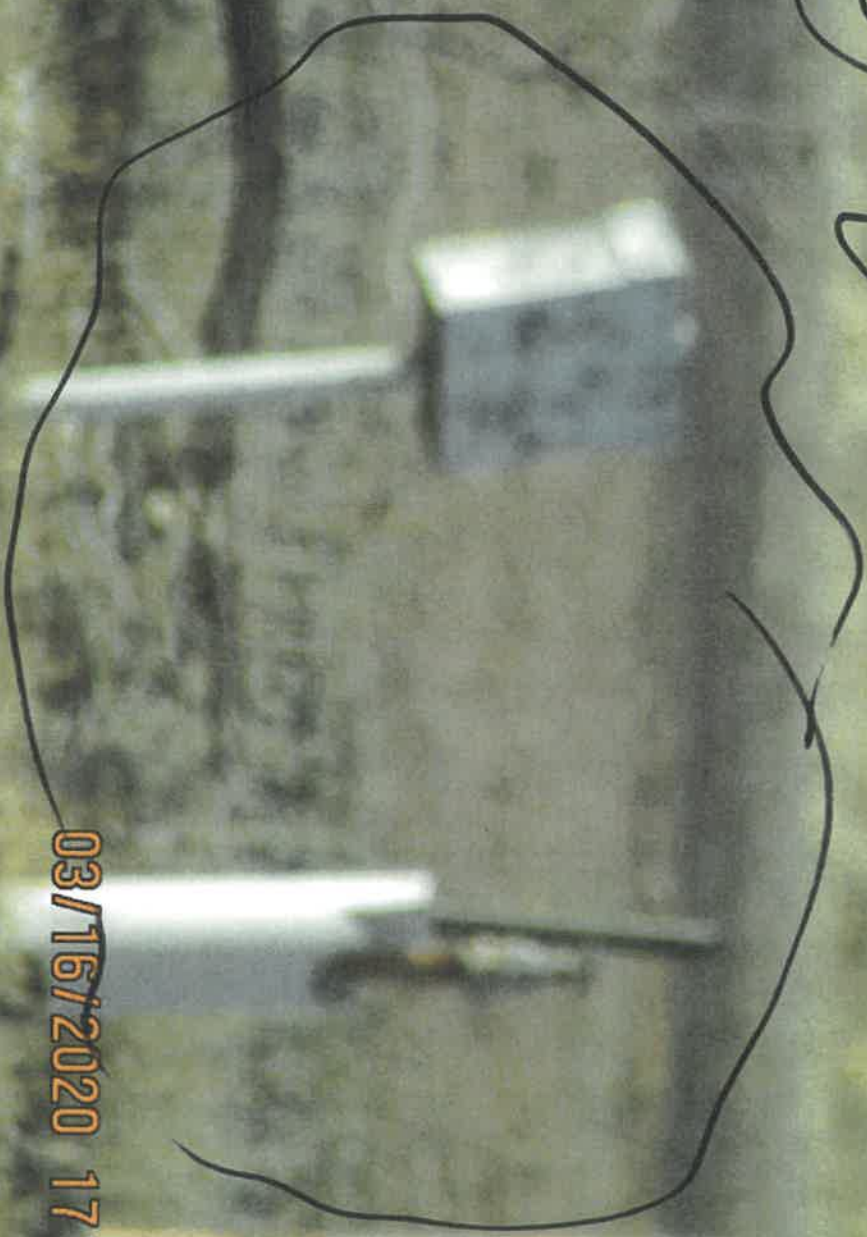
03/16/2020 17:03





⑧

CVRDE



03/16/2020 17:03



9  
CVDF

03/16/2020 17:03





ROGER WYDE  
21A RV 203 EXIT

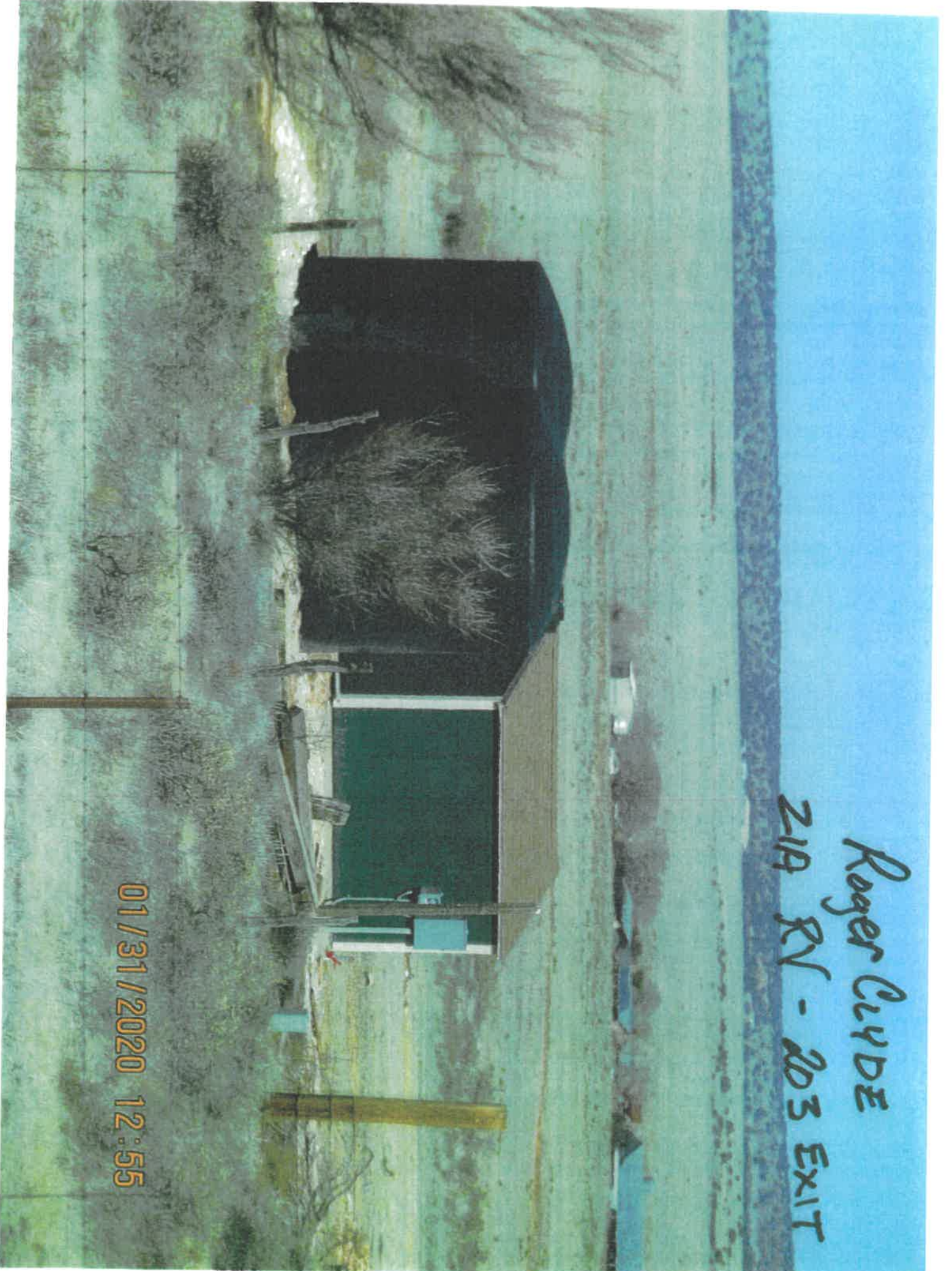
01/31/2020 12:56





Roger CUYDE  
21A RV - 203 EXIT

01/31/2020 12:55



# EXHIBIT 3



### 3. Special Use: RV Park

Applicant: Roger Clyde  
Agent: Self  
Site: Tract A, Block 2, Longhorn Ranch Subdivision, Located in NE4 Section 18, T.9N., R10E., NMPM  
Zone: D-3 Major Development/ Adult Land Uses

**Chairman Graham** introduced the item. **Mr. Roger Clyde** came forward and was sworn. He explained that the intention was to restore and reopen what was once known as the Zia RV Park and Campground. Demolition and clean-up had taken place to wipe the slate clean and start over. Feedback from the community on the project had been positive. Their hope was that this restoration would lead to further development at the junction. When they opened the intent was there would be one row with 22 full hook up sites. The remainder would be "dry" sites with water hook up only until they could be further developed. Plans were in place to install a new liquid waste system and restore the water system. Over time all existing structures would be replaced with new structures meeting current standards and regulations. The site was pleasant and included trees and scenery. He had already had inquiries in regard to long term stays. He requested that due to the views and isolation a privacy fence requirement be waived. He explained that future plans included a conventional built residence at the park for the owner or caretaker. No mobile homes would be allowed. The site could also be used for other outdoor events. The site was just under eleven acres and the park would use between three and four acres allowing room for further development of the site. **Chairman Graham** asked if there was anyone to speak in favor of or opposition to the item. Hearing none he asked Staff for comment. **Mr. Guetschow** explained that Mr. Clyde had first applied with this application through an agent over a year ago. Unfortunately there were a number of issues that had to be addressed. Originally they had attempted to use older documentation from the previous owner who had shut down the park he believed in 2009. When Mr. Clyde applied the liquid waste system in place was no longer legal. The well had not been used in some time and there were no updated reports from the NM State Environmental Department Water Quality Bureau. Mr. Clyde had addressed these issues over the past year and done so successfully. The original package submitted over a year ago was that with the pink dividers. The supplemental package followed with the well permit in Mr. Clyde's name which shows the diversion use for commercial purposes, the lab reports with the water quality, and the permit to construct from the New Mexico Environmental Department for liquid waste systems. The diagram in the package showed a multi-tank enclosed system with an alarm to warn when it needed to be pumped. This met the latest regulations with the Environmental Department because the rv parks dump stations were considered to be higher risk than a normal septic system. Staff recommendation would be a "do pass." He agreed with the citizenry and Mr. Clyde that this location would be good business for Torrance County and should bring a lot of people from the freeway to visit the sites that Torrance County had to offer. **County Attorney John Butrick** wanted to ensure that Mrs. Lynch and anyone else was able to hear the report just made by Mr. Guetschow.

**Mrs. Lynch** confirmed that she had heard the report. **Chairman Graham** asked the Board for questions or comments.

**Mrs. Langell** asked if the park was for tourists passing through or would permanent sites be included. **Mr. Clyde** explained that utilities for permanent sites would be present and if they were ever to go to that it would be for economic reasons. At present that was not part of the business model. He did not want his park to become a junk yard. In his opinion this would be the best rv park in the area for several reasons.

**County Attorney John Butrick** clarified to the Board that **Mr. Guetschow's** recommendation of "do pass" did not include the request for no privacy fence or the request to possibly build a residence at the site in the future. **Mr. Guetschow** explained the recommendation regarding the privacy fence could be made today. There was only one residence in the area. The owner of the rest of the subdivision was currently in the process of applying for a vacation of plat with the intent of starting a vineyard. In regards to waiving the privacy fence he did not think that would be an issue for the P&Z Board or BOCC. **County Attorney John Butrick** wanted to ensure that there would not be a conflict with ordinance or process if the recommendation for the waiver of the privacy fence was made at this time. **Mr. Guetschow** confirmed there would not be a conflict. He recommended to the Board that in the motion for the recommendation a waiver for the privacy fence be included if that was the Board's inclination. **County Attorney John Butrick** asked for clarification if that would include a waiver for the private residence. **Mr. Clyde** explained the residence would be for the owner or caretaker of the park and would be a part of the park. **Mr. Guetschow** explained that if a structure was to be built or mobile home placed at the site it would still require a Land Development permit from the County. This was a Special Use application and as long as the structure was associated with park it would be compliant. **County Attorney John Butrick** asked for confirmation that a residence would not be included in a recommendation at this time. **Mr. Guetschow** confirmed.

**Chairman Graham** asked for a motion. **Mrs. Langell** made a motion to recommend approval of the rv park without a privacy fence. **Mr. Lawson** seconded. **Chairman Graham** began the roll call vote with **Catherine Lynch: Aye, Gail Langell: Aye, Vice Chairman Harlan Lawson: Aye, Chairman Ron Graham: Aye. None were in opposition, all in favor, motion for a "do pass" recommendation with a waiver for a privacy fence to the County Commission approved.**

**Mr. Guetschow** explained that an ad would be in the newspaper for the Public Hearing to take place at the County Commission meeting dated May 27<sup>th</sup>.

# EXHIBIT 4





# *Torrance County*

*Planning & Zoning*

*PO Box 48*

*205 S. 9<sup>th</sup> Street*

*Estancia, NM 87016*

*(505) 544-4390 Main Line (505) 384-5294 Fax*

*[www.torrancecountynm.org](http://www.torrancecountynm.org)*

May 7, 2020

Torrance County Commissioners

Re: P&Z Board recommendation, R. Clyde SU application for Zia RV Park development & operation.

Dear Commissioners,

On May 6, 2020, the Planning & Zoning Board (the Board) meeting was held. Applicants, members of the public, and Board members had the option to attend via personal appearance, audio teleconference call in, or the "Zoom" audio/visual technology. Roger Clyde appeared before the Board to present his application for a Special Use permit to develop a recreational vehicle park under the provisions of Section 16 (D)(16) of the Torrance County Zoning Ordinance. The Board heard Mr. Clyde's sworn testimony, his request for a waiver of the privacy fence requirement (Section 16(D)(16)(c)), and staff's recommendations. There was no public comment given regarding Mr. Clyde's application.

A roll call vote on the motion for a "do pass" recommendation was conducted and unanimously agreed upon by the Board. The public hearing for the BOCC decision on issuance of the Special Use permit and waiver of the privacy fence requirement is scheduled for May 27<sup>th</sup>.

Regards,

Steven Guetschow  
Torrance County  
Planning & Zoning Director  
(505) 544-4391  
[sguetschow@tcnm.us](mailto:sguetschow@tcnm.us)

## **NOTICE**

During the regular meeting on May 27, 2020 at 9:00 a.m. the Torrance County Board of County Commissioners will hold a Public Hearing to consider the application for a Special Use change in zoning to reconstruct and operate an RV park. The proposed location is described as Tract A, Block 2, Longhorn Ranch Subdivision within the NE4 of Section 18, T.9N., R.10E., NMPM being 740 Abrahams Rd. East, aka Zia RV Park.

# TORRANCE COUNTY

NOTICE OF ACTION ON TRACT A BLK 2  
LONGHORN RANCH BEING 740 ABRAMS  
FOR SPECIAL USE-CHANGE IN ZONING  
FOR OPERATION OF AN R.V. PARK

THE COUNTY ZONING BOARD HAS SCHEDULED A PUBLIC MEETING ON (DATE/TIME)

APRIL 2020 9:30 AM

THE COUNTY HAS SCHEDULED A PUBLIC MEETING ON (DATE/TIME)

~~APRIL 2020~~ "DO PASS" RECOMMENDATION

THE COUNTY HAS SCHEDULED A PUBLIC HEARING ON (DATE/TIME)

MAY 27 9:00 AM

AT THE COUNTY ADMINISTRATIVE BUILDING

FOR INFORMATION CALL (505) 544-4391 OR FAX (505) 384-5294

05/06/2020 13:32

THIS SIGN SHALL BE POSTED

FROM 3/11/20 TO ~~3/11/20~~ I.B.D

IT IS ILLEGAL FOR AN UNAUTHORIZED PERSON TO REMOVE OR TAMPER WITH THIS SIGN

# EXHIBIT 5

15. Shopping Centers, subject to the following requirements:

- a. The shopping center site shall be located with direct access to a State or Federal arterial highway, or a designated County arterial road,
- b. All buildings must be placed at least 30 feet from any property line of the shopping center land,
- c. At least 10 percent of the required off-street parking area shall be landscaped and maintained in a clean and healthy condition,
- d. The exterior lighting of all buildings, structures, and surrounding grounds shall provide illumination for safety purposes, and shall be placed and screened to the extent possible such that it does not shine directly or reflect into any adjoining residential properties or public roadways,
- e. Loading docks and outside storage areas shall be screened from public roadways and abutting residential properties,
- f. Any shopping center proposal for an ultimate development containing more than 100,000 square feet of floor area shall include a traffic impact analysis of traffic generated by the shopping center and its effect on the surrounding roadway system, and
- g. No shopping center shall cause unnatural flooding of adjacent properties from storm water runoff.

16. Travel Trailer or Recreational Vehicle Park provided it complies with the following requirements:

- a. The minimum park size shall be 2 acres,
- b. The park site shall be graded, drained, and free of rubbish,
- c. The park site shall have a wall, fence or planted area, 6 feet in height, that buffers the site from adjoining areas, and
- d. The park shall contain individual campgrounds and each campground shall be at least 1,000 square feet in area with adequate parking such that no portion of any vehicle extends into a road within the park.



E. Water Usage. A proposed land use must comply with Section 23, pertaining to water usage.

[REV: Ord. No. 97-7, 6/27/97]

## SECTION 17. OFF-STREET PARKING AND LOADING.

A. Parking and Loading Space Required. There shall be provided on site, when any new building is erected, or change of land use is approved, off-street parking and loading spaces as set forth herein. Existing buildings continuing existing land uses need supply such parking and loading space only to the extent ground space is available on site.

[REV: Ord. No. 2001-2, 3/14/01]

B. Number of Parking Spaces. The minimum number of parking spaces to be provided shall be as follows:

1. Dwelling units: 2 spaces per dwelling unit;
2. Eating and drinking establishments: one space per 100 square feet of floor area;
3. Industrial, manufacturing, and wholesaling establishments: one space per 2 employees on largest shift;
4. Medical and dental offices, clinics, including veterinary clinics: 5 spaces per doctor;
5. Offices, public buildings, and service establishments: one space per 300 square feet of floor area;
6. Places of public assembly: one space per 5 seats when fully occupied;
7. Retail and commercial business establishments: one space per 200 square feet of floor area;
8. Rooming or boarding house: one space for each 2 rooms; and
9. Additional space for parking may be required to prevent the occurrence of off-site parking along roadways and rights-of-way and on adjoining property.

[REV: Ord. No. 2001-2, 3/14/01]

C. Parking Design Standards. The following standards shall be applied to off-street parking area:

SECTION 23. WATER USAGE.

A. Purpose. Given the effects that water usage associated with a proposed land use may have on water resources within the County, both as to quality and quantity, the purpose of this section is to promote the health, safety and welfare of County inhabitants; to promote the conservation and beneficial use of water resources within the County; and to protect prior existing water rights and interests.  
[REV: Ord. No. 97-7, 6/27/97]

B. Application. Every application under the Zoning Ordinance will be evaluated as to its potential effect on water resources within the County. Every application shall contain with it a statement of the water usage associated with or required to carry out the proposed land usage. Either the Zoning Director or Zoning Board shall make an initial review of the associated water usage and shall determine whether the proposed usage is of such an extent or nature that referral for comment to an appropriate public agency is in order.  
[REV: Ord. No. 97-7, 6/27/97; Ord. No. 2008-003, 4/23/08]

C. Referral to Public Agency. After an application is deemed complete, the County Zoning Director or Zoning Board may forward a copy of the application to any of the following state or local agencies by certified mail "Return Receipt Requested" with a request for review and opinion:  
[REV: Ord. No. 97-7, 6/27/97; Ord. No. 2008-003, 4/23/08]

1. New Mexico State Engineer's Office;
2. New Mexico Environment Department;
3. Soil and Water Conservation District in which the proposed land usage would occur;
4. The Estancia Basin Water Planning Committee; and
5. Such other public agencies as the County deems necessary or appropriate.

D. Agency Response. The state and/or local agencies shall be given forty-five (45) days from their receipt of the application to review and return an opinion regarding its effect on water resources within the County. The Zoning Director shall obtain receipts or other proof showing the date the opinion request was received by each state or local agency. In reviewing an application, the Zoning Board shall consider any timely agency response or comment in making a decision or recommendation on the application.

[REV: Ord. No. 97-7, 6/27/97; Ord. No. 2008-003, 4/23/08]

E. Guidelines. In evaluating a water usage associated with a proposed land use, the County shall consider the following factors, where applicable:  
[REV: Ord. No. 97-7, 6/27/97]

1. The effect or impacts on the public safety, health and welfare of County inhabitants, particularly those in the vicinity of the proposed water usage;
2. The potential adverse effects on water quality;
3. Effects on water quantity, including potential impairment of prior existing water uses; and
4. Whether the water use is consistent with conservation and beneficial use of water.

#### SECTION 24. AMENDMENTS.

A. Amendment. The County Commission may amend any part of this Ordinance, including the zone district boundaries. The County Commission may elect to submit a proposal for amendment to the Zoning Board for review and recommendation made by the Zoning Board.  
[REV: Ord. No. 2008-003, 4/23/08]

B. Application. Any request for an amendment to this Ordinance, not originating from the County Commission or from a committee established by the County Commission to propose an amendment, shall be submitted with filing fee to the Zoning Director on a prescribed application form obtainable from the Zoning Director. The Zoning Director shall transmit the application and any supplementary information to the Zoning Board for review and consideration at their next regularly scheduled meeting. The Zoning Board shall prepare and transmit a recommendation in writing to the County Commission within 7 days after their review of the proposed amendment is completed. To the extent possible, all abutting property owners of any land proposed for a zone change shall be notified of the Zoning Board meeting at which a zone change will be reviewed for recommendation to the County Commission. An application to amend the zone map for specific parcel of land must be accompanied by a site development plan, showing to scale and in detail the proposed structures on the site, distance from structures on adjoining properties, ingress and egress, parking and signage. If the application is approved by the County Commission, the land uses on the parcel shall conform to the site development plan and may only be modified by approval of the Zoning Board of a revised plan.  
[REV: Ord. No. 2001-2, 3/14/01; Ord. No. 2008-003, 4/23/08]

G. Violations and Enforcement. Whenever a violation of this Ordinance is discovered or is alleged to have occurred, the Zoning Director shall investigate and inspect the site of the violation or alleged violation and take action as follows:  
[REV: Ord. No. 2008-003, 4/23/08]

1. Any person aggrieved by an apparent violation of this Ordinance may file a written complaint with the Zoning Director. Such complaint shall describe the location and circumstances of the apparent violation with specific references to the provisions of this Ordinance which are alleged to have been violated.  
[REV: Ord. No. 2008-003, 4/23/08]
2. Whenever the Zoning Director finds probable cause to believe a violation of this Ordinance exists, whether acting on independent initiative or in response to a written complaint, the Zoning Director shall notify the person responsible for the alleged violation. Such notification shall be made in writing to the owner or tenant of the property, indicating the nature of the violation and ordering the action necessary to correct the violation. Corrective action may require discontinuance of illegal use of land, buildings or structures; removal of illegal buildings or structures or of additions, alterations or structural changes thereto; discontinuance of any illegal work being done; or shall require the taking of any other action authorized by this Ordinance to ensure compliance with or to prevent violations of the provisions of this Ordinance. Absence of personal service of the notice of violation shall not constitute a defense when the Zoning Director has made a diligent effort to locate the owner or tenants.  
[REV: Ord. No. 2008-003, 4/23/08]
3. Action to correct a violation of this Ordinance shall be completed within 60 days following the date of notification by the Zoning Director. If a violator fails to take corrective action within 60 days, the County shall seek imposition of the penalties set forth in this Ordinance.  
[REV: Ord. No. 97-2, 3/26/97; Ord. No. 2008-003, 4/23/08]

## SECTION 20. NONCONFORMITIES.

- A. Definition. Within the zone districts established by this Ordinance, there exist lots, structures, or uses of land or structures which were lawful before this Ordinance was passed or amended, but would be prohibited or restricted under the terms of this Ordinance. It is the intent of this Ordinance to allow these nonconformities to continue until they are removed, but not to encourage their survival.
- B. Certificate of Nonconformance. Nonconformities shall be identified and issued Certificates of Nonconformance as determined by the Zoning Director. Upon



receipt of a written notification from the Zoning Director, it shall be the responsibility of owners of nonconforming property to obtain a Certificate of Nonconformance from the Zoning Director within 60 days after the date of notification.

[REV: Ord. No. 2008-003, 4/23/08]

C. Nonconformities Allowed. A nonconformity existing at the time this Ordinance takes effect may be continued under the Certificate of Nonconformance. The authority to continue a nonconforming use is transferable to the successors and assigns of the owner. The transfer of authority shall be evidenced by transfer of the Certificate of Nonconformance to the successor or assignee. A continuing nonconforming use may also be referred to as a "grandfathered use".

D. Expansion. A nonconformity shall not be enlarged, expanded, or extended. However, the addition of a lawful use to any portion of a nonconforming building shall not be deemed an extension of such nonconforming building.

E. Restoration. If a nonconforming use or structure is damaged or destroyed by any means to an extent of more than 50 percent of its replacement cost at the time of destruction, then restoration must be for a permitted use. Singular dwelling units, however, may be exempt from this restoration requirement if approved by the Zoning Board and the New Mexico Environment Department in order to comply with Liquid Waste Disposal Regulations.

[REV: Ord. No. 2008-003, 4/23/08]

F. Abandonment. Whenever a nonconforming use has been discontinued or abandoned for a period of one year or more, such use shall not thereafter be reestablished, and any future use must be in conformance with the provisions of this Ordinance. Any nonconforming dry land or irrigated farmland shall be exempt from this abandonment requirement.

G. Nonconforming Lot Size. Any lot of record existing prior to the effective date of this Ordinance, which fails to meet the minimum area requirements, may be developed, redeveloped, or improved provided that any other requirements of the lot are in conformance with the provisions of this Ordinance. Unless specifically cited by the Zoning Board, a Certificate of Nonconformance will not be required for nonconforming lots.

[REV: Ord. No. 2008-003, 4/23/08]

## SECTION 21. CONDITIONAL USE PERMITS.

A. Approval and Permit Required. Conditional uses established by this Ordinance shall not be allowed without the review and approval of the Zoning Board, which shall be guided in making a decision by the criteria set forth in this section. Anyone seeking a Conditional Use Permit shall provide to the Zoning Director such information as may be reasonably required to determine whether the





*Agenda Item  
No. 11-A*



# Torrance County Board of Commissioners

Meeting 5/13/2020

Item 11A

Department: Manager  
Prepared By: Wayne Johnson

## **Title: Fiscal Agency Policy**

### **Action:**

Motion to Approve

### **Summary:**

Fiscal agency in this context is the service the County provides to another governmental entity or qualifying non-governmental organization (NGO) where monies are appropriated, or granted by a funding entity like the State of New Mexico, in order to achieve a goal, support a program, or build a capitol project. It is the fiscal agent's responsibility to manage the money associated with the project and ensure compliance with GAAP, procurement, and any grant/appropriations terms and conditions. The fiscal agent is also often responsible for paying for any project costs and seeking reimbursement on behalf of the NGO or entity who received the funds. In the case where the project involves an NGO, the County may also be required to own and maintain any capital assets.

This policy requires any governmental entity or NGO who seeks grant funding or legislative capital outlay fund, and seeks to have the County serve as their fiscal agent, to obtain Commission approval prior to applying for funding. This policy aligns with our existing grant policy which requires BCC approval prior to grant submission.

### **Significant Issues:**

- Unexpected budgetary and cash flow demands
- Staff time
- On-going operation and maintenance of capital projects after completion

### **Financial:**

This policy will make the County's budget more predictable without interfering with the County's ability to enter in to partnerships with other entities.

### **Staff Recommendation:**

Approval

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**TORRANCE COUNTY  
BOARD OF COUNTY COMMISSIONERS  
RESOLUTION NO. R 2020-**

**TORRANCE COUNTY FISCAL AGENCY POLICY**

**WHEREAS**, Torrance County is the largest governmental entity within its jurisdiction;

and

**WHEREAS**, the County is often identified as a fiscal agent to act on behalf of other non-profits and government entities who have or wish to receive public funds; and

**WHEREAS**, fiscal agency requires the County to assume the responsibility for project management and provide funding prior to reimbursement by the State of New Mexico; and

**WHEREAS**, unexpected fiscal agency can cause an undue and unexpected burden on County finances.

**NOW, THEREFORE BE IT RESOLVED** by the governing body of TORRANCE COUNTY that the County shall not act as a fiscal agent for any governmental or qualifying non-governmental organization unless authorized by the Board of County Commissioners prior to submitting any application, for any project, to any funding entity or agency. The County Manager shall develop a review process for any project where the County has been asked to serve as a fiscal agent. Said review shall include a cost analysis that clearly identifies required reimbursable funding, administrative costs, and recurring costs (if any) where the County is required to maintain ownership of the proposed project.

**DONE THIS 27<sup>th</sup> DAY OF MAY, 2020.**

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**APPROVED AS TO FORM ONLY:**

**BOARD OF COUNTY COMMISSIONERS**

\_\_\_\_\_  
County Attorney                      Date

\_\_\_\_\_  
Ryan Schwebach, Chair

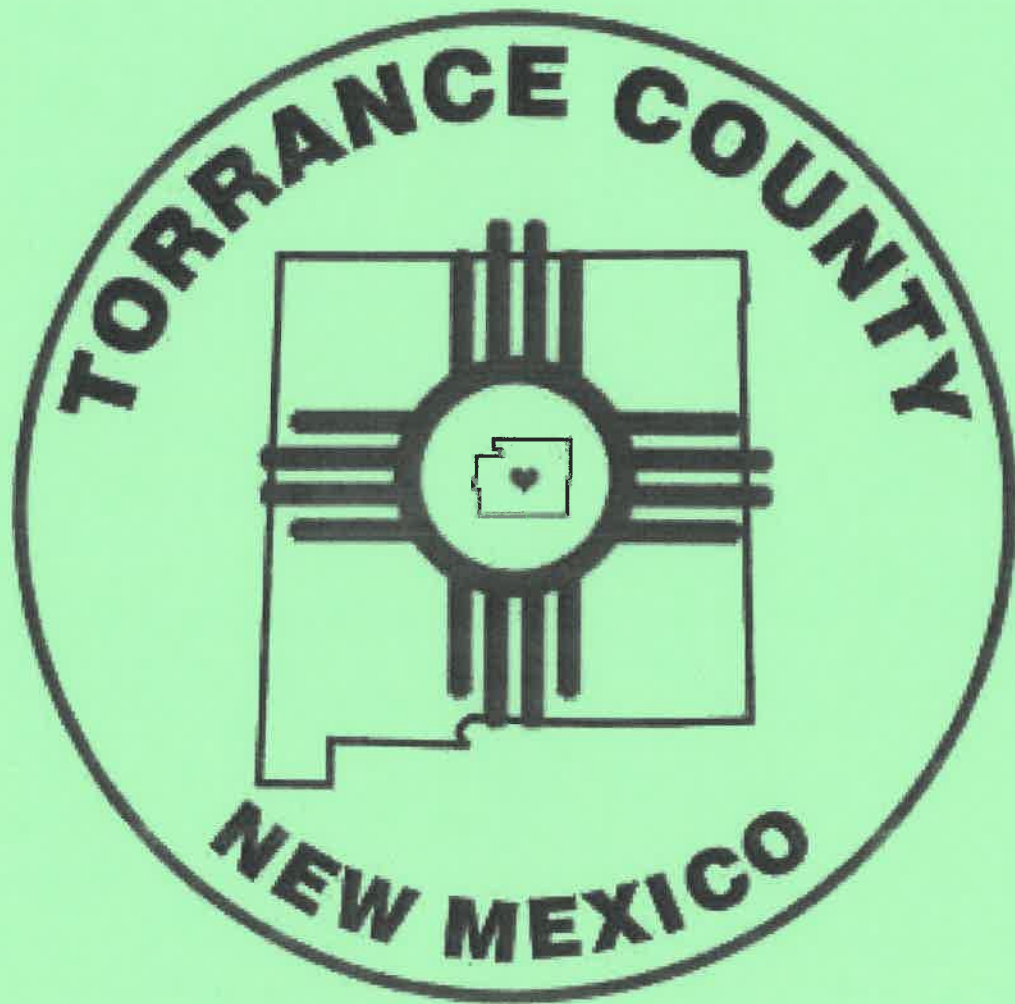
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Javier Sanchez, Vice Chair

\_\_\_\_\_  
Kevin McCall, Member

**ATTEST:**

\_\_\_\_\_  
Linda Jaramillo, County Clerk

Date: \_\_\_\_\_



*Agenda Item  
No. 11-B*





# Torrance County Board of Commissioners

Meeting 5/27/2020

Item 11B

Department: Manager  
Prepared By: Janice Y. Barela

## **Title: Motion to Approve Resolution No. 2020-\_\_\_\_\_, Switching PERA Police Plan to Municipal Police Plan 4 and Set Election Day**

### **Sponsor:**

MANAGER

### **Action:**

Motion to approve Resolution No. 2020-\_\_\_\_\_, switching PERA Police Plan to Municipal Police Plan 4 and set Election Day.

### **Summary:**

The Torrance County Board of County Commissioners in the May 13, 2020, meeting approved the FY21 Interim Budget which included a competitive salary and benefit package for the Sheriff's Office, with the exception of administrative staff. Administrative staff are not eligible for the PERA Police Plans. The proposed Resolution is the next step toward the implementation of the benefit package which improves the PERA Retirement Plan. Torrance County currently has the Municipal Police Plan 1. The multiplier for this plan is 2% per year for Tier 1 and Tier 2. If the County switches to Municipal Police Plan 4, the multiplier will be 3% for Tier 1 and 2.5% for Tier 2. PERA requires the Governing Board to pass this Resolution in order to begin the process of changing plans. The Resolution sets the election date for the affected employees to vote on whether or not to move from Plan 1 to Plan 4. After approval of the Resolution, the PERA Board is projected to approve the County's plan change during their July Board Meeting. PERA Board is not scheduled to meet in June. Election to change plans must take place no sooner than 30 days, and no later than 60 days, after PERA's approval. The Resolution sets the Election Day for August 31, 2020, 8:00 AM-5:00 PM. Absentee ballots will be available August 24<sup>th</sup> through 31<sup>st</sup>. The Resolution also grants approval for HR Director to oversee the election process and to appoint the Election Committee who will tally the votes. All results are sent to PERA. If election results show the employees approve changing plans, the approved plan change is scheduled to take effect the first full pay period in September.

### **Significant Issues:**

A comprehensive budget plan for the Sheriff's Office deputies and transport deputies was passed as part of the FY21 Interim Budget approval. This included raises to make Torrance County more competitive with surrounding law enforcement agencies. It also included improving the County's PERA Police Plan. Both are designed to work together as the change in retirement plans will cost the employees more money each pay period. Their scheduled raises help offset

those costs. If this Resolution is not passed, the County runs the risk of losing certified, experienced deputies to agencies with better retirement plans.

**Financial:**

The salaries in the spreadsheet below includes the approved raises and PERA Municipal Police Plan 4. The County’s cost for the PERA plan change is \$93,411.

Salary	FICA/Medicaid	PERA	Retiree Health	Total	Employee PERA 13.85%	Employee take home before taxes/health, etc.
72,086.00	1,045.25	13,804.47	1,441.72	88,377.44	9,983.91	62,102.09
71,194.52	1,032.32	13,633.75	1,423.89	87,284.48	9,860.44	61,334.08
55,822.00	809.42	10,689.91	1,116.44	68,437.77	7,731.35	48,090.65
53,030.90	768.95	10,155.42	1,060.62	65,015.88	7,344.78	45,686.12
42,424.72	615.16	8,124.33	848.49	52,012.71	5,875.82	36,548.90
42,424.72	615.16	8,124.33	848.49	52,012.71	5,875.82	36,548.90
49,011.72	710.67	9,385.74	980.23	60,088.36	6,788.12	42,223.59
42,424.72	615.16	8,124.33	848.49	52,012.71	5,875.82	36,548.90
43,697.89	633.62	8,368.15	873.96	53,573.61	6,052.16	37,645.73
42,424.72	615.16	8,124.33	848.49	52,012.71	5,875.82	36,548.90
42,424.72	615.16	8,124.33	848.49	52,012.71	5,875.82	36,548.90
42,424.72	615.16	8,124.33	848.49	52,012.71	5,875.82	36,548.90
42,424.72	615.16	8,124.33	848.49	52,012.71	5,875.82	36,548.90
42,424.72	615.16	8,124.33	848.49	52,012.71	5,875.82	36,548.90
42,424.72	615.16	8,124.33	848.49	52,012.71	5,875.82	36,548.90
42,424.72	615.16	8,124.33	848.49	52,012.71	5,875.82	36,548.90
42,424.72	615.16	8,124.33	848.49	52,012.71	5,875.82	36,548.90
42,424.72	615.16	8,124.33	848.49	52,012.71	5,875.82	36,548.90
42,424.72	615.16	8,124.33	848.49	52,012.71	5,875.82	36,548.90
55,822.00	809.42	10,689.91	1,116.44	68,437.77	7,731.35	48,090.65
37,958.96	550.40	7,269.14	759.18	46,537.68	5,257.32	32,701.64
37,958.96	550.40	7,269.14	759.18	46,537.68	5,257.32	32,701.64
37,958.96	550.40	7,269.14	759.18	46,537.68	5,257.32	32,701.64
42,424.72	615.16	8,124.33	848.49	52,012.71	5,875.82	36,548.90
981,213.83	14,227.60	187,902.45	19,624.28	1,202,968.15		

**Staff Recommendation:**

Approval.



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION AUTHORIZING AN ELECTION FOR ADOPTION OF  
MUNICIPAL POLICE MEMBER COVERAGE PLAN 4**

**WHEREAS**, the Public Employees Retirement Act, NMSA 1978, Sections 10-11-1, et seq. (1995), establishes the Public Employees Retirement Association and authorizes Municipal Police Member Coverage Plan 4 (Section 10-11-74 through Section 10-11-79, NMSA 1978) which provides a plan for retirement of Municipal Police TIER 1 members at three percent (3.0%) pension factor per year of service which would then provide for sixty percent (60%) of final average salary at 20 years of service, and provides a plan for retirement of Municipal Police TIER 2 members at two and one half percent (2.5%) pension factor per year of service which would then provide for sixty-two and one-half percent (62.5%) of final average salary at 25 years of service. Both TIERS of member are eligible to attain a maximum of ninety percent (90%) of final average salary at 45 years of service under which the municipal employer contributes nineteen and fifteen hundredths percent (19.15%) and the member contributes thirteen and eighty-five hundredths percent (13.85%) of each member's salary to the state retirement fund; and

**WHEREAS**, NMSA 1978, Section 10-11-74, requires that adoption of Municipal Police Member Coverage Plan 4 be by election by a majority of the affected members.

WHEREAS, NMSA 1978, section 10-11-5(A) requires such Resolution shall be irrevocable and shall apply to all police member employees of Torrance County.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF TORRANCE COUNTY:**

That an election shall be held on August 31, 2020, upon the question of adoption of Municipal Police Member Coverage Plan 4 pursuant to the requirements of NMSA 1978, Section 10-11-74; and

That the Human Resources Director or his or her designee be, and hereby is, designated as the representative of Torrance County who is responsible for the conduct of the election and for the purpose of canvassing and verifying the results of such election and that he or she be, and hereby is, authorized to certify on behalf of Torrance the results of the election to the Public Employees Retirement Board immediately following the election.



APPROVED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Ryan Schwebach, Commission Chair

\_\_\_\_\_  
Javier Sanchez, Commissioner

\_\_\_\_\_  
Kevin McCall, Commissioner

ATTEST:

\_\_\_\_\_  
Linda Jaramillo, County Clerk



*Agenda Item  
No. 11-C*





# Torrance County Board of Commissioners

Meeting 5/27/2020

Item 11C

Department: Fire

Prepared By: Wayne Johnson

## **Title: A Resolution Declaring a Fire Danger Emergency and Prohibiting All Open Fires**

### **Action:**

Motion to Approve

### **Summary:**

Due to predicted dry conditions and the persistent COVID-19 emergency, the Fire Chief has requested and the County Manager concurs, that the Board of County declare a Fire Danger Emergency. A large fire-related incident would put additional stress on emergency services and pose a health risk to emergency personnel and the public due to conditions endemic to evacuation.

### **Significant Issues:**

- Potential dissatisfaction with restrictions that interfere with traditional events.

### **Financial:**

None

### **Staff Recommendation:**

Approval



**RESOLUTION NO. 2020\_\_\_\_\_**

**PROCLAMATION DECLARING EXTREME OR SEVERE DROUGHT CONDITIONS,  
ONGOING CRITICAL FIRE WEATHER WITHIN THE  
UNINCORPORATED PORTIONS OF TORRANCE COUNTY AND  
IMPOSING BURNING RESTRICTIONS**

\_\_\_\_\_  
**WHEREAS**, the Governing Body of Torrance County has obtained information and forecasts from the National Weather Service as well as the United States Forest Service and New Mexico State Forestry Division concerning drought conditions, and ongoing critical fire weather; and,

**WHEREAS**, the Governing Body of Torrance County, pursuant to the Open Burning Ordinance, Section 4-E Burning Restrictions, has determined based on drought, critical fire weather information that an emergency exists; and,

**WHEREAS**, the Governing Body made certain findings of the fact based upon information provided; and,

**WHEREAS**, among the findings of the Governing Body of Torrance County find that Torrance County is being affected by extreme or severe drought conditions based on current drought indices published by the National Weather Service and other information supplied by the United States Forest Service and New Mexico State Forestry Division. Due to warmer temperatures, lower humidity, high winds, and an abundance of dry, fine fuels, the fire danger is increasing throughout the state.;

**NOW THEREFORE, BE IT RESOLVED**, per Torrance County Ordinance No. 87-2:

- Section 1:** Extreme or severe drought conditions exist within the boundaries of Torrance County;
- Section 2:** Pursuant to aforementioned ordinance Section 4, as defined in Section 4, the following types of open fire are prohibited: "open burning", "ceremonial burning", "and recreational burning";
- Section 3:** Improper handling of fire.

**Section 4:** Barbequing as defined in Section 4 is permissible;

**Section 5:** Critical fire weather conditions.

**A. Severe fire hazard restriction.** The County Manager or Emergency Services Director may declare that critical fire weather conditions exist which are favorable to the ignition and rapid spread of uncontrolled fire. Upon such determination, the County Manager or Emergency Services Director may impose a temporary restriction on all open burning, permitted or otherwise, except as set forth in Section 4D, (2) through (6), until such time as the critical fire weather has abated and the fire hazard reduced.

**B. Fire danger emergency.** The Board of County Commissioners, upon recommendation of the County Manager or Emergency Services Director, may, during declared periods of extreme drought, ongoing critical fire weather, or any combination of conditions that pose a significant and continuing risk of uncontrolled fire, declare a fire danger emergency and prohibit all open fires within the county, except as set forth in Section 4D, (2) through (6) and unless a burn permit has been issued by the County of Torrance. The Emergency Services Director or any authorized peace officer shall enforce the prohibition during the period in which the declaration is in effect. Upon determination that the fire danger has abated, the Board of County Commissioners shall lift the prohibition.

**C. Authority to mitigate.** When critical fire weather conditions exist and any fire is sighted, the County Manager, Emergency Services Director, or any authorized peace officer may enter upon private land without a warrant for the sole purpose of determining whether a fire emergency exists. If, in the determination of the County Manager, Emergency Services Director, or authorized peace officer, that conditions observed upon private land pose a real and present risk of uncontrolled fire, appropriate action may be taken to extinguish, suppress, or otherwise mitigate the immediate risk. A reasonable attempt to contact the home owner will be made, unless the health, safety, and welfare of the citizens of Torrance County may be compromised.

**BE IT STILL FURTHER RESOLVED,** that the Improper Handling of Fire is prohibited criminally under Section 30-17-1, NMSA 1978.

**BE IT STILL FURTHER RESOLVED,** this resolution is effective until weather conditions improve, and may be lifted when recommendation is made by the Fire Chief and approved by the Commission in writing.

**PASSED, APPROVED AND ADOPTED** this 27th day of May, 2020.

**TORRANCE COUNTY COMMISSION**

\_\_\_\_\_  
**Kevin McCall, District 1**

\_\_\_\_\_  
**Ryan Schwebach, District 2**

\_\_\_\_\_  
**Javier Sanchez, District 3**

**Attest:**

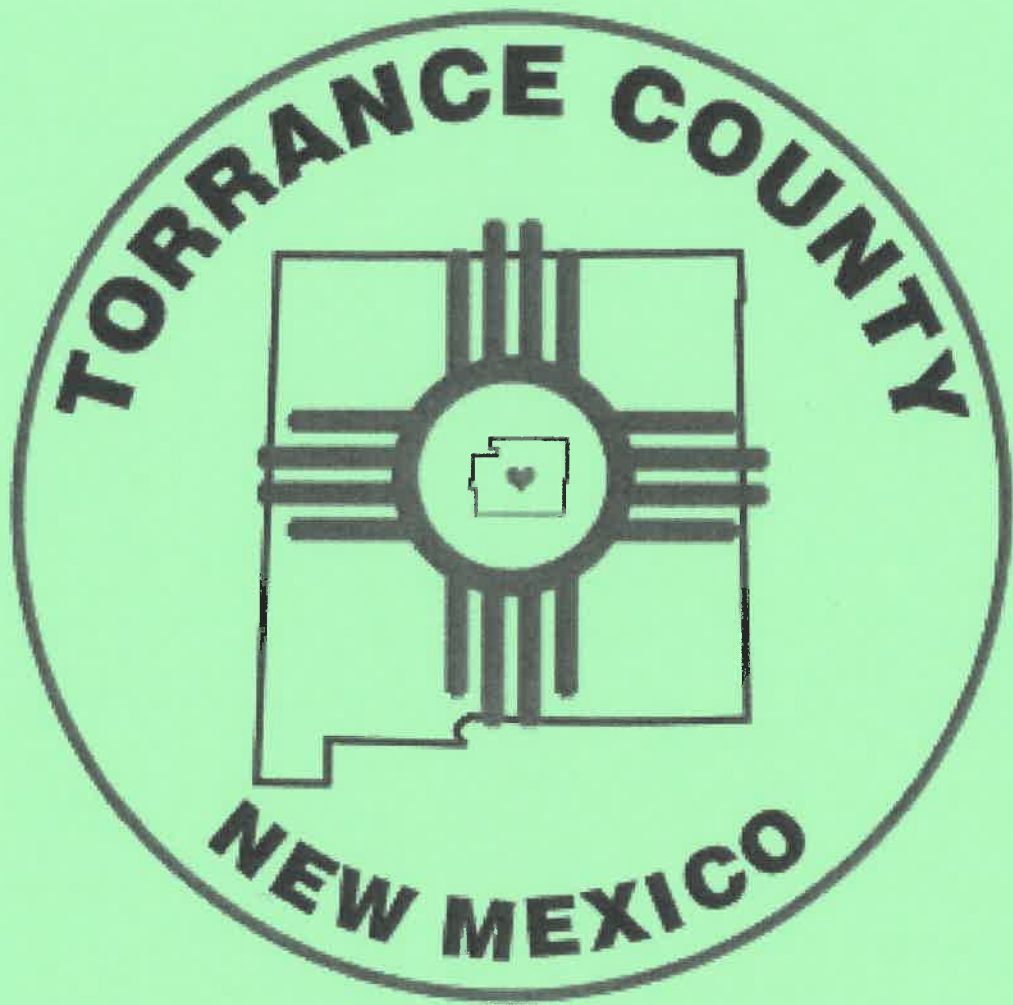
\_\_\_\_\_  
**County Clerk**

\_\_\_\_\_  
**Wayne Johnson, County Manager**



*Agenda Item  
No. 12*





*Agenda Item  
No. 13-A*



DRAFT for PUBLIC REVIEW

# **Southern Torrance County ECONOMIC DEVELOPMENT PLAN 2020**



**Prepared by:**



**SITES**  
SOUTHWEST

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# Executive Summary

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The Southern Torrance County Economic Development Plan addresses how culture, history, geography, natural resources, and infrastructure creates unique economic opportunities and challenges for the region. The planning process has been a collaborative effort of the municipalities, Land Grant communities, and unincorporated communities in the southern part of Torrance County.

This Plan integrates what the communities and stakeholders believe to be the region's strengths, weaknesses, opportunities and threats, their economic development goals for southern Torrance County, specific projects that help achieve those goals, and the resources available to support the projects.

## **WHAT IS THE PURPOSE OF THE SOUTHERN TORRANCE COUNTY ECONOMIC DEVELOPMENT PLAN?**

The purpose of this Plan is to create a vision for the economies of communities in southern Torrance County. The reason to focus on the southern part of the County is because the opportunities in this area are very different from the communities along Interstate 40. The Plan identifies projects and implementation steps so County and community leaders can make a positive difference in the County.

## **WHAT IS ECONOMIC DEVELOPMENT?**

Economic development is the process of improving a region or community's economic well-being and quality of life. This can include more and better job opportunities for residents, opportunities for your children to remain in the community to work and raise their families, success of local businesses and in some cases, recruiting new businesses. Successful economic development is different for every community.

## **WHY DOES IT MATTER?**

A healthy local economy makes a community a great place to live and do business. The economies of Torrance County are based in the distinct culture, history, and resources unique to Estancia Valley. The Plan has been developed with the help of communities who identified what success looks like in the southern portion of the county. The County's success in implementing this Plan is dependent on how each community helps carrying out the goals and projects.

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# Introduction

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A community's economic development goals can drive planning of all facets of a community—land use and zoning, infrastructure development, community services, and natural and cultural resources are all related and contribute to economic vitality of a community and region. Therefore, this Economic Development Plan keeps the big picture in mind.

This Economic Development Plan meets the State's requirements for economic development plans and can feed into a County and individual community comprehensive plans as they are updated in the future.

The Plan is organized into four chapters:

1. **Introduction**—This chapter includes an overview of the study area, countywide demographics, a summary of the SWOT analysis process, and an introduction to the Target Industries that are important to the economy of southern Torrance County.
2. **Community Profiles and Projects**—This chapter provides an overview of the housing, population, and employment statistics in the ten community areas in southern Torrance County and the towns and unincorporated communities within them when data was available. It identifies the potential projects that each community/area can pursue.
3. **Torrance County Fairgrounds**—This chapter identifies the vision, goals, and use program for the County Fairgrounds, including phasing and cost estimates.
4. **Resources for Economic Development**—This chapter identifies technical assistance providers and resources that the County and communities can use to implement the projects identified in the plan.

# STUDY AREA OVERVIEW

The study area for the Southern Torrance County Economic Development Plan includes the areas of the county not directly served by Interstate 40. The reason for the focus on the southern part of the county is to analyze and plan for economic opportunities for communities without direct access to Interstate 40. As shown in Figure 1.1, this portion of the county includes 10 communities, which are the focus of this plan.

**FIGURE 1.1. SOUTHERN TORRANCE COUNTY STUDY AREA**

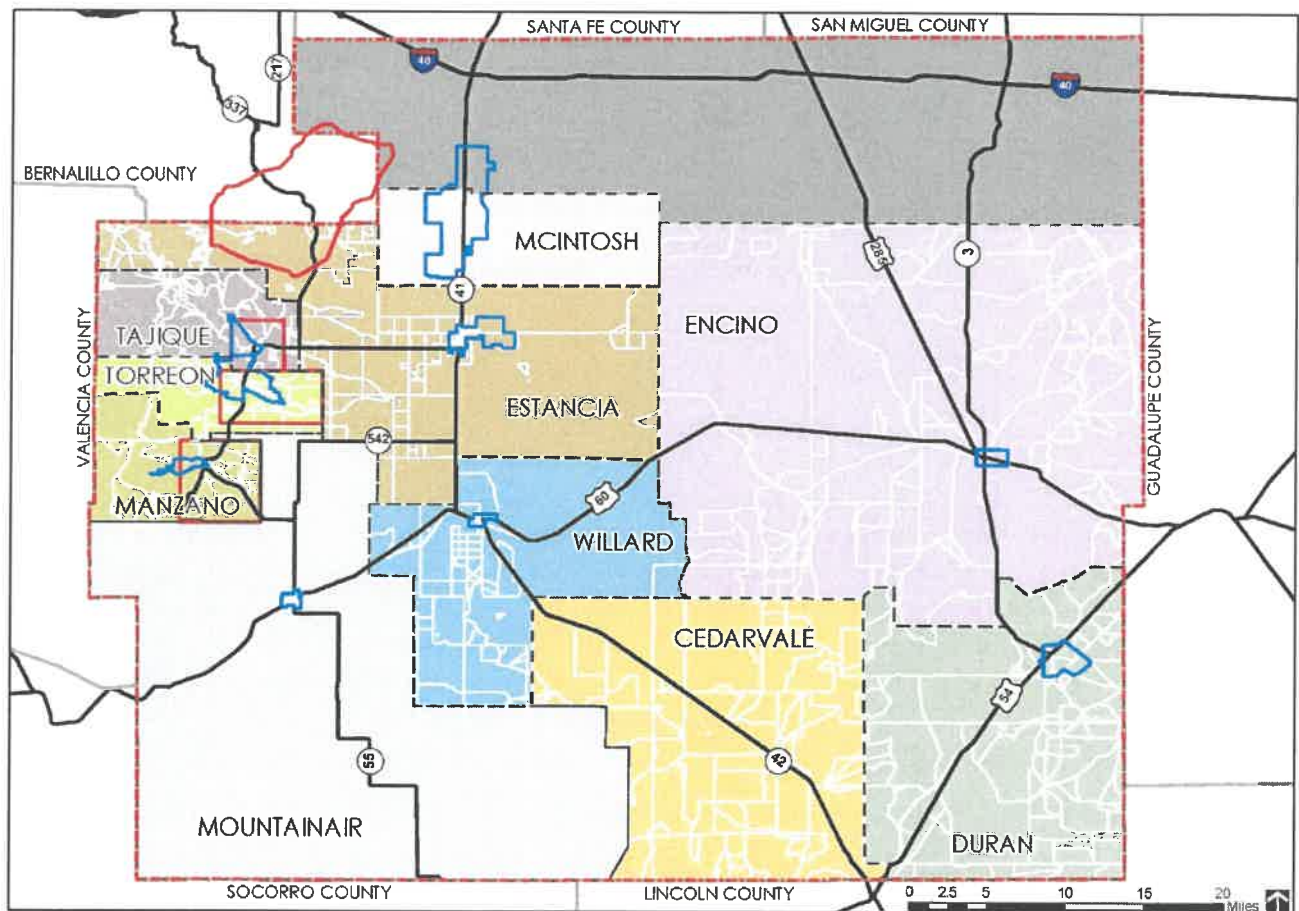


Figure 1.1 Southern Torrance County Study Area

Census Blocks
  Census Designated Places
  Land Grants
  Communities
  Out of Study Area
  Torrance County
  County lines

## WATER RESOURCES

The elephant in the room for Torrance County is water. The county is in the Estancia Basin, which has no significant fresh water sources aside from the ground water in the Valley Fill Aquifer. This closed system makes water even more precious a resource than elsewhere in arid New Mexico. Drinking water and agricultural water is pumped from the aquifer. According to the Torrance County Comprehensive Plan, 95 percent of the annual water demand was due to agriculture use. The Manzano Mountains on the west edge of the county offer some recharge zones for the basin where

water enters the aquifer. The water limitations have shaped growth and politics in the county for generations. Water rights and the need for low-water uses, sustainable economic development strategies cannot be overstated.

## DEMOGRAPHIC OVERVIEW

Torrance County is sparsely populated; the study area is less populated. The southern Torrance County study area had a population of 8,811 in 2010, compared to 16,383 in Torrance County as a whole, as shown in Table 1.1. In 2010, there were 3,392 households within the study area and 6,264 households in the entire county. Despite the study area comprising well over two-thirds of the county's geographic area, its population and number of households comprise just over half that of the county.

**TABLE 1.1. STUDY AREA DEMOGRAPHICS COMPARED TO TORRANCE COUNTY**

	Study Area	Percent of County Total	Torrance County Total
<b>2010 Population</b>	8,811	53.78%	16,383
<b>2010 Total Households</b>	3,392	54.15%	6,264

Source: US Census

## TRANSPORTATION OVERVIEW

The southern Torrance County study area is bisected by two US highways and several state highways. These routes provide north/south connections to northern and southeastern New Mexico and east/west connections across the state.

### US ROUTES

#### US ROUTE 285

Running north-south in the eastern side of the county, US Route 285 connects to Interstate-40 (I-40) in Clines Corners (outside the study area) and to US Route 60 in Encino. It continues east outside the county linking to Vaughn. US 285 is an important link between the oil and gas fields in southeastern New Mexico and I-40 and from southeastern New Mexico to Santa Fe. This is also the transportation route for transporting hazardous waste to the WIPP site.

#### US ROUTE 60

US Route 60 (Route 60) runs east-west through the center of Torrance County connecting the communities of Encino, Lucy, Silio, Willard, Mountainair, and Abo. The route is concurrent with US Route 285 between Encino and Vaughn. This historic route once stretched from Los Angeles, California in the west to Virginia Beach, Virginia and carried cross-country travelers. From a cultural perspective, the communities along Route 60 evoke what the more well-known Route 66 might have been if Route 66 had not been replaced by interstate highways.



## STATE ROUTES

### NM 3

This two-lane state route runs north-south along the eastern edge of the county connecting Duran and Encino to I-40 and beyond to Interstate-25.

### NM 41 (OLD AND NEW)

NM 41 runs north-south linking Moriarty, McIntosh, and Estancia. It intersects Interstate-40 in Moriarty and US 60 just west of Willard. Old NM 41 runs parallel to NM 41 between Moriarty and Estancia; it is a narrow, partially paved path that is part of the Salt Mission Trail.

### NM 42

This two-lane route runs southeast-northeast between Willard, Progreso, Cedarvale, and Corona; it connects to US 60 in Willard and US 54 in Corona.

### NM 55

This route zigzags through eastern Tarrant County beginning in Estancia, it is initially an east-west route linking directly to Tajiue; then it winds south through the land grant communities of Torreon, Manzano, and makes a 90-degree turn south of Mountainair where it continues to zigzag south to Gran Quivira.

### NM 337

NM 337 is a north-south route that tees into NM 55 just east of Tajiue and connects to Interstate-40 via Chilili and Tijeras.

### NM 542

This route just north of Manzano provides a direct east-west connection between NM 55 and NM 41.

## COMMUNITY ENGAGEMENT PROCESS

The community engagement planning process included two rounds of meetings. The three meetings in the first round were general community meetings that were held in Torreon, Estancia and Encino. The purpose of the first round of meetings was to gauge the strengths and opportunities in each community in the study area. The second round of meetings included stakeholders familiar with general economic development, tourism, agriculture, and infrastructure. These topics were identified as key issues in the first round of community meetings, and the intent of the second round was to discuss opportunities and resources associated with these topics.

## COMMUNITY SWOT ANALYSIS

During the first round, community participants contributed to a Strengths, Weaknesses, Opportunities, and Strengths (SWOT) exercise.

**Strengths** are the assets in Tarrant County that form the foundation of a healthy economy and make the county a competitive place to do business. These things will be the foundation for a healthy economy. Examples include: Established high quality producers of grass-fed beef; Salt Mission Trail; established economic development organizations. The participants were asked to think about the following questions:

- What are specific and internal strengths or competitive advantages of the region that can be built upon that set you apart from other communities in New Mexico?
- What physical, infrastructure, cultural, economic, and environmental assets do your communities have that are the foundation for economic growth?
- What assets do your people have—special knowledge or skills that could be the foundations for new or expanded businesses?
- What are your most successful businesses? Is there potential for expansion or spin-offs?

**Weaknesses** are the local challenges that limit or constrain economic growth. The economic development strategy will look for ways to minimize or eliminate these. Examples include: Limited water supply; unreliable broadband. The participants were asked to think about the following questions:

- What are specific, local, and internal disadvantages that challenge the economic development of the region?
- What local issues or characteristics are constraining economic growth?
- What characteristics make you less competitive than other communities?

**Opportunities** are trends or conditions outside of the county that you can take advantage of to reach your economic goals. Examples include: National trend of young families moving to rural communities; a federally designated Opportunity Zone that includes Estancia area; an increase in statewide tourism and interest in outdoor recreation; a preference for locally grown food. The participants were asked to think about the following questions:

- What are specific prospects for regional improvement?
- What local, regional, state and national conditions could you capitalize on to improve the local economy?

**Threats** are local, national, or global trends or factors that you can't control that could threaten the county's economic success. Examples include: National economic downturn; bad weather or other natural disasters; changing consumer preferences; the loss of a major employer. The participants were asked to think about the following questions:

- What are possible events or outside forces that threaten economic development or contribute to decline, either internal or external to the region?
- What could happen that would threaten economic growth?

Participants shared their ideas about the strengths, weaknesses, opportunities, and threats they see in the region and/or their specific communities within four overarching categories:

- Land and Natural Resources
- Capital: Buildings, Infrastructure, and Money
- Workforce
- Businesses and Entrepreneurship

These topics were then discussed with all participants. Potential economic development goals and projects were then identified in the discussion. A summary of the meeting participants SWOT analysis is in Appendix A. The specific strengths and opportunities identified in each community are addressed in Chapter 2, Community Profiles and Projects.



## TOPIC MEETINGS

Following the community meetings, four meetings were held in Estancia that brought together local experts and community representatives interested in general economic development, tourism, agriculture and infrastructure. The general economic development group discussed workforce development, small business support, and other resources available in the County for business formation, retention and recruitment. The tourism group discussed how the communities in the County might take advantage of existing cultural and recreational assets to support their local economies. The agriculture group discussed the potential for expanding local agriculture related businesses to include more value-added enterprises, including better branding and marketing of local products. The infrastructure group discussed the potential to improve infrastructure in the southern part of the County and infrastructure issues identified during the community meetings, such as road conditions, the need for better broadband service, concern about water supply, and alternative energy.

The information gathered at the four stakeholder meetings is incorporated into the descriptions of target industries, specific projects and resources available to support these projects.

# ECONOMIC DEVELOPMENT GOALS

Economic development in Torrance County must be in balance with its communities' preservation goals and cultural values. The following goals were identified in the community meetings in southern Torrance County:

- GOAL 1.** Honor and protect our natural resources, including land, water, and views.
- GOAL 2.** Embrace our history.
- GOAL 3.** Retain the spaciousness and natural rural character of southern Torrance County communities.
- GOAL 4.** Recognize sovereignty of land grants and treaties.
- GOAL 5.** Retain youth through local jobs. Improve education, skills, and training (e.g., offer workforce training with Forest Service for locals). Prioritize full-time, livable wage jobs with benefits. Improve funding for all area schools with renewable energy revenue.
- GOAL 6.** Support local businesses, especially businesses that are giving back to the community. Prioritize local grocers, ranchers, and farmers.
- GOAL 7.** Grow the County tax base through an emphasis on business expansion and retention, with recruitment of new businesses in target industries that are compatible with the resources, culture and assets of southern Torrance County.
- GOAL 8.** Improve basic utilities, infrastructure, emergency services, and quality of life.
- GOAL 9.** Strengthen enforcement and accountability.



All projects identified in this plan are in alignment with these overarching goals.

## TARGET INDUSTRIES

Five target industries were identified as priorities through the community and stakeholder engagement process. The target industries are summarized below. The specific goals and actions to support these industries are listed as they pertain to each community in Chapter 2, Community Profiles and Projects.

### PLACED-BASED CULTURAL AND RECREATIONAL TOURISM

Southern Tarrant County is abundant with natural, cultural, and historical assets, the Salinas Pueblo Missions Monument, the Salt Missions Trail Scenic Byway, Abo Pass Scenic Byway, the salt lakes, Route 60, and the railroad.

Strategies that attract visitors interested in cultural and recreational tourism can help improve the economies in surrounding communities and bring awareness and protection of these resources. The Mountainair area has the largest concentration of lodging and short-term rentals and the National Monument visitor center, but other communities along the scenic byways and US 60 have restaurants, coffee shops, retail stores and other businesses that could serve visitors.

Community members and stakeholders pointed out the desire for local job opportunities in the tourism industry and the need for coordinated marketing of the tourism-related assets in



Tarrant County. The overarching idea is to increase visitors to key attractions and keep visitors in the area longer by building well-known day and weekend trips organized around each cluster of attractions. Each community has its own focus whether it be increasing business at local restaurants, stores, or lodges or creating a market for locally produced goods.



A complete marketing effort would:

- Let potential visitors know of the local cultural and recreational assets and events. This could be through printed brochures, a County tourism website, New Mexico True, TripAdvisor, and other similar marketing tools. Torrance County, local communities and local businesses would be responsible for initiating this effort.
- Identify food and lodging, including names, contact information, and hours of operation. It will be important for participating businesses to have consistent, reliable hours of operation and provide goods and services as advertised.
- Make trip planning and reservations easy through online services. Online information must be current and accurate, and ongoing maintenance of this information is essential.
- Highlight local products that could be sold through local retail businesses. Local products might include food that can be sold commercially and the work of local artisans.



Source: Shaffer Hotel

Job opportunities and related training could include:

- Full-time and part-time employment at tourism-oriented businesses.
- Individual opportunities for guides and outfitters and short-term lodging.
- Entrepreneurial opportunities to start a related business or purchase a local business seeking a new owner.
- Internships at local attractions, such as the Salinas National Monument.
- Tourism and economic development training through the State Department of Tourism and Economic Development Department.

The New Mexico Department of Tourism offers technical assistance to communities seeking to boost local tourism. Torrance County, with its amazing cultural, historic and natural resources is not yet benefitting from the State's many tourism resources. State staff can help get the County started with a workshop for community officials and businesses.

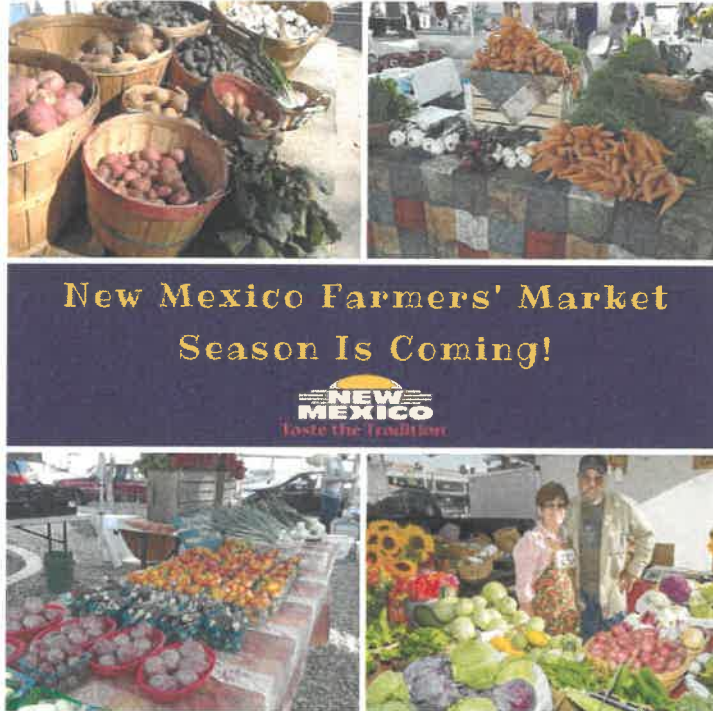
The New Mexico Economic Development Department has a variety of resources for businesses located in New Mexico. The new Outdoor Recreation Division is committed to supporting a thriving outdoor recreation economy and is developing several resources to support outdoor related business development, assistance to business incubators that assist new outdoor businesses and youth employment through the Youth Conservation Corps.<sup>1</sup> Torrance County has an opportunity to become part of this statewide effort from its beginning.

<sup>1</sup> <https://www.nmoutside.com/resources>

## SUSTAINABLE AND VALUE-ADDED AGRICULTURE

Build upon the centuries-old agricultural heritage of Estancia Valley by supporting traditional crop production, such as the Three Sisters — corn, squash, and beans; historic agriculture practices such as acequias — water-sharing systems that distribute water to crops and allows water to return to ground water; and introduction of new, low-water crops and value-added products<sup>2</sup> that have high market demand, such as native New Mexican hops for local microbreweries or organic produce, for example.

New Mexico branding services are available to local farmers and producers, and like the tourism initiative, each community and the County can use these state resources to promote local goods. New Mexico True promotes products ranging from beer and wine, salsa, and chocolate to jewelry, artisanal crafts, and musical instruments. New Mexico Taste the Tradition<sup>®</sup> and New Mexico Grown with Tradition<sup>®</sup> are programs available through the New Mexico Department of Agriculture that promote agritourism and New Mexico grown products and offer funding assistance and grants.<sup>3</sup> The New Mexico Environment



Source: New Mexico Taste the Tradition<sup>®</sup>

Department has a Hemp Program that supports hemp facilities involved in the manufacturing of hemp products.<sup>4</sup> USDA Agricultural Marketing Resource Center (AgMRC) is a national resource that supports value-added producers with grants.<sup>5</sup>

Value-added agriculture that could be promoted in southern Torrance County include:

- Farmers markets and roadside stands
- Agritourism farm stays, farm dinners, and events, such as harvesting
- Locally grown produce such as hemp, apples, beans, barley, organic produce, spices, etc. and locally made products including salsa, beef jerky, jam, etc.

<sup>2</sup> USDA defines "value-added agriculture" as an agricultural commodity or product that has changed physically or was produced, marketed or segregated (for example, identity preserved, eco labeling, etc.) in a manner that enhances its value or expands its customer base.

<sup>3</sup> <http://www.nmda.nmsu.edu/nmda-homepage/divisions/marketing/new-mexico-taste-the-tradition-and-new-mexico-grown-with-tradition/> and <http://tradition.nmda.nmsu.edu/>

<sup>4</sup> <https://www.env.nm.gov/hempprogram/>

<sup>5</sup> [agmrc.org](http://agmrc.org)

## MARKETING TORRANCE COUNTY NATURAL MEAT

Supporting Torrance County's ranchers by increasing the local market for grass- and range-fed beef, lamb, goats, and Natural Meats is desired in eastern parts of the county. Currently most animals are trucked out of state into Texas or Arizona to be processed and then lose their status as "local." The goal is to add value to local grass- and range-fed beef by shifting away from the commodity market to higher quality products for the consumer. By improving access to meat production facilities and promoting local Torrance County-raised beef, lamb, and goats could improve rancher's livelihood and associated industries.

Local ranchers have explored this idea and discovered the potential to process meats in New Mexico, with the eventual possibility of having a meat processing facility in Torrance County. There are a limited number of local USDA inspected meat processing facilities in and near Torrance County, but these do not currently operate at a commercial scale. A study completed by NMSU in 2008 concluded that the feasibility of a slaughter facility was unlikely because of a lack of sufficient slaughter animals and competition from larger facilities in Texas. However, the study also concluded that a grass-fed program was feasible and that the option with the most potential was a cooperative branding program promoting locally grown, fresh beef to consumers willing to support local producers.<sup>6</sup> Discussions at community and stakeholder meetings arrived at a similar conclusion, with the exception that USA Beef Packing in Roswell might have the capacity to process beef at a commercial scale for Torrance County ranchers.

The New Mexico Department of Agriculture Marketing and Development Division supports agribusiness through several marketing and economic development efforts, including the Grown with Tradition® program.<sup>7</sup> Several independent resources are available for New Mexican ranchers:

- New Mexico Beef Council is an industry-led group of cattle ranchers that helps promote local ranches and link ranchers with resources to support their businesses.<sup>8</sup>
- Eatwild helps New Mexico's ranchers promote their grass-fed animals and lists all the stores, restaurants, farmers markets, and buying clubs selling grass-fed animals in New Mexico;

currently they promote Mesteño Draw Cattle Co in Mountainair and L6 Cattle Ranches between Duran and Corona in Torrance County.<sup>9</sup>



Source: Mesteño Draw Cattle Co.

<sup>6</sup> "Adding Value to the New Mexico Beef Industry," New Mexico State University, 2008.

<sup>7</sup> <http://www.nmda.nmsu.edu/nmda-homepage/divisions/marketing/>

<sup>8</sup> <https://www.nmbeef.com/>

<sup>9</sup> <http://www.eatwild.com/products/newmexico.html>

## ALTERNATIVE ENERGY

Wind and solar energy are emerging industries in Southern Torrance County given the prevalent winds (particularly in the eastern county), expansive plains, sunshine combined with a low population. Four have been constructed or approved thus far in the county. These projects and the transmission lines associated with them have generated construction and maintenance jobs and will continue to generate more as the Western Spirit and SunZia transmission lines connecting the most recent wind farm is anticipated to begin mid-2020. It is anticipated that hundreds of jobs with Pattern Development will be associated with construction over the next four years. Mesalands Community College in Tucumcari has been training wind technicians and operators and is expanding its Wind Energy Technology program to Torrance County. As of November 2019, half of Mesalands graduates were placed in Pattern Development jobs. In addition to construction jobs, there are ongoing maintenance jobs that pay better than average jobs in the region. The goal of local training is to enable wind and solar energy companies to hire locally for both construction and permanent jobs. Communities with interest in alternative energy training should be in touch with Mesalands Community College leadership to assess how residents can access the college's courses. There are opportunities for distance learning and the college is developing a mobile training facility.



Source: Mesalands Community College

These energy projects are very visible on the landscape and will become more so as approved projects are constructed. It is important to continue to explore how alternative energy generated in southern Torrance County can be used to support its communities and their goals. Land prices have

risen on ranchland making it unaffordable for ranching without the added income from wind turbines. The revenue from these industries should benefit the communities throughout the study area and help fund emergency services, such as fire and EMS, and community services, such as schools throughout the county.





## FILM

Areas of Torrance County, including Mountainair and Estancia are becoming increasingly popular filming locations for the film industry and like other small communities in New Mexico, communities here are interested in expanding that industry. The New Mexico Film Office can help Mountainair and other interested communities in expanding their film industry and offer training for local residents who are interested in jobs in film and related technologies. The interested communities in southern Torrance County should work with the New Mexico Film Office to make their filming locations known and designate a film liaison to represent the County or individual communities. There are currently no liaisons identified for Torrance County, however the nearby communities of Edgewood and Corona, as well as the whole of Bernalillo County have designated liaisons to work with interested parties and share local knowledge and filming locations.

Along with filming, comes film-related tourism attracting visitors to film locations. Communities can benefit from connecting the State Tourism Department and promoting themselves as destinations with walking or driving tours, promotional materials, and even film-themed restaurants or retail establishments. The industry can support the place-based cultural and recreational tourism industry—not only will film professionals be interested in tourism attractions in the area to explore during their down time, so will fans of television and film productions filmed in the area. These fans come to see the sites showcased in their favorite productions, such as the Blue Ribbon Bar in Estancia (pictured below), which was featured in the movie *Hell or Highwater* in 2016.



Source: ASaavedra32 via Wikimedia Commons



# INDUSTRY SUPPORT NEEDS

Participants in community meetings and stakeholder discussions identified areas of support that could help communities make the most of their economic development opportunities. Resources for local business support and workforce training exist in the county or nearby (these resources are described in Chapter 4), and coordination of these resources is important for small business retention and the formation of new businesses.

## COUNTY ECONOMIC DEVELOPMENT MANAGER

It is recommended that Torrance County direct its residents and communities to these resources and to do so, the County should have an Economic Development Manager that can provide this service and help match all the resources with recipients.

### **GOAL 1. Provide economic development support countywide.**

**Project 1. Hire County Economic Development Manager to coordinate, direct, and match residents, businesses, and municipalities with available economic development resources.**

**Project 2. Develop a project prioritization plan for countywide projects identified below.**

## LOCAL BUSINESS SUPPORT

Local businesses in Torrance County could be better supported with marketing skills, website maintenance assistance, loans and assistance with expansion, and succession plans for retiring business owners. Local businesses should be prioritized when qualified for State and County contracts.

### **GOAL 2. Support agricultural businesses.**

#### **Project 3. Develop promotion strategy.**

Action 1. Meet with EVEDA, the County, and the Department of Agriculture's New Mexico—Taste the Tradition® program, and Agricultural Marketing Resource Center to understand resources available and strategize.

Action 2. Identify farmers and ranchers to promote to increase their market and sales with available resources.

Action 3. Meet with farmers and ranchers to determine what resources they need to process and promote their product and match them with available resources.

#### **Project 4. Convene a taskforce to discuss the long-term impact on water and the economy in Torrance County of various types of agriculture, value-added crops, and other types of business and determine which the County should support.**

Action 1. Determine the ideal types of agriculture and businesses in Torrance County.

Action 2. Identify funding for small, family farms to support prospective and existing farmers establish the ideal crops (the funding resources are described in Chapter 4). Follow Senator Haaland's Small Farm Bill that aims to support small farmers.

Action 3. Promote the ideal types of agriculture and businesses and update the County's Comprehensive Plan's goals to attract and encourage those uses.

**GOAL 3. Identify local infrastructure improvements and needed job skills that can enable businesses to work more efficiently and serve their clients effectively.**

**Project 5. Meet with businesses to understand their needs and assets.**

Action 4. Work with local businesses to: 1) identify gaps in infrastructure (e.g., broadband, power, etc.) that businesses need; 2) identify needed job training assistance (e.g., trainings on website maintenance, marketing, etc.); and 3) identify mentors and needed interns.

Action 5. Work with Youth Development, Inc. to establish mentorship and internship matches with local businesses and local schools so students can prepare job skills (see Workforce and Jobs projects below).

**GOAL 4. Support local businesses that are giving back to the community.**

**Project 6. Connect local businesses with the resources they need.**

Action 1. Match local businesses interested in expansion and or new start-ups with available funding and support.

Action 2. Enact policy at the State level to encourage State agencies to contract with local, in-state businesses.

## WORKFORCE TRAINING AND JOBS

Increase living wage jobs with benefits and improve education, skills, and training for Torrance County residents by teaming with area schools, government entities, businesses, and local professionals to connect communities to available training programs and internships. The subjects and skills that should be prioritized are renewable energy, arts and culture, business and marketing, technology and film, and forestry and environmental science.

**GOAL 5. Increase living wage jobs with benefits and improve education, skills, and training for Torrance County residents.**

**Project 7. Work with area schools, including Mesalands in Tucumcari, Central New Mexico Community College, Santa Fe Community College, and University of New Mexico Valencia County Campus to identify available technical training for alternative energy jobs (e.g., turbine maintenance), education in the arts, and apprenticeship programs.**

Action 1. Promote the available trainings and apprenticeship programs to Torrance County residents.

Action 2. Identify locations where these trainings and apprenticeships can take place.

**Project 8. Promote opportunities for area youth to participate in the US Forest Service's Youth Conservation Corps, and National Parks Service trainings, internships and summer jobs.**

Action 1. Outreach to youth online, in schools and at public facilities, such as libraries.

Action 2. Match interested students with NPS and USFS's programs.

## LOCAL HIRING AND OPPORTUNITIES FOR SKILLED TRADES

Take advantage of local skilled, licensed or otherwise credentialed tradespeople to educate others and provide local hiring preference for local, County and State contracts. Connect these tradespeople with Mesalands Community College as there are opportunities to offer classes in southern Torrance County. Established businesses in southern Torrance County would benefit from a local business preference.

### **GOAL 6. Promote local hiring.**

#### **Project 9. Establish a local training program by local tradespeople.**

Action 1. Identify local, licensed tradespeople who are interested in teaching.

Action 2. Coordinate with Community Colleges to hire local tradespeople.

#### **Project 10. Adopt a Local Hiring Preference Ordinance for Torrance County.**

Action 1. Draft a Local Hiring Preference Ordinance for Torrance County for adoption by Commission.

Action 2. As new businesses locate in Torrance County, enforce local hiring preference.

## VACANT AND ABANDONED PROPERTY REHABILITATION

Vacant and abandoned properties are prevalent throughout southern Torrance County. Some communities, such as Encino, wish to rehabilitate these properties to provide residents with more housing options, offer prospective businesses with more building options, and improve the overall health and look of the community. This rehabilitation can take different approaches and the efforts must be in sync with each community's goals and priorities. The County can take the lead on a countywide property rehabilitation initiative.

### **GOAL 7. Rehabilitate vacant and abandoned property to provide residents with more housing options, businesses with more building options, and improve the overall health and look of the community.**

#### **Project 11. Coordinate a multi-faceted solution to address abandoned property.**

Action 1. Convene Taskforce with government entities, lawyers and title professionals to assess the local and state laws regarding abandoned property, tax foreclosure statutes, and the feasibility of developing a land bank for abandoned property such that they can be returned to productive use. Consider taking part in a Center for Community Progress training, which helps communities address vacant and abandoned properties and get them back into productive use.

Action 2. Update laws at State and local levels to address vacant and abandoned property. Establish fees/fines for property owners not in compliance.

Action 3. Make process clear and understandable to public through campaign and website that provides property owners with assistance to maintain, sell, or buy properties.

Action 4. Initiate a countywide cleanup. Consider hiring residents to clean up blight.

Action 5. Aid property owners struggling to pay taxes through installment payment plan.

- Action 6. Develop an Abandoned Property List for each interested municipality or jurisdiction.
- Action 7. Register all vacant/abandoned buildings and charge fee until property is brought to code. Ordinance should specify that collection of these fees is combined with annual taxes if not paid and they become maintenance liens requiring fees be paid before sale of property is final.
- Action 8. Increase code enforcement. Prioritize funding for new positions at the County level.
- Action 9. Identify property owners and hold them accountable. For example, give 30 days to clean up their abandoned/ unmaintained properties and register vacant property. If they don't, impose fines.
- Action 10. Begin foreclosure on properties that have not had property taxes paid for 3 years.
- Action 11. Market and sell buildings once they have been foreclosed; work with community stakeholders to identify priority sites.
- Action 12. Leverage private and public funding for properties beyond repair to assist with demolition or deconstruction costs. Deconstruction is a more sustainable form of demolition that allows materials to be recycled and sold, which provides income to owners and jobs for locals.
- Action 13. For vacant lots, use CDBG grants and EPA financial assistance and consider programs that allow adjacent property owners the opportunity to care for and acquire the property for nominal fee.
- Action 14. Establish a greenlining fund to help prospective homebuyers get mortgage loans.

## TORRANCE COUNTY FAIRGROUNDS RENOVATION

The County wishes to upgrade and make more productive use of the County Fairgrounds. The improvements to the Fairgrounds will support the County and Estancia community's economic development goals by becoming a community gathering space that is open year-round with indoor and outdoor programming, training facilities, and cultural heritage education. Chapter 3 of this plan describes the renovation in more detail.

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# Community Profiles and Potential Projects

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This chapter looks closely at each community's demographics, housing status, assets, opportunities, economic development preferences and potential projects. Each project is supported by resources described later in Chapter 4.

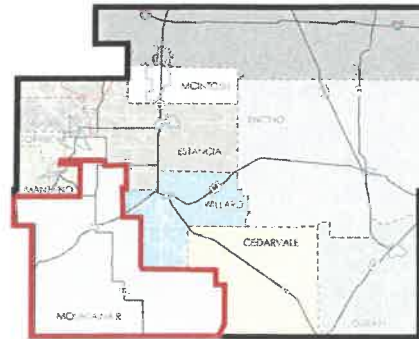
Each of the ten communities within the southern part of Torrance County have been assessed using a combination of data from the US Census Bureau (census) and American Community Survey (ACS) and input from community members and leaders. Census demographics for each of the communities in southern Torrance County were compiled by aggregating census block data. Data available at the census block level include 2010 population and housing counts. More recent estimates are available through the ACS for incorporated municipalities and census-designated places (CDPs). ACS data provide more detailed estimates of workforce characteristics and income.

The communities, towns, villages, and CDPs in the study area include:

1. Mountainair Community and Town of Mountainair
2. Manzano Community
3. Torreón Community, Land Grant, and CDP
4. Tajique Community, Land Grant, and CDP
5. Estancia Community and Town of Estancia
6. McIntosh Community and CDP
7. Encino Community and Village of Encino
8. Duran Community and CDP
9. Cedarvale Community
10. Willard Community and Village of Willard

# MOUNTAINAIR COMMUNITY

The Mountainair community is in the southwest part of the county (see area outlined in red on the map) at the junction of the community's two major routes: US 60 and NM 55 and has the largest concentration of tourist-serving amenities in Southern Torrance County. It includes the Town of Mountainair and two of the three Salinas Pueblo Missions: Abó and Gran Quivera. In addition to an active artist community, lodging, short-term rentals and restaurants, Mountainair is home to the National Park Service headquarters for the Salinas Pueblo Missions National Monument and the headquarters of the Mountainair Ranger District of the Cibola National Forest. These headquarters are existing facilities that serve as centralized information centers for the national monument, national forest and related assets. The Salt Missions Trail Scenic Byway and Abó Canyon Trail connect in Mountainair.

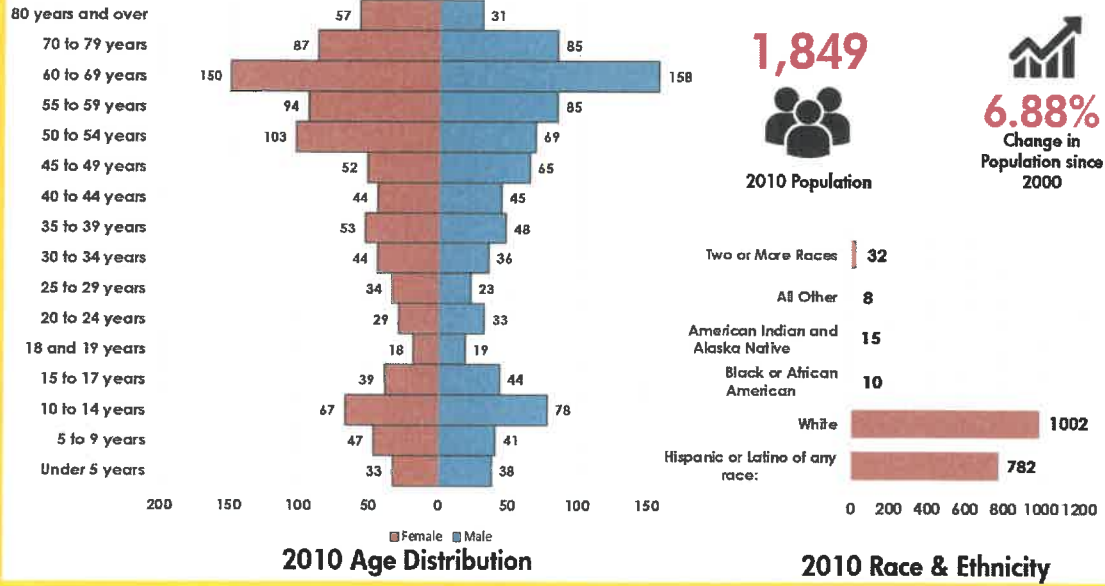


**FIGURE 2-1. MOUNTAINAIR COMMUNITY CONTEXT MAP**

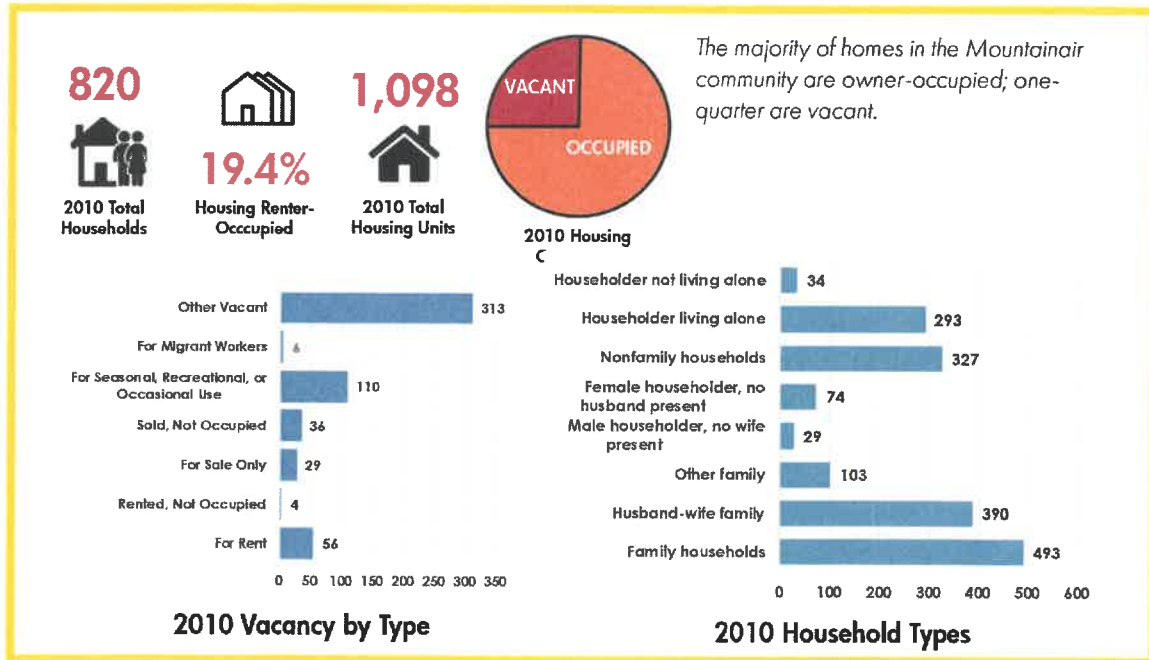
Participants in community and stakeholder meetings indicated that Mountainair is interested in serving as a central point for visitor information and visitor services in the western part of the County. Mountainair stakeholders also pointed out the potential to develop tourist routes along the Salt Missions Trail Scenic Byway and along US 60, which represents what US automobile travel was like prior to the construction of the Interstate Highway system. As one meeting participant put it, US 60 is what Route 66 would have been like if it hadn't been destroyed by freeways. As a retail center for its region, Mountainair also presents an opportunity to market locally made products from surrounding communities' businesses and artisans that may prefer less direct exposure to outside visitors. The sale of locally made products can benefit small and home-based businesses in the entire area, not only the Mountainair community. Further, local small businesses expressed a desire for intentional support of local businesses through local preference in government contracting. While a policy that prioritizes local businesses would help businesses in all communities, Mountainair businesses expressed an interest in promoting this policy.

## DEMOGRAPHICS

The Mountainair community's population has increased in the last twenty years. The majority of the community's population are 60 to 69 years old, with the next largest number of people in the 55 to 59 and 50 to 54 age ranges.



## HOUSING



# ASSET INVENTORY

## LAND, NATURAL, AND CULTURAL RESOURCES

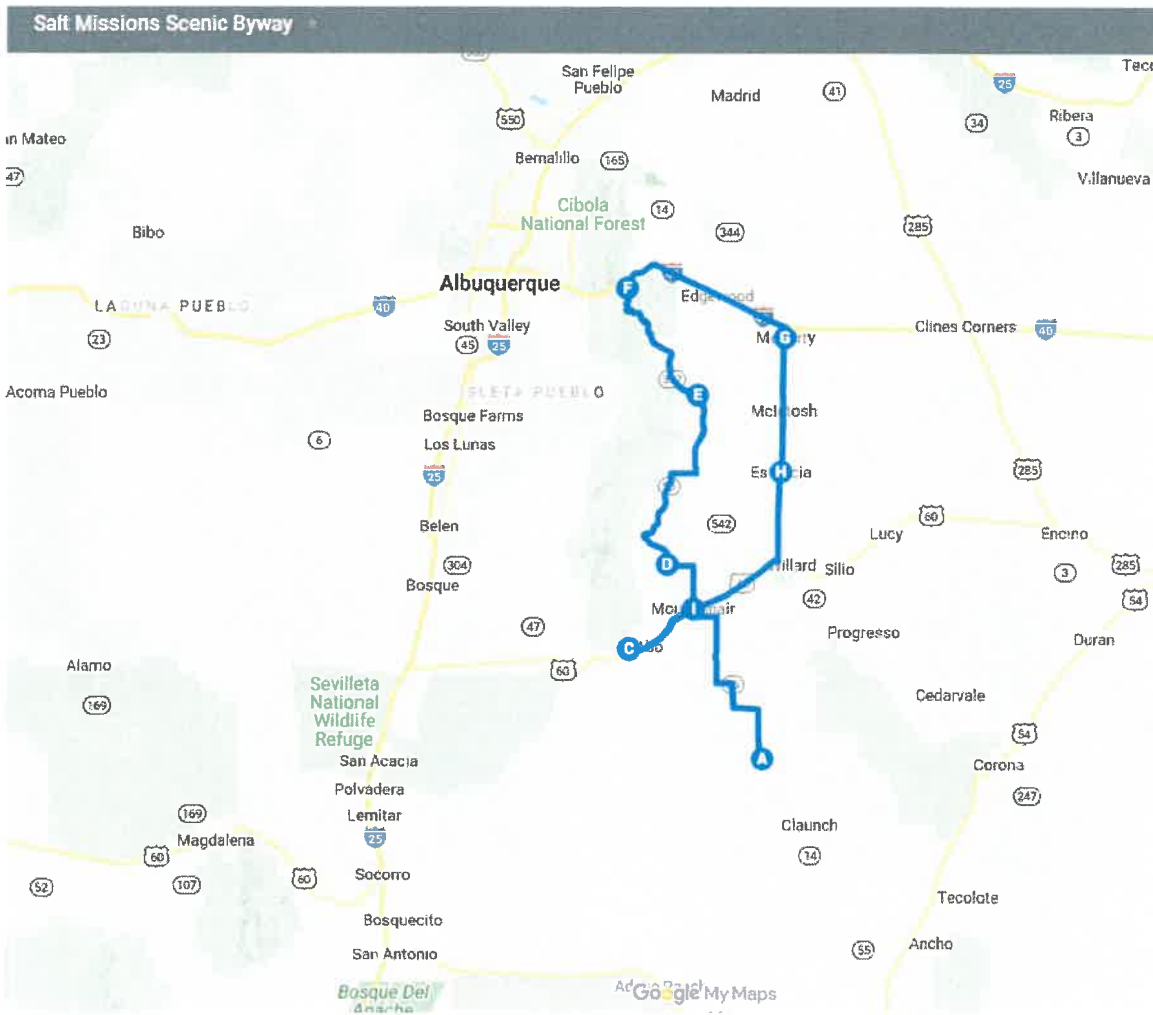
### **Salinas Pueblo Missions National Monument Headquarters**

The Salinas Pueblo Missions National Monument Headquarters is located in Mountainair and receives approximately 30,000 visitors annually. It supports 29 jobs and is estimated to have a residual impact on the Mountainair community valuing \$2.2 Million.

### **Salt Missions Trail Scenic Byway**

The Salt Missions Trail Scenic Byway loops through the heart of Torrance County following the historic trade routes and connecting Moriarty, McIntosh, Estancia, and Willard (along NM 41), Mountainair and Abó Pueblo (along US-60), Gran Quivera, Manzano, Torreón, and Tajique (on NM 55), Chillili, Yrisarri, and Tijeras (on NM 337), and Edgewood and Moriarty (on I-40) as shown in Figure 2-1. In between these communities, the trail passes through mountains and plains.

**FIGURE 2-2. SALT MISSIONS TRAIL SCENIC BYWAY MAP**

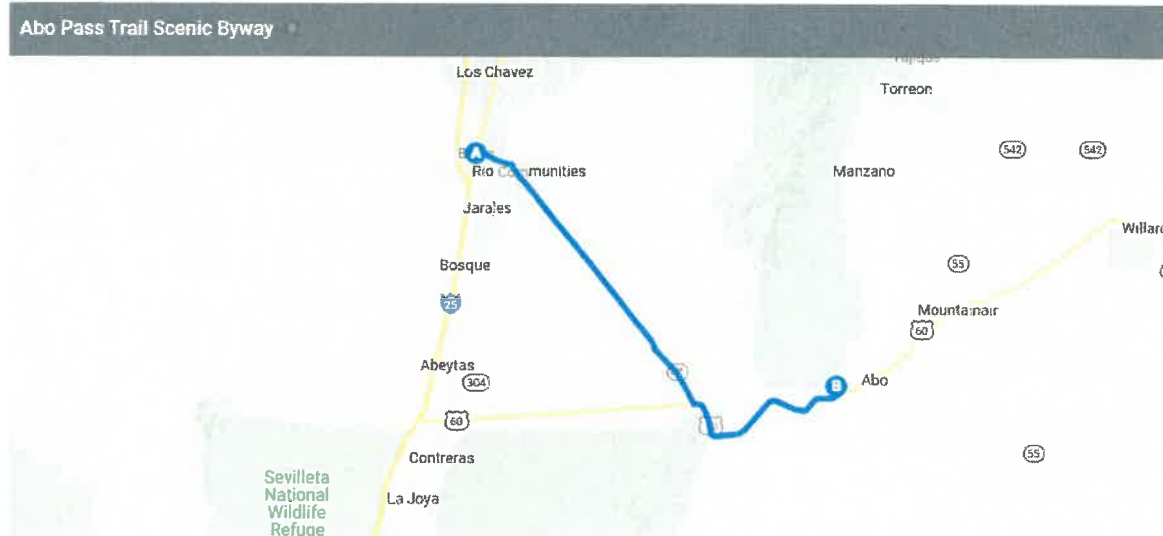


New Mexico Tourism Department, 2020

### ***Abó Canyon and Abó Pass Trail Scenic Byway***

Abó Canyon is located at the south end of Manzano Mountains and is also referred to as Abó Pass. It was a historic trade route. The Abó Pass Trail Scenic Byway connects Belen to Abó Pueblo and is the connection between El Camino Real Scenic Byway and the Salt Missions Trail Scenic Byway (see Figure 2-2).

**FIGURE 2-3. ABÓ PASS TRAIL SCENIC BYWAY MAP**



New Mexico Tourism Department, 2020

### ***Outdoor Recreation***

The Mountainair area is a popular place for many types of outdoor recreation, including horseback riding, fishing, camping, and hiking. The Mountainair Ranger District of the Cibola National Forest is headquartered in Mountainair. The ranger district encompasses the Gallinas and Manzano Mountains, which extend along the western edge of Torrance County and into Valencia and Lincoln Counties. Outdoor recreation assets of the Cibola National Forest include the Manzano Mountain Wilderness, camping and trails. Proximity to outdoor recreation provides opportunities for local outfitters and guides.

### ***Arts***

The Manzano Mountains Arts Council, based in Mountainair, provides art programs and projects for regional residents. The Mountain Arts Gift Shop is an outlet for locally produced arts and crafts, and could potentially expand the market for locally made items as part of the broader emphasis on increased tourism.

## **INFRASTRUCTURE, BUILDINGS, AND ACCESS TO CAPITAL**

### ***US 60 and NM 55***

The Mountainair community is connected to the east-west by US 60 and to the north-south with NM 55.



***Burlington Northern and Santa Fe Railway***

The Burlington Northern and Santa Fe Railway (BNSF Railway) is the largest rail company in the US and goes through the Town of Mountainair. The former Atchison, Topeka and Santa Fe Railway and Burlington Northern Railroad merged in 1996 to form BNSF Railway. BNSF Railway has been operating in the Mountainair community for decades and constructed a double track through Abó Canyon in 2011. The Railway's 35,000 miles of track connect 28 states: east of Torrance County it goes through Vaughn, Clovis and into Texas; to the west it connects to Belen, Gallup, and into Arizona. It no longer stops in the Town of Mountainair.

***Community Facilities***

Mountainair is home to many public and private community facilities, including:

1. Mountainair Municipal Airport
2. Library
3. Community Center
4. Senior Center
5. Family Health Center—Presbyterian Medical Services

**LOCAL ECONOMY, WORKFORCE, AND JOBS*****Successful Local Businesses***

Mountainair is home to many successful local businesses, including B Street Market, which sells fresh produce, groceries and offers Deli food; P & M Signs, which contracts with the State's Tourism Department to build its NM True signs (among other clients); an active arts community, which includes artist studios and the annual Sunflower Arts Festival; restaurants including Alpine Alley, Mustang Diner, Shaffer Hotel and Diner; and lodging, which ranges from the historic Shaffer Hotel, The Rock Motel motor lodge, the Turner Inn and RV park, and short-term rentals.

***Workforce***

The Mountainair community is a knowledgeable, deep-rooted community. It prides itself on having good schools that offer students a practical education, including trades classes. There are opportunities for youth in Mountainair as well as surrounding communities that are related to the area's natural and cultural assets. The National Park Service offers student internships.

Many residents commute to Albuquerque or Los Lunas for work. The area is attracting new industries, including film and wind farms. Mountainair has established a location that accommodates distance learning from various post-secondary institutions in the state. This facility could be a model for other communities that want to provide access to classes and training for high school students and adults locally without requiring them to leave the community.

***Jobs***

The top five sources of employment in Mountainair are public administration (28%), retail trade (20%), educational, healthcare, and social assistance (12%), arts, entertainment, recreation, accommodation and food services (9%) and other services (13%). Agriculture and related industries are important to the local economy, accounting for 7% of employment. However, Mountainair has a higher percentage of retail and visitor related services than other communities in the study area.

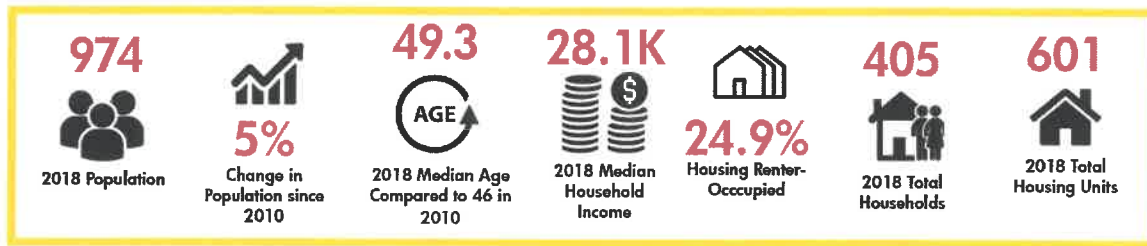
# TOWN OF MOUNTAINAIR

The Town of Mountainair is located at the junction of US 60 and NM 55 (see red star on the map). It is home to the majority of the entire community's population and has a lower median age than that throughout the outlying community. Residents are employed primarily within the census categories of public administration and retail. More homes are vacant in the Town of Mountainair than the outlying community and more than half the total housing units of the community are within the town.

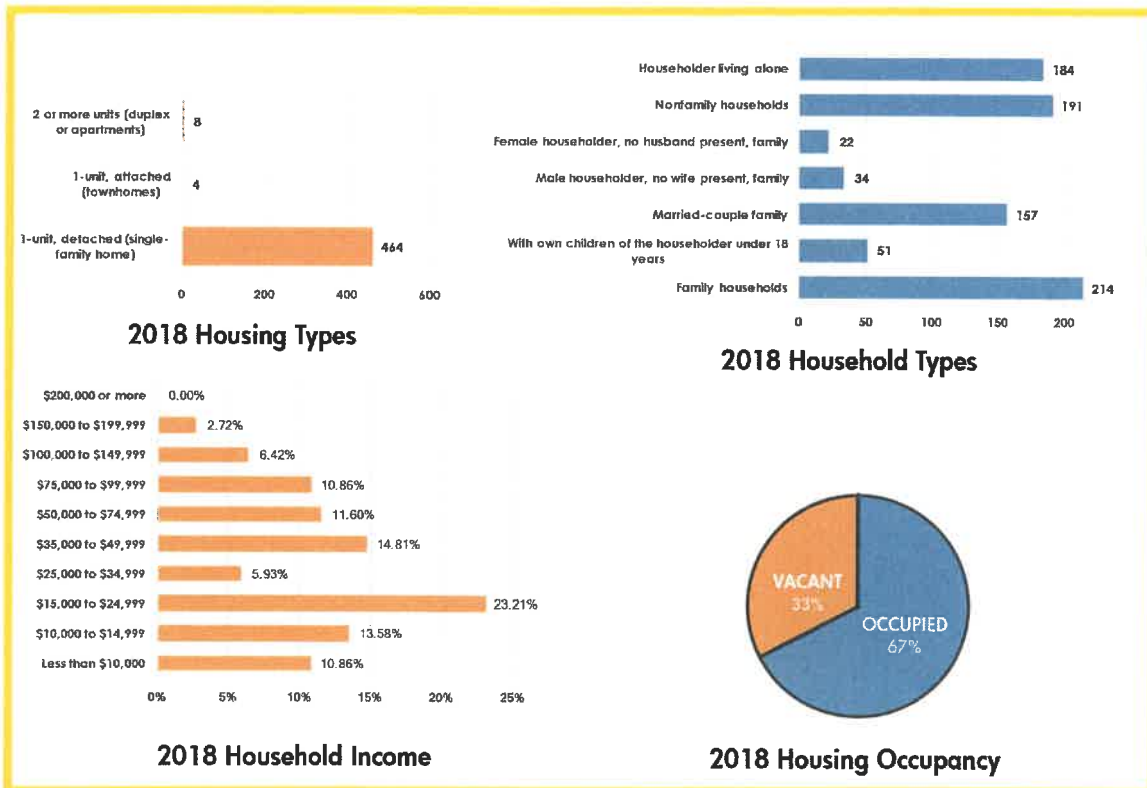


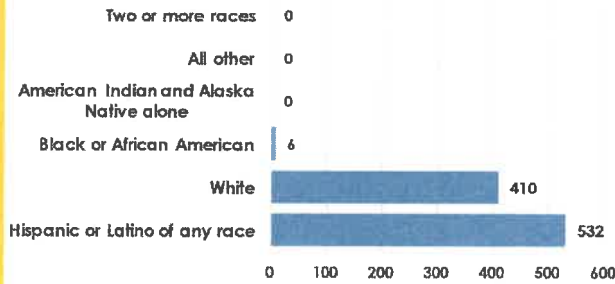
FIGURE 2-4. TOWN OF MOUNTAINAIR CONTEXT MAP

## DEMOGRAPHIC HIGHLIGHTS

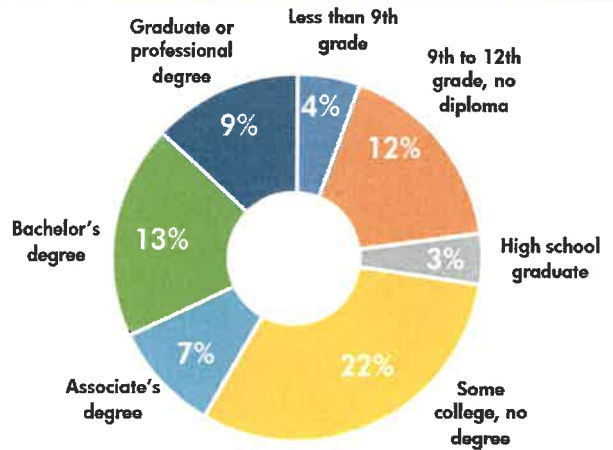


## HOUSING

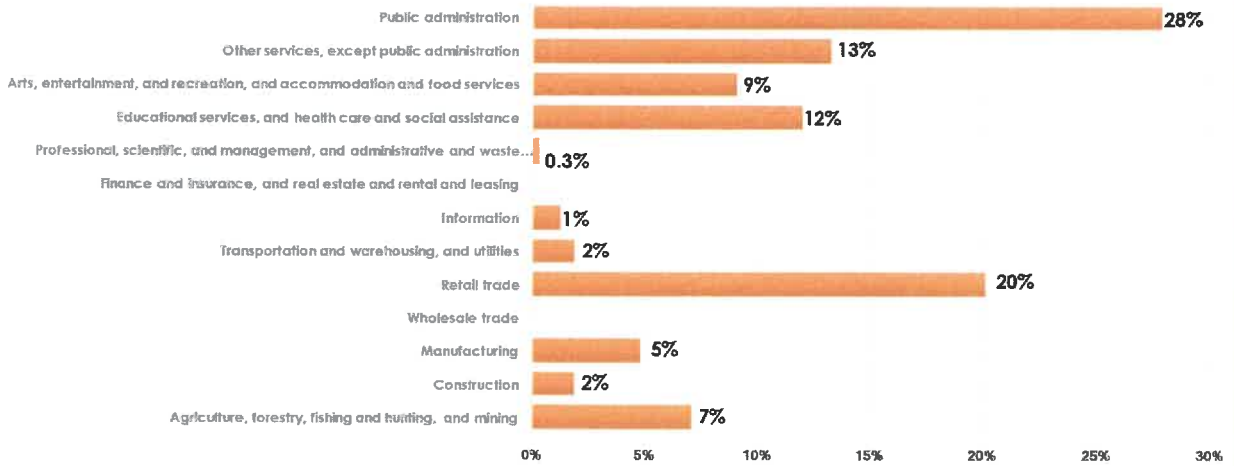




2018 Race & Ethnicity



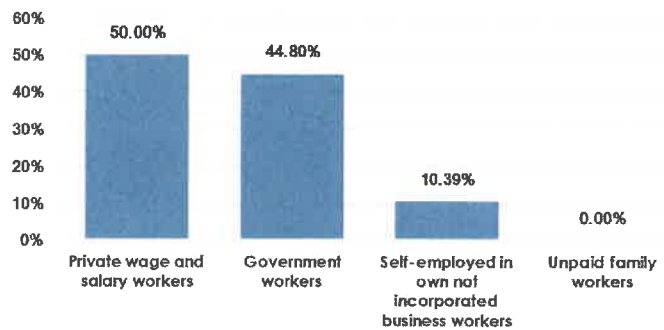
2018 Educational Attainment



2018 Employment by Industry



2018 Labor Force



2018 Types of Workers

## POTENTIAL PROJECTS

### PLACE-BASED CULTURAL AND RECREATIONAL TOURISM

**GOAL 1. Increase visibility of key attractions along the Salt Missions Trail Scenic Byway and US 60 as “The Other 66” highlighting connections to Salt Missions Trail Scenic Byway and Abó Pass Trail Scenic Byway.**

**Project 1. Develop an online guide to the Salt Missions Trail Scenic Byway in conjunction with Estancia, McIntosh, and Willard.**

- Action 1. Build on Torrance County’s cultural and historic assets and the Salt Missions Trail Scenic Byway by working with New Mexico True and the County.
- Action 2. Package a well-known day trip and weekend trip organized around the Salt Missions Trail Scenic Byway and Salinas Pueblo Missions National Monument that includes routes and destinations.
- Action 3. Organize local businesses to coordinate hours of operation to increase business at local restaurants, stores, lodging.
- Action 4. Encourage additional short-term rentals in Mountainair and surrounding area.
- Action 5. Promote local restaurants, lodging, other businesses, events and visitor center using social media and New Mexico Department of Tourism, Torrance County, and Town of Mountainair, and Discover Mountainair websites.
- Action 6. Maintain updated information on all related websites.

**Project 2. Develop an online guide to “The Other 66” in conjunction with Encino and Willard.**

- Action 1. Build on Torrance County’s cultural and historic assets and “The Other 66” by working with New Mexico True and the County.
- Action 2. Package a well-known day trip and weekend trip organized along “The Other 66” that includes routes and destinations.
- Action 3. Organize local businesses to coordinate hours of operation to increase business at local restaurants, stores, lodging.
- Action 4. Encourage short-term rentals in Mountainair and surrounding area.
- Action 5. Promote local restaurants, lodging, other businesses, events and visitor center using social media and New Mexico Department of Tourism and Torrance County websites.
- Action 6. Maintain updated information on all related websites.

### MARKETING TORRANCE COUNTY NATURAL MEAT

**GOAL 2. Support local ranchers in promoting their locally raised, grass-fed animals.**

**Project 3. Develop promotion strategy.**

- Action 1. Meet with EVEDA, the County, and the Department of Agriculture’s New Mexico—Taste the Tradition® program, and Agricultural Marketing Resource Center to understand resources and strategize.
- Action 1. Identify New Mexico grass-fed beef ranchers, such as Mesteño Draw Cattle Company to promote to increase their market and sales with available resources.
- Action 2. Meet with ranchers to determine what resources they need to process and promote their product and match them with available resources.

# MANZANO COMMUNITY

The community of Manzano is on the western edge of Torrance (see area outlined in red on the map) located south of Torreón and north of Mountainair along NM 55 at the foothills of the Manzano Mountains. Manzano means apple in Spanish. The area is said to have gotten its name from the apple orchards planted there. The community is home to Manzano, a census-designated place (CDP) historically known as Merced del Manzano and Manzano Land Grant; it has the main concentration of the community's population. Quarai Pueblo of the Salinas Pueblo Missions National Monument is located 6 miles south of Manzano.

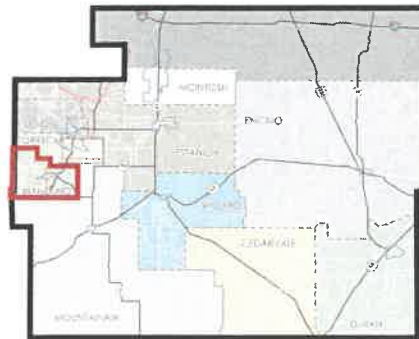
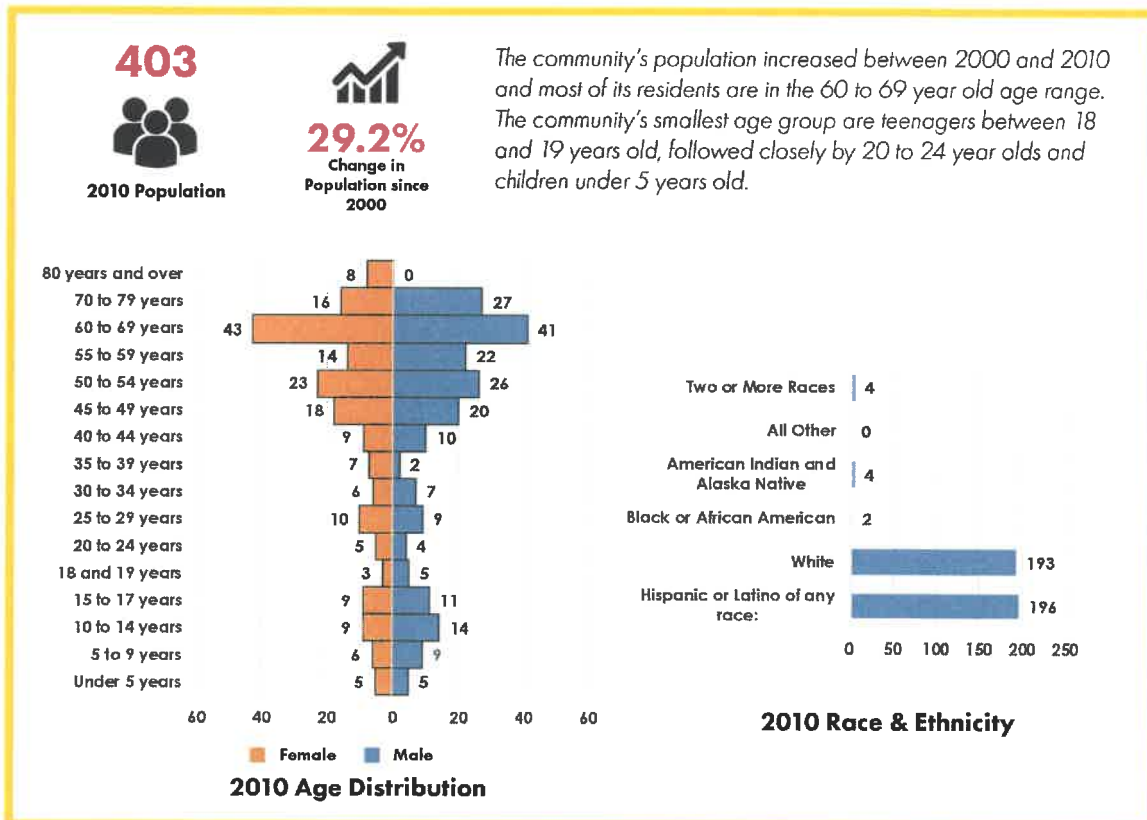


FIGURE 2-5. MANZANO COMMUNITY CONTEXT MAP

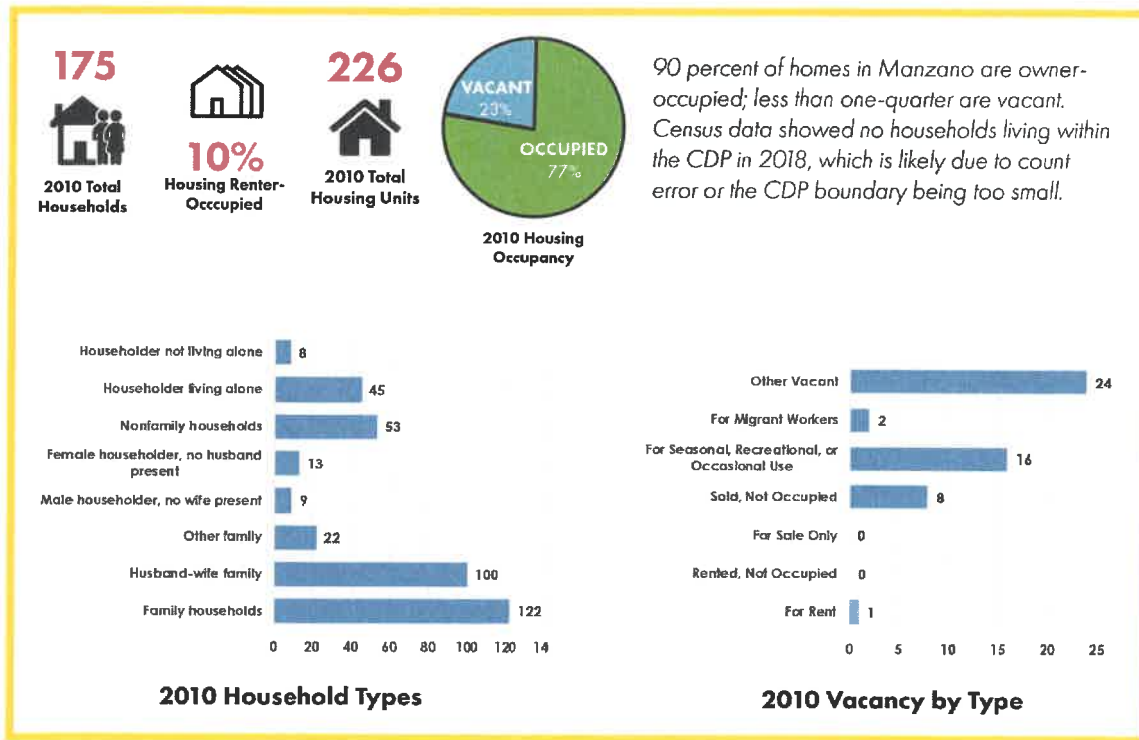
Participants in community and stakeholder meetings indicated that Manzano is interested in ways to train youth in a variety of trades, iron work, carpentry, electrical, etc. so young people can stay local. The Manzano community has some small businesses and farms. Products made locally in Manzano could possibly be sold in Mountainair that attracts more outside visitors if the community prefers less direct exposure. The sale of locally made products can benefit small and home-based businesses in the entire area.

## DEMOGRAPHICS





## HOUSING



## ASSETS INVENTORY

### LAND, NATURAL, AND CULTURAL RESOURCES

#### **Traditional Forest Use**

The Land Grant communities that surround the Manzano Mountains are agriculturally based with strong ties to the land, culture and heritage. This includes strong, historic ties to the mountains. Grazing, firewood, recreation, herb gathering, and appreciation of the local scenery are traditional in land grant communities. Grazing allotments and firewood permits for personal use are issued seasonally. The Mountainair District of the Cibola National Forest hosts an active collaborative forest restoration project with the Manzano Land Grant. Residents of the land grants expressed a desire for more commercial opportunities in the National Forest, a return to the historical traditional use of the land that enabled a sustainable, traditional local economy.

#### **Culture and Local Heritage**

Local residents place a high value on their culture and heritage. Residents identified opportunities in the arts, storytelling, and related aspects of conveying the importance of history and culture. The National Park Service and the National Forest are existing institutions that could provide a forum for residents to share their knowledge of the heritage of Torrance County through seasonal work or volunteer experience. A focus on cultural tourism in the County could create further opportunities to educate visitors on the culture and heritage of the Manzano Mountains.

**Arts**

The Manzano Mountains Arts Council and the Mountain Arts Gift Shop are a source of arts education and an outlet for locally produced arts and crafts. As part of a County-wide emphasis on increased tourism and a focus on tourism services in Mountainair, Manzano community could participate in and contribute to locally made products that are marketed through retail outlets in neighboring communities.

**Outdoor Recreation**

Manzano Mountains State Park, located 3.5 miles southwest of Manzano, offers hiking and camping and is an excellent destination for wildlife viewing, birding and photography. The park is open from March to November.

**INFRASTRUCTURE, BUILDINGS, AND ACCESS TO CAPITAL****NM 55 and NM 131**

NM 55 connects Manzano to the other Land Grants north and takes a sharp turn due east into Estancia. South of Manzano the route winds south connecting to Quarai Mission and then zigzags to Mountainair and further south to Gran Quivira. NM 131 branches off NM 55 south of Manzano and provides access into the Manzano Mountains State Park.

**Manzano Mutual Domestic Water Consumers Association**

The Manzano community is served by the Manzano Mutual Domestic Water Consumers Association with 24 connections. The Association is a member of the New Mexico Rural Water Association non-profit.

**LOCAL ECONOMY, WORKFORCE, AND JOBS**

The local economy is built on small scale agriculture, including grazing and ranching. The local workforce primarily commutes elsewhere for jobs. Historically, sawmills in the Manzano Mountains produced lumber for the railroads and nearby towns and provided jobs.

Much of the local workforce commutes to larger towns in Torrance County or to Albuquerque to work. Workforce training, especially training for local youth, is important to allow young people to remain in Manzano even if they commute elsewhere for work.

**Trades Education**

Land Grant residents have a variety of specialized skills that could support an expansion of skills in the trades. The goal is to provide local young adults with a skill that enables them to remain in their communities while earning a living wage. Adults with specialized skills and licenses or certifications could teach trades classes, potentially through Mesalands Community College or other post-secondary institution in the region.

**Home-Based Businesses**

Land Grant residents produce a variety of agricultural and crafts products at a small scale that can be accomplished in the community. While Land Grant communities are not necessarily interested in increasing visitor traffic to their communities, they would benefit from developing a market for these goods.

## POTENTIAL PROJECTS

### PLACE-BASED CULTURAL AND RECREATIONAL TOURISM

**GOAL 1. Increase visibility of key attractions along the Salt Missions Trail Scenic Byway and keep visitors longer.**

**Project 1. Establish an oral history program with Manzano community members to share the history of the Land Grant with younger community members, schools throughout Torrance County, and at visitor centers.**

Action 1. Identify interested community members.

Action 2. Determine program and materials.

Action 3. Coordinate with area schools and tourist destinations.

**Project 2. Promote Manzano’s cultural and historic assets at Salinas Pueblo Missions National Monument.**

Action 1. Identify local products and promote them through businesses and visitor centers along the Scenic Byways (e.g., produce, crafts).

### WORKFORCE TRAINING AND JOBS

**GOAL 2. Increase living wage jobs with benefits and improve education, skills, and training for residents in the Land Grant communities.**

**Project 3. Establish a program where skilled workers in the Land Grant communities teach vocational training to young adults as a way to retain youth in the communities and prepare youth for living wage jobs.**

Action 1. Work with the County Economic Development Manager and area schools, including Mesalands in Tucumcari, Central New Mexico Community College, Santa Fe Community College, and University of New Mexico Valencia County Campus to determine which technical trainings (e.g., alternative energy jobs, cattlemen, electricians, iron workers, carpenters, education in the arts) and apprenticeship programs are needed and promote them to Manzano residents.

Action 2. Identify local, licensed tradespeople who are interested in teaching.

**Project 4. Identify Manzano residents who want to work with National Parks Service and US Forest Service as tour guides or employees.**

Action 1. Connect Manzano residents with NPS and USFS to determine what positions are available and what skills are needed.

Action 2. Assist residents in identifying available training if needed.

**Project 5. Promote opportunities for area youth to participate in the US Forest Service’s Youth Conservation Corps, and National Parks Service trainings, internships and summer jobs.**

Action 1. Outreach to youth online, in schools and through word of mouth.

Action 2. Match interested students with NPS and USFS’s programs.

## SUSTAINABLE AND VALUE-ADDED AGRICULTURE

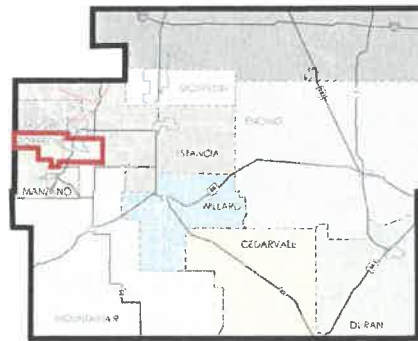
**GOAL 3. Build upon the centuries-old agricultural heritage of Estancia Valley by supporting cultural agriculture practices on traditional and new crops.**

**Project 6. Support and promote local farmers growing heritage crops and the historic water-sharing approach of the acequia system.**

- Action 1. Work with the County's Economic Development Manager and NM Department of Agriculture's marketing and development programming and acequia fund divisions.
- Action 2. Participate actively in the countywide taskforce to determine the ideal uses that limit negative long-term effects on water and the economy in Torrance County.

# TORREÓN COMMUNITY

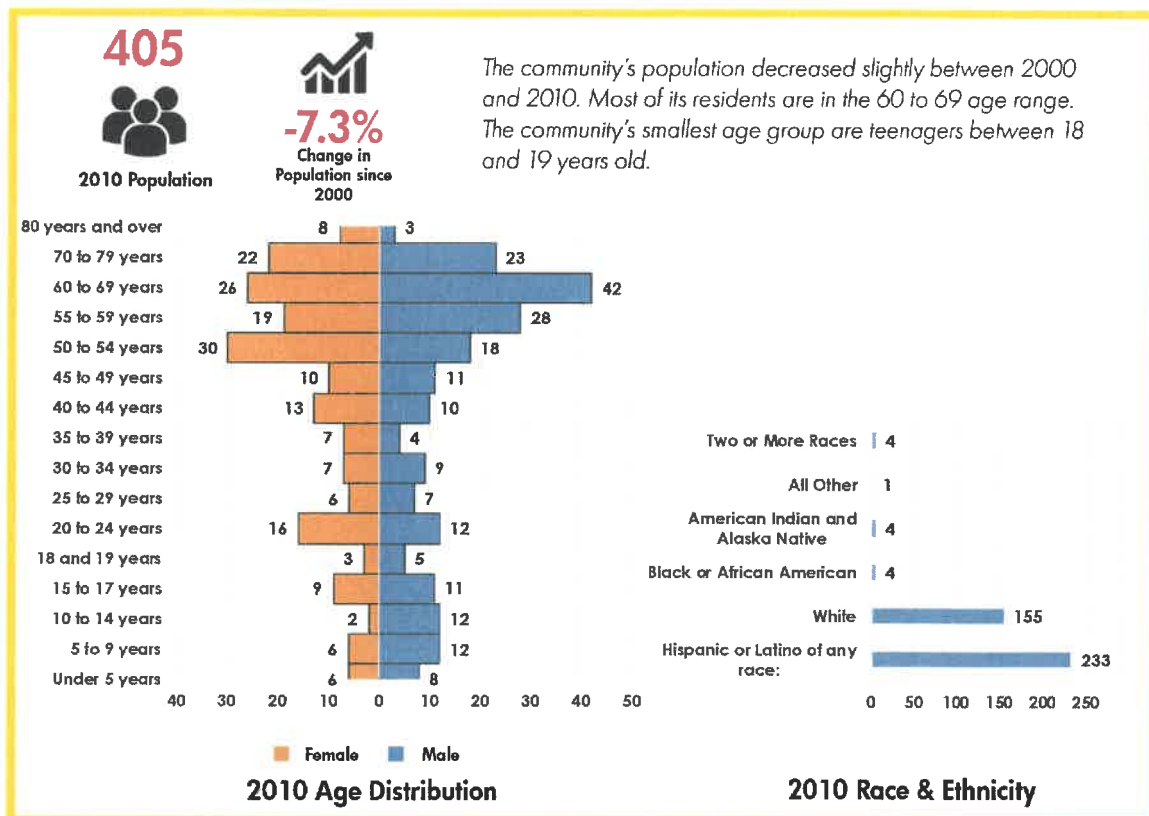
The community of Torreón is on the western edge of Torrance (see area outlined in red on the map) located south of Tajique and north of Manzano along NM 55 at the foothills of the Manzano Mountains. The community is home to Torreón CDP (also known as the Torreón Land Grant); it has the main concentration of the community’s population. As a historic Land Grant and farming community, participants in community and stakeholder meetings indicated that preserving the natural and cultural resources, including water, views, and land are top priority, and reintroducing the staple crops of corn, beans and squash—known as the Three Sisters—should be a goal. Like Manzano, community members are interested in jobs to keep youth in the area and specifically work with the US Forest Service to be able to integrate the area’s farming and forest heritage in the Manzano Mountains.



**FIGURE 2-6 TORREÓN COMMUNITY CONTEXT MAP**

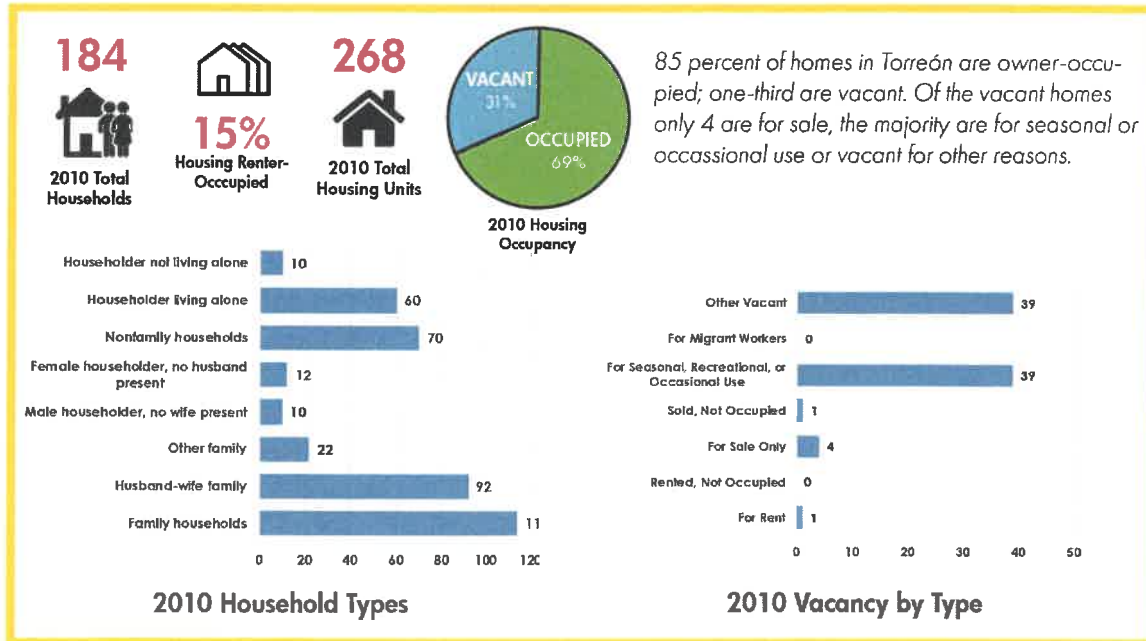
Torreón has some small businesses and farms. Products made locally could possibly be sold in the stores or in Mountainair, which attracts more outside visitors if the community prefers less direct exposure. The sale of locally made products can benefit small and home-based businesses in the entire area.

## DEMOGRAPHICS





## HOUSING



## ASSETS INVENTORY

### LAND, NATURAL, AND CULTURAL RESOURCES

#### **Traditional Forest Use**

The Manzano Mountains in the Cibola National Forest have attracted settlers for thousands of years and remain one of the greatest resources in the county. The Land Grant communities that surround the Manzano Mountains are agriculturally based with strong ties to the land, culture and heritage. This includes strong, historic ties to the mountains. Grazing, firewood, recreation, herb gathering, and appreciation of the local scenery are traditional in land grant communities. Grazing allotments and firewood permits for personal use are issued seasonally. The Mountainair District of the Cibola National Forest hosts an active collaborative forest restoration project with the Torreón Land Grant. Residents of the Land Grants expressed a desire for more commercial opportunities in the National Forest, a return to the historical traditional use of the land that enabled a sustainable, traditional local economy.

#### **Culture and Local Heritage**

Local residents place a high value on their culture and heritage. Residents identified opportunities in the arts, storytelling, and related aspects of conveying the importance of history and culture. The National Park Service and the National Forest are existing institutions that could provide a forum for residents to share their knowledge of the heritage of Tarrant County through seasonal work or volunteer experience. A focus on cultural tourism in the County could create further opportunities to educate visitors on the culture and heritage of the Manzano Mountains.

**Arts**

The Manzano Mountains Arts Council and the Mountain Arts Gift Shop are a source of arts education and an outlet for locally produced arts and crafts. As part of a county-wide emphasis on increased tourism and a focus on tourism services in Mountainair, the Torreón community could participate in and contribute to locally made products that are marketed through retail outlets in neighboring communities.

**Outdoor Recreation**

The Manzano Mountains southwest of Torreón, offer hiking and camping and are an excellent destination for wildlife viewing, birding and photography. The park is open from March to November.

**INFRASTRUCTURE, BUILDINGS, AND ACCESS TO CAPITAL****NM 55**

NM 55 connects Torreón to the other Land Grants north and south and takes a sharp turn due east into Estancia.

**Torreón Mutual Domestic Water Consumers Association**

The Torreón community is served by the Torreón Mutual Domestic Water Consumers Association with 60 connections.

**Torreón Community Center**

The Mutual Domestic Water Consumers Association owns and operates the community center, which is a well-located community gathering space.

**LOCAL ECONOMY, WORKFORCE AND JOBS**

The local economy is built on small scale agriculture, including grazing and ranching. The local workforce primarily commutes elsewhere for jobs. Much of the local workforce commutes to larger towns in Torrance County or to Albuquerque to work. Workforce training, especially training for local youth, is important to allow young people to remain in Torreón even if they commute elsewhere for work.

**Trades Education**

Land Grant residents have a variety of specialized skills that could support an expansion of skills in the trades. The goal is to provide local young adults with a skill that enables them to remain in their communities while earning a living wage. Adults with specialized skills and licenses or certifications could teach trades classes, potentially through Mesalands Community College or other post-secondary institution in the region.

**Home-Based Businesses**

Land Grant residents produce a variety of agricultural and crafts products at a small scale that can be accomplished in the community. While Land Grant communities are not necessarily interested in increasing visitor traffic to their communities, they would benefit from developing a market for these goods.

# TORREÓN CDP

The town of Torreón is a census-designated place (CDP) located on NM 55 (see red star on the map) with an identified population of 231 in 2018. More than half the population of the community lives in the CDP. More homes are vacant in the outlying community than in the CDP where no homes are reported vacant. Residents are employed exclusively within two census categories: 1) Construction; and 2) Education, health care, and social services. However, more than half the population is not in the labor force.

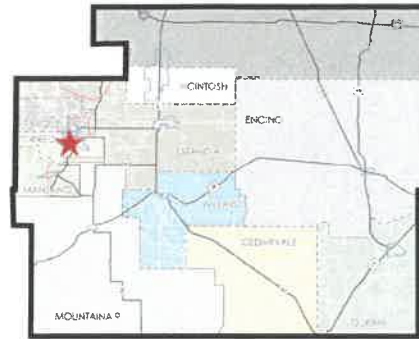
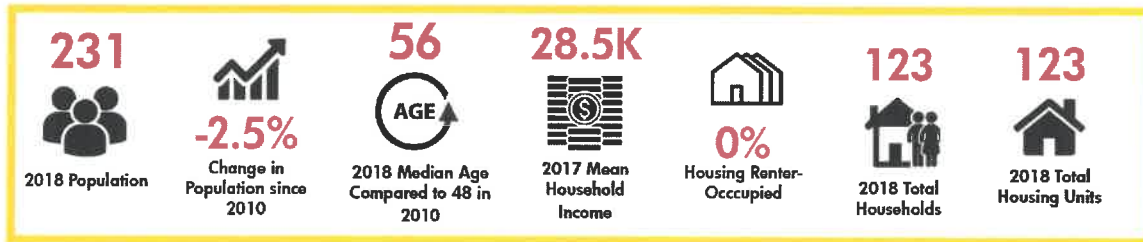
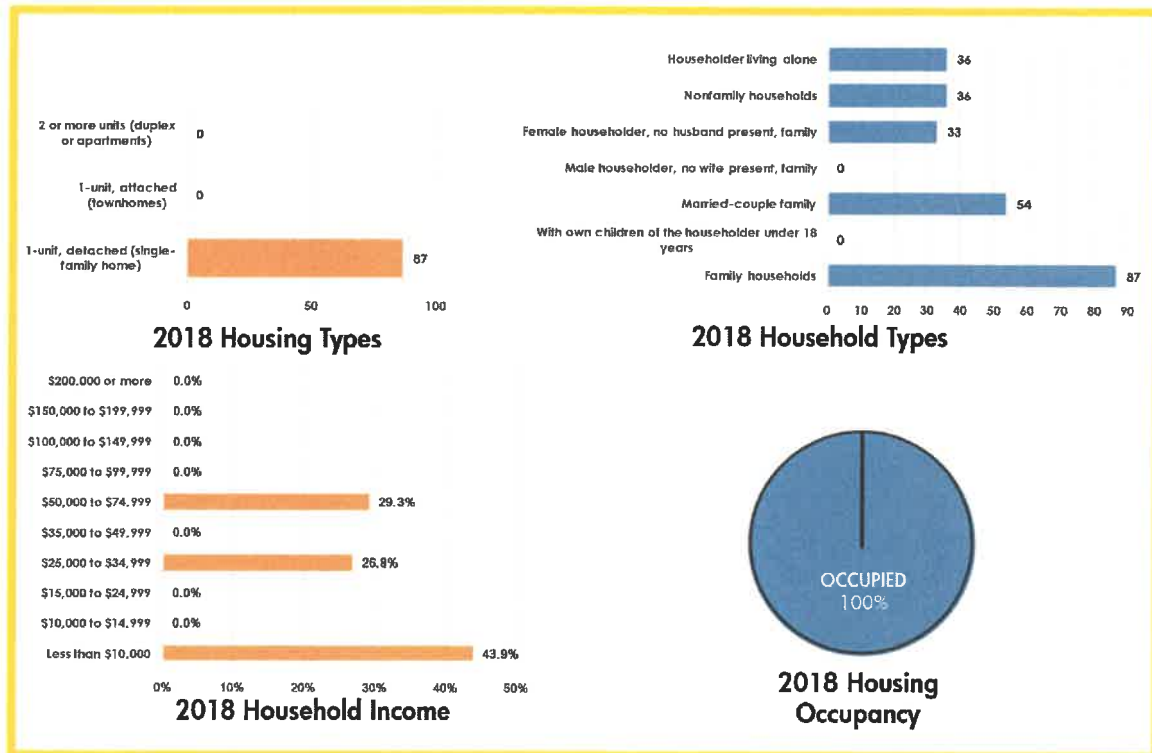


FIGURE 2-7 TORREÓN CDP CONTEXT MAP

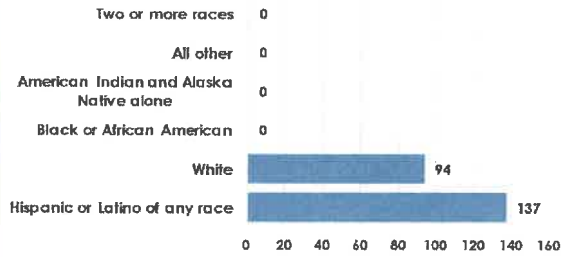
## DEMOGRAPHIC HIGHLIGHTS



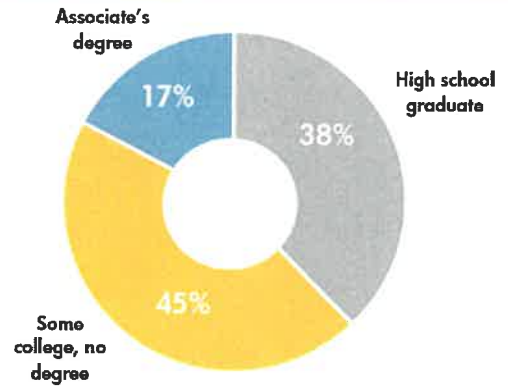
## HOUSING



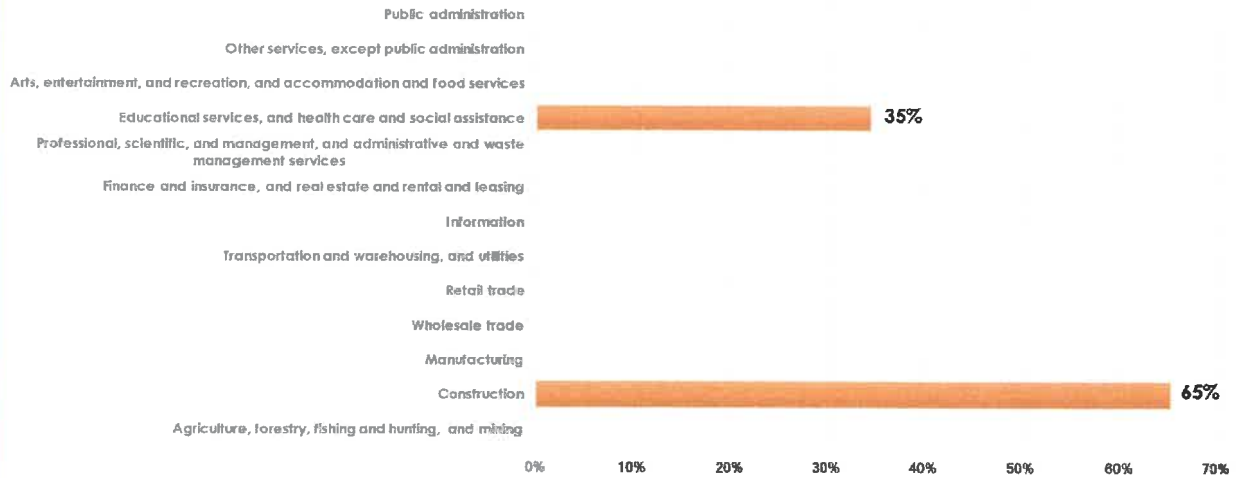
# RACE, EDUCATION & EMPLOYMENT



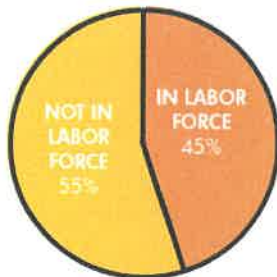
2018 Race & Ethnicity



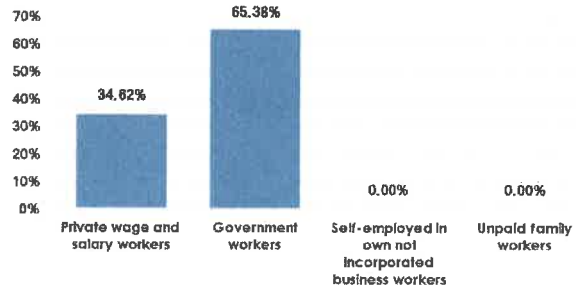
2018 Educational Attainment



2018 Employment by Industry



2018 Labor Force



2018 Types of Workers

## POTENTIAL PROJECTS

### PLACE-BASED CULTURAL AND RECREATIONAL TOURISM

**GOAL 1. Increase visibility of key attractions along the Salt Missions Trail Scenic Byway and keep visitors longer.**

**Project 1. Establish an oral history program with Torreón community members to share the history of the Land Grant with younger community members, schools throughout Tarrant County, and at visitor centers.**

Action 1. Identify interested community members.

Action 2. Determine program and materials.

Action 3. Coordinate with area schools and tourist destinations.

**Project 2. Promote Torreón's cultural and historic assets at Salinas Pueblo Missions National Monument.**

Action 1. Identify local products and promote them through businesses and visitor centers along the Scenic Byways (e.g., produce, crafts).

### WORKFORCE TRAINING AND JOBS

**GOAL 2. Increase living wage jobs with benefits and improve education, skills, and training for residents in the Land Grant communities.**

**Project 3. Establish a program where skilled workers in the Land Grant communities teach vocational training to young adults as a way to retain youth in the communities and prepare youth for living wage jobs.**

Action 1. Work with the County Economic Development Manager and area schools, including Mesalands in Tucumcari, Central New Mexico Community College, Santa Fe Community College, and University of New Mexico Valencia County Campus to determine which technical trainings (e.g., alternative energy jobs, cattlemen, electricians, iron workers, carpenters, education in the arts) and apprenticeship programs are needed and promote them to Torreón residents.

Action 2. Identify local, licensed tradespeople who are interested in teaching.

**Project 4. Identify Torreón residents who want to work with National Parks Service and US Forest Service as tour guides or employees.**

Action 1. Connect Torreón residents with NPS and USFS to determine what positions are available and what skills are needed.

Action 2. Assist residents in identifying available training if needed.

**Project 5. Promote opportunities for area youth to participate in the US Forest Service's Youth Conservation Corps, and National Parks Service trainings, internships and summer jobs.**

Action 1. Outreach to youth online, in schools and through word of mouth.

Action 2. Match interested students with NPS and USFS's programs.



## SUSTAINABLE AND VALUE-ADDED AGRICULTURE

**GOAL 3. Build upon the centuries-old agricultural heritage of Estancia Valley by supporting cultural agriculture practices on traditional and new crops.**

**Project 6. Support and promote local farmers growing heritage crops and the historic water-sharing approach of the acequia system.**

- Action 1. Work with the County's Economic Development Manager and NM Department of Agriculture's marketing and development programming and acequia fund divisions.
- Action 2. Participate actively in the countywide taskforce to determine the ideal uses that limit negative long-term effects on water and the economy in Torrance County.

# TAJIQUE COMMUNITY

The community of TajiQue is on the western edge of Torrance (see area outlined in red on the map) located north of Torreón along NM 55 at the foothills of the Manzano Mountains. The community is home to the town of TajiQue, which is a historic Land Grant and also identified as a CDP; it has the main concentration of the community's population. TajiQue is the gateway to the Fourth of July Campground and Trailhead and is just 7.4 miles from the stunning Fourth of July Trail. TajiQue is home to some small businesses and farms. Products made locally in TajiQue could possibly be sold in Mountainair that attracts more outside visitors if the community prefers less direct exposure. The sale of locally made products can benefit small and home-based businesses in the entire area.

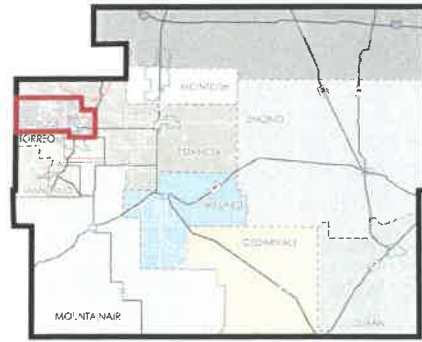
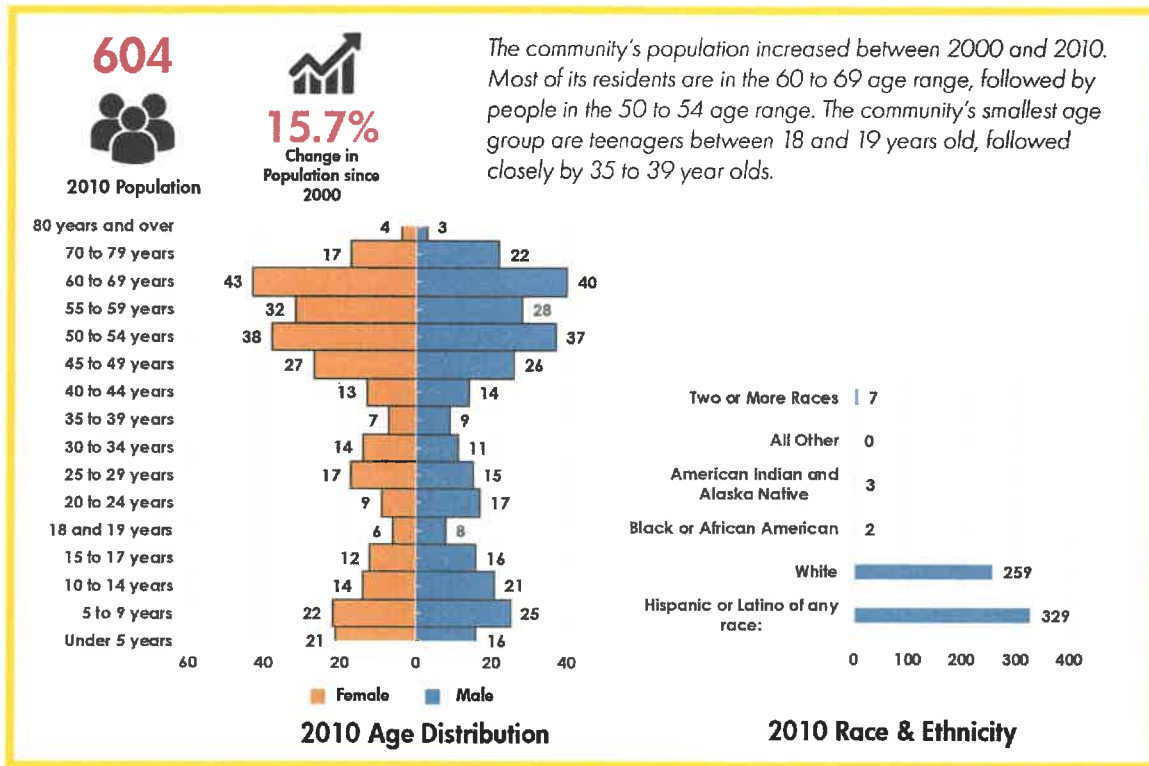
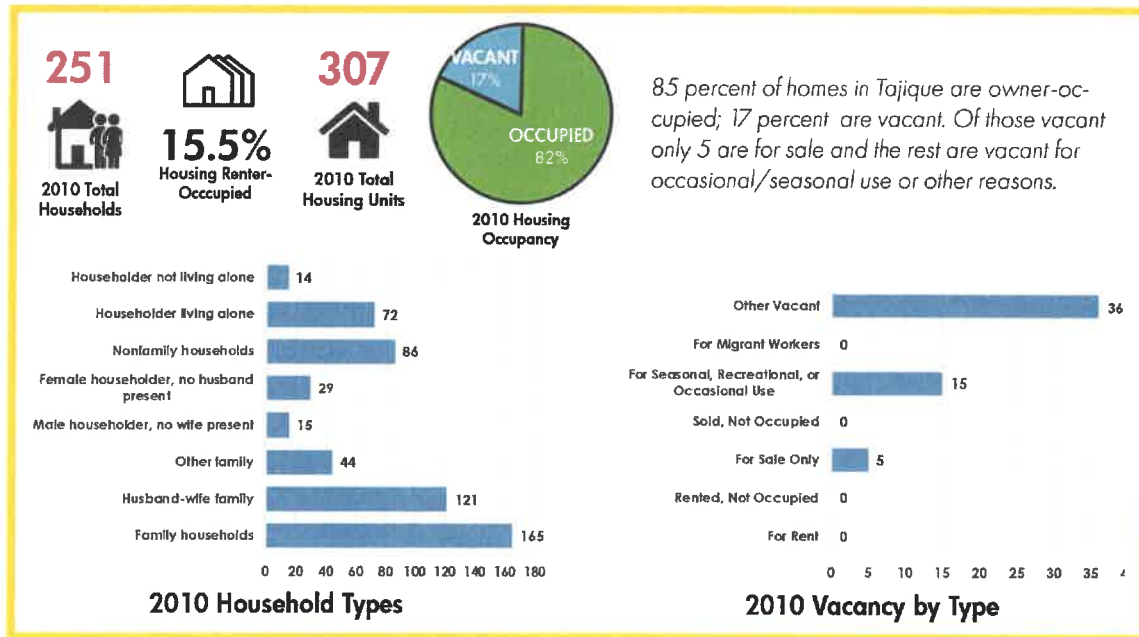


FIGURE 2-8. TAJIQUE COMMUNITY CONTEXT MAP

## DEMOGRAPHICS



## HOUSING



## ASSETS INVENTORY

### LAND, NATURAL, AND CULTURAL RESOURCES

#### **Traditional Forest Use**

The Manzano Mountains in the Cibola National Forest have attracted settlers for thousands of years and remain one of the greatest resources in the county. The Land Grant communities that surround the Manzano Mountains are agriculturally based with strong ties to the land, culture and heritage. This includes strong, historic ties to the mountains. Grazing, firewood, recreation, herb gathering, and appreciation of the local scenery are traditional in land grant communities. Grazing allotments and firewood permits for personal use are issued seasonally. Residents of the Land Grants expressed a desire for more commercial opportunities in the National Forest, a return to the historical traditional use of the land that enabled a sustainable, traditional local economy.

#### **Culture and Local Heritage**

Local residents place a high value on their culture and heritage. Residents identified opportunities in the arts, storytelling, and related aspects of conveying the importance of history and culture. The National Park Service and the National Forest are existing institutions that could provide a forum for residents to share their knowledge of the heritage of Torrance County through seasonal work or volunteer experience. A focus on cultural tourism in the County could create further opportunities to educate visitors on the culture and heritage of the Manzano Mountains.

#### **Arts**

The Manzano Mountains Arts Council and the Mountain Arts Gift Shop are a source of arts education and an outlet for locally produced arts and crafts. As part of a county-wide emphasis on increased

tourism and a focus on tourism services in Mountainair, the Tajiue community could participated in and contribute to locally made products that are marketed through retail outlets in neighboring communities.

### ***Outdoor Recreation***

The Tajiue Land Grant is 7.3 miles from the Fourth of July Trailhead and Campground, a destination for outdoor enthusiasts and New Mexicans seeking fall foliage. The Fourth of July Trailhead and Campground offer hiking and camping and are an excellent destination for wildlife viewing, birding and photography.

## **INFRASTRUCTURE, BUILDINGS, AND ACCESS TO CAPITAL**

### ***NM 55***

NM 55 connects Tajiue to Estancia and Manzano and Torreón to the south.

### ***Tajiue Mutual Domestic Water Consumers Association***

The Tajiue community is served by the Tajiue Mutual Domestic Water Consumers Association.

## **LOCAL ECONOMY, WORKFORCE, AND JOBS**

The local economy is built on small scale agriculture, including grazing and ranching. The local workforce primarily commutes elsewhere for jobs. Much of the local workforce commutes to larger towns in Torrance County or to Albuquerque to work. Workforce training, especially training for local youth, is important to allow young people to remain in Tajiue even if they commute elsewhere for work.

### ***Trades Education***

Land Grant residents have a variety of specialized skills that could support an expansion of skills in the trades. The goal is to provide local young adults with a skill that enables them to remain in their communities while earning a living wage. Adults with specialized skills and licenses or certifications could teach trades classes, potentially through Mesalands Community College or other post-secondary institution in the region.

### ***Home-Based Businesses***

Land Grant residents produce a variety of agricultural and crafts products at a small scale that can be accomplished in the community. While Land Grant communities are not necessarily interested in increasing visitor traffic to their communities, they would benefit from developing a market for these goods.

# TAJIQUE CDP

The Tajique CDP is located on NM 55 (see red star on the map) and is home to less than half the community's population. Tajique has a much lower median age than any community in southern Tarrant County, which could result from the CDP boundary not accurately including populated areas. No homes are reported vacant in the CDP. Most residents who work are employed in construction or professional, scientific, and management services, however 82 percent of the population is not in the labor force.

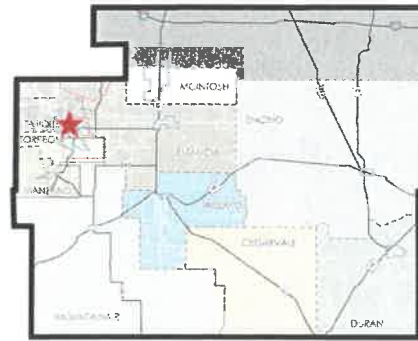
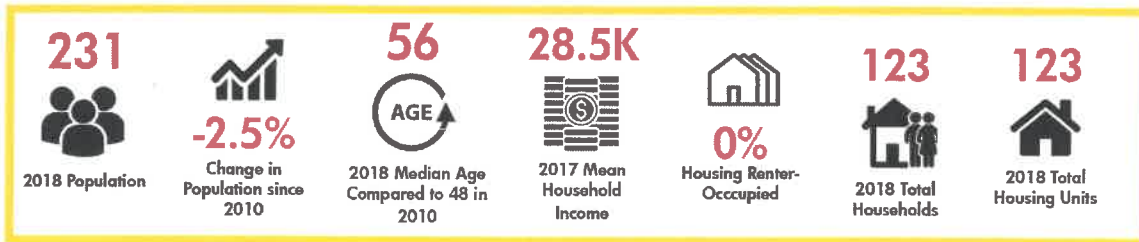
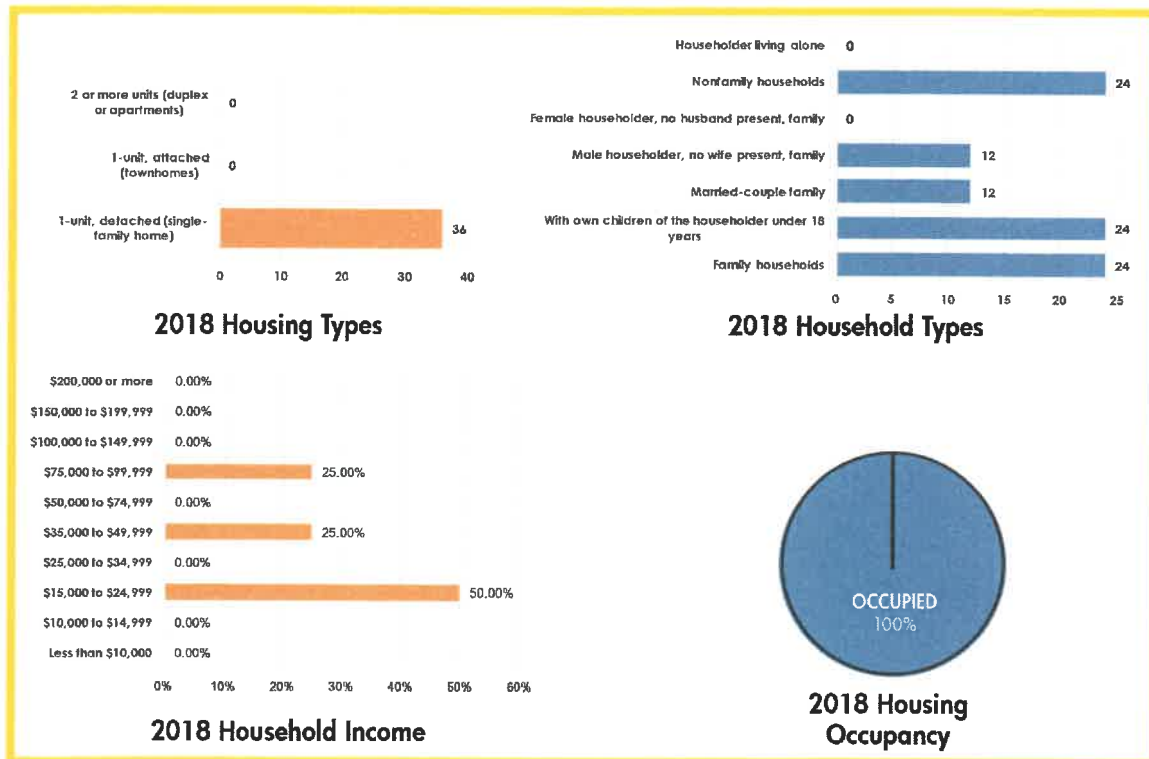


FIGURE 2-9 TAJIQUE CDP CONTEXT MAP

## DEMOGRAPHIC HIGHLIGHTS

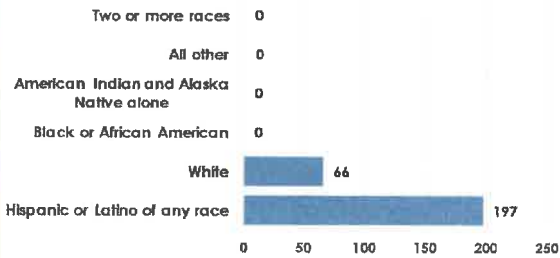


## HOUSING

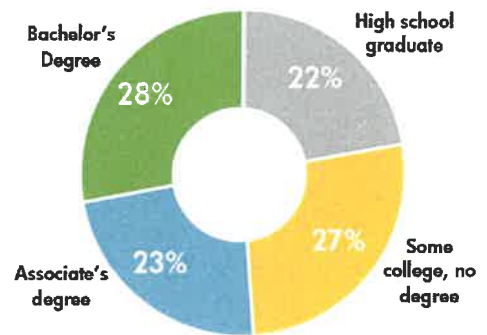




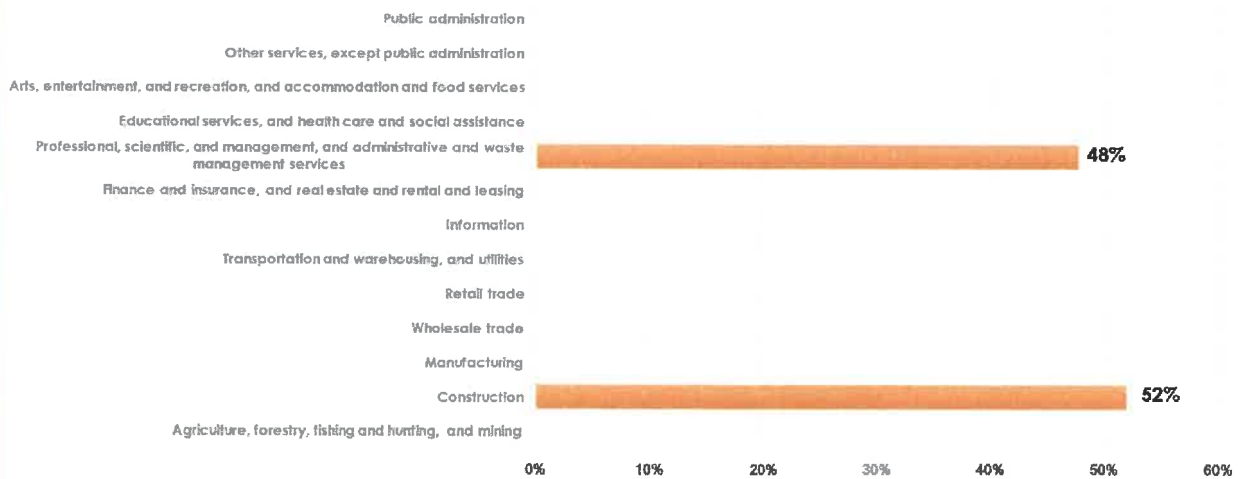
# RACE, EDUCATION & EMPLOYMENT



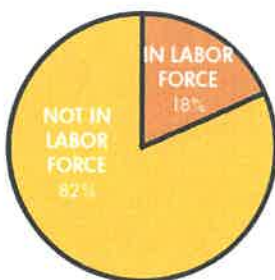
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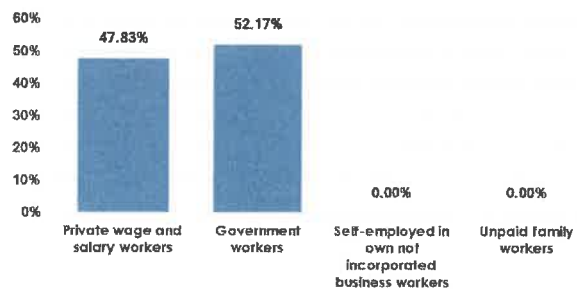
2018 Educational Attainment



2018 Employment by Industry



2018 Labor Force



2018 Types of Workers

## POTENTIAL PROJECTS

### PLACE-BASED CULTURAL AND RECREATIONAL TOURISM

**GOAL 1. Increase visibility of key attractions along the Salt Missions Trail Scenic Byway and keep visitors longer.**

**Project 1. Establish an oral history program with TajiQue community members to share the history of the Land Grant with younger community members, schools throughout Torrance County, and at visitor centers.**

Action 1. Identify interested community members.

Action 2. Determine program and materials.

Action 3. Coordinate with area schools and tourist destinations.

**Project 2. Promote TajiQue’s cultural and historic assets at Salinas Pueblo Missions National Monument.**

Action 1. Identify local products and promote them through businesses and visitor centers along the Scenic Byways (e.g., produce, crafts).

### WORKFORCE TRAINING AND JOBS

**GOAL 2. Increase living wage jobs with benefits and improve education, skills, and training for residents in the Land Grant communities.**

**Project 3. Establish a program where skilled workers in the Land Grant communities teach vocational training to young adults as a way to retain youth in the communities and prepare youth for living wage jobs.**

Action 1. Work with the County Economic Development Manager and area schools, including Mesalands in Tucumcari, Central New Mexico Community College, Santa Fe Community College, and University of New Mexico Valencia County Campus to determine which technical trainings (e.g., alternative energy jobs, cattlemen, electricians, iron workers, carpenters, education in the arts) and apprenticeship programs are needed and promote them to TajiQue residents.

Action 2. Identify local, licensed tradespeople who are interested in teaching.

**Project 4. Identify TajiQue residents who want to work with National Parks Service and US Forest Service as tour guides or employees.**

Action 1. Connect TajiQue residents with NPS and USFS to determine what positions are available and what skills are needed.

Action 2. Assist residents in identifying available training if needed.

**Project 5. Promote opportunities for area youth to participate in the US Forest Service’s Youth Conservation Corps, and National Parks Service trainings, internships and summer jobs.**

Action 1. Outreach to youth online, in schools and through word of mouth.

Action 2. Match interested students with NPS and USFS’s programs.

## SUSTAINABLE AND VALUE-ADDED AGRICULTURE

**GOAL 3. Build upon the centuries-old agricultural heritage of Estancia Valley by supporting cultural agriculture practices on traditional and new crops.**

**Project 6. Support and promote local farmers growing heritage crops and the historic water-sharing approach of the acequia system.**

- Action 1. Work with the County's Economic Development Manager and NM Department of Agriculture's marketing and development programming and acequia fund divisions.
- Action 2. Participate actively in the countywide taskforce to determine the ideal uses that limit negative long-term effects on water and the economy in Torrance County.

# ESTANCIA COMMUNITY

The community of Estancia stretches from the center to the western edge of Tarrant County (see brown area outlined in red on the map). Within its boundaries are the County Seat—the Town of Estancia, a portion of the Chilili Land Grant, and some of the Manzano Mountains and Cibola National Forest. NM 41, NM 55, NM 377, and NM 542 cross through the community. Historically, the community has been a ranching and farming area, primarily raising sheep and cattle, and growing pinto beans.

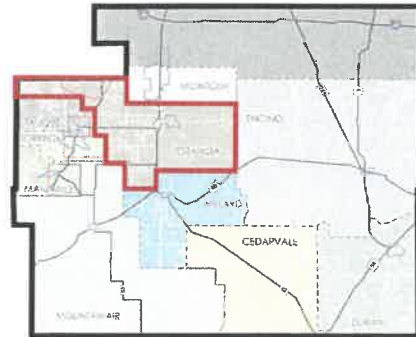
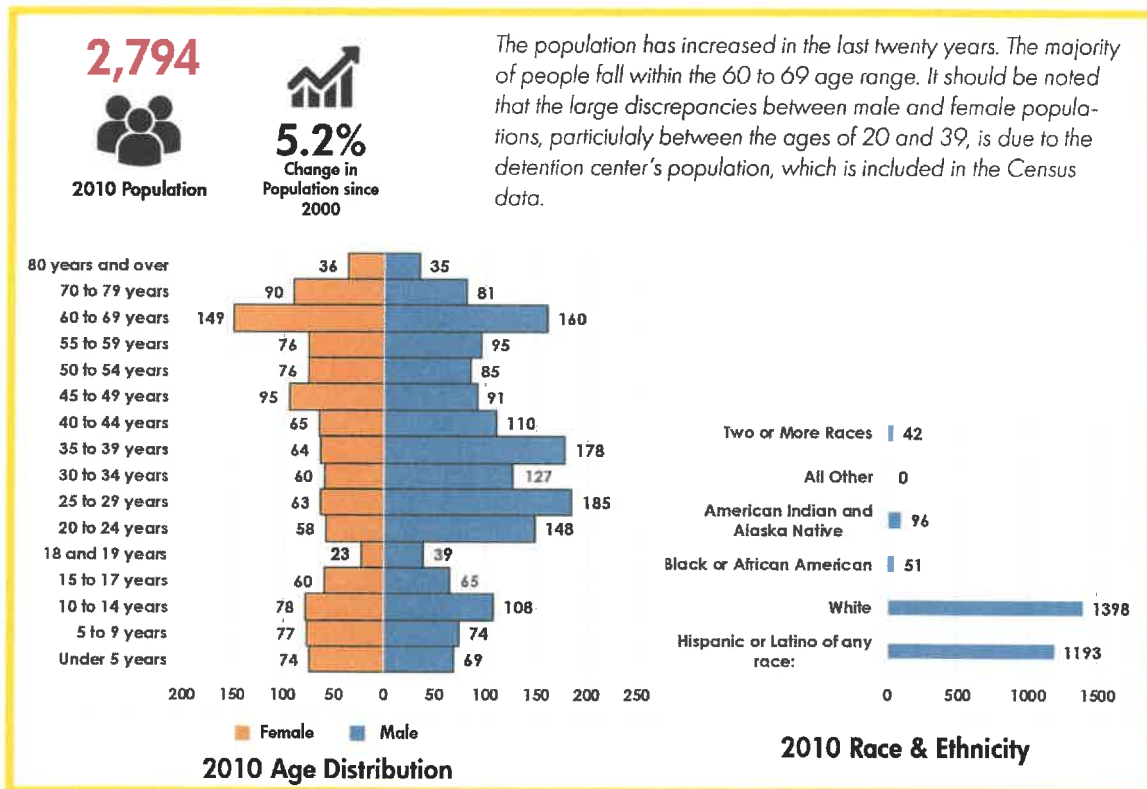
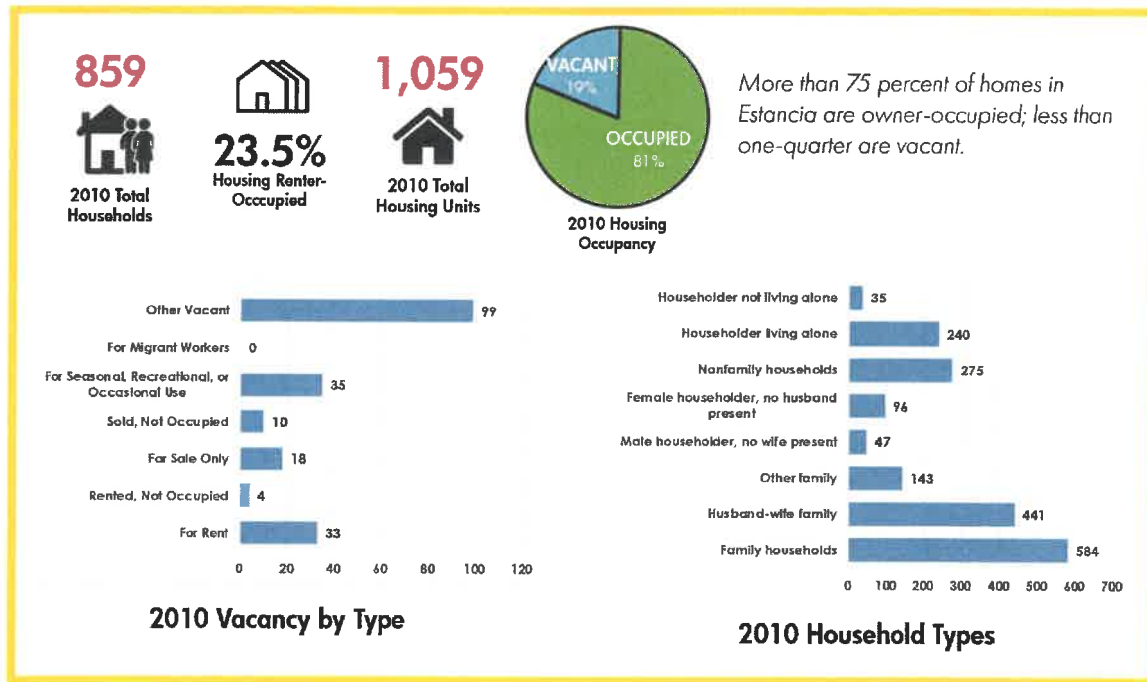


FIGURE 2-10. ESTANCIA COMMUNITY CONTEXT MAP

## DEMOGRAPHICS



## HOUSING



## ASSETS INVENTORY

### LAND, NATURAL, AND CULTURAL RESOURCES

#### *Las Salinas and Laguna del Perro*

The Salt Lakes of Estancia Basin known as Las Salinas are now lakebeds and are the remains of the salt lakes that attracted settlers to the area for centuries. Salt harvesting and trade resulted in the area’s development as pueblo and Spanish missions. Laguna del Perro is the largest of these lakes and stretches 12 miles north-south east of the Town of Estancia.

### INFRASTRUCTURE, BUILDINGS, AND ACCESS TO CAPITAL

#### *Torrance County Fairgrounds*

Estancia is home to the Torrance County Fairgrounds, which hosts an annual fair drawing people from across the county. The Fairgrounds has a chapter dedicated to it following this chapter.

#### *NM 41, NM 55, and NM 377*

Two New Mexico state routes, NM 41 and NM 55 connect in the Town of Estancia. NM 377 serves the Estancia Community and connects to Nm 55 east of the Town near the Tajique community.

### LOCAL ECONOMY, WORKFORCE, AND JOBS

#### *County Government*

As the County Seat, Estancia is home to Torrance County Administrative Offices, which is one of the largest employers in the area.



***Torrance County Detention Facility—CoreCivic***

The Torrance County Detention Facility is a multi-security facility that serves the County and US Immigration and Customs Enforcement. The facility is owned and operated by CoreCivic.

***Agriculture***

Estancia is a center for the surrounding agricultural communities. The importance of agriculture to the local economy is demonstrated by the large percentage of local workers who are employed in that industry.

***Workforce***

Eighty-six percent of adults 25 or older have a high school diploma, and 32 percent have some college or a higher degree.

***Jobs***

Jobs in Estancia reflect its importance as a government and service center for the surrounding community. Forty-three percent of the Town of Estancia's workforce holds jobs in the agriculture, forestry, fishing and hunting and mining industry classification. Other major employment categories include public administration (10%), educational services, healthcare and social assistance (13%), construction (11%) and other services (13%).

# TOWN OF ESTANCIA

The Town of Estancia is located at the junction of NM 41 and NM 55 (see red star on the map) and is home to more than half the community's population. Estancia has a lower median age than that Mountainair, which could result from the detention center's younger population. Less than one-quarter of housing is vacant, which is less than other towns in southern Torrance County. The majority of residents who work are employed in agriculture, forestry, fishing and hunting, and mining, however 72 percent of the population is not in the labor force.

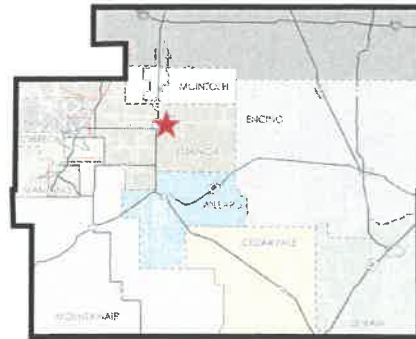
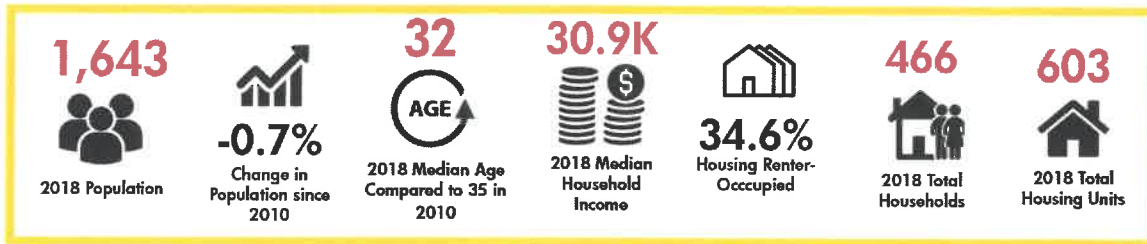
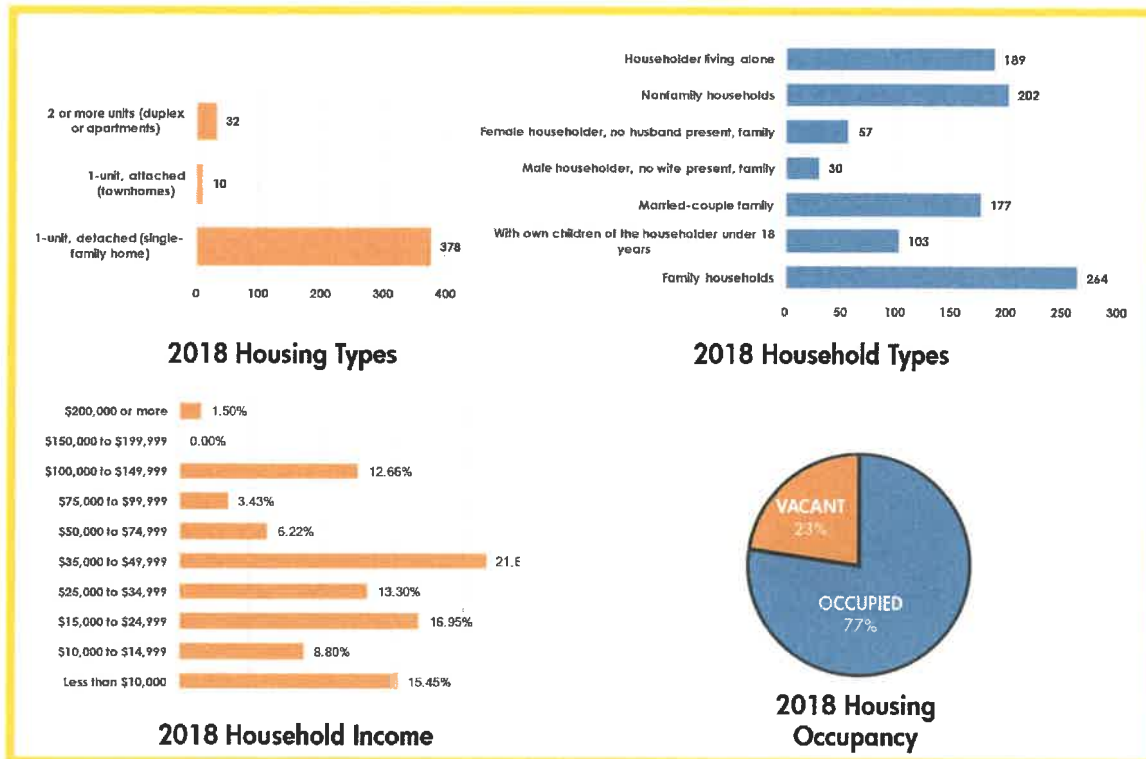


FIGURE 2-11. TOWN OF ESTANCIA CONTEXT MAP

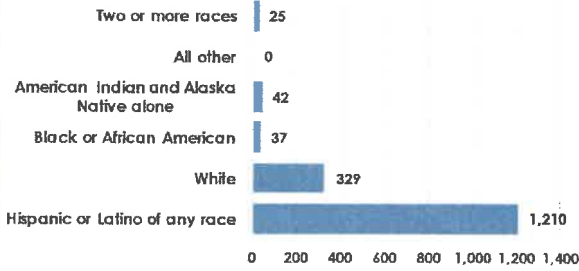
## DEMOGRAPHIC HIGHLIGHTS



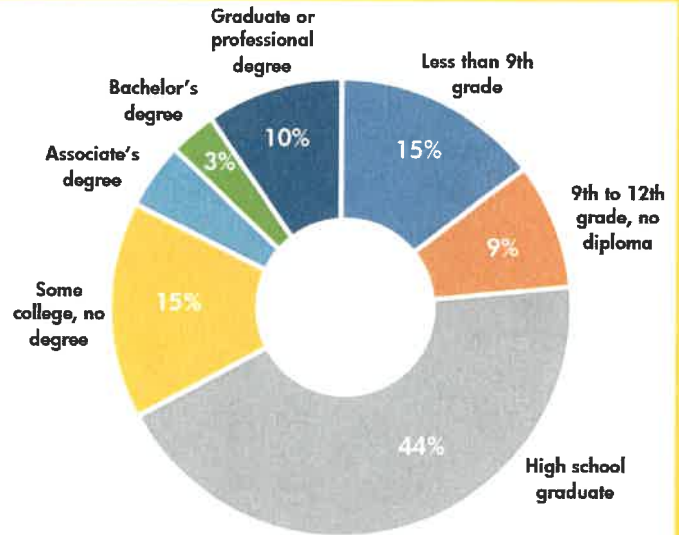
## HOUSING



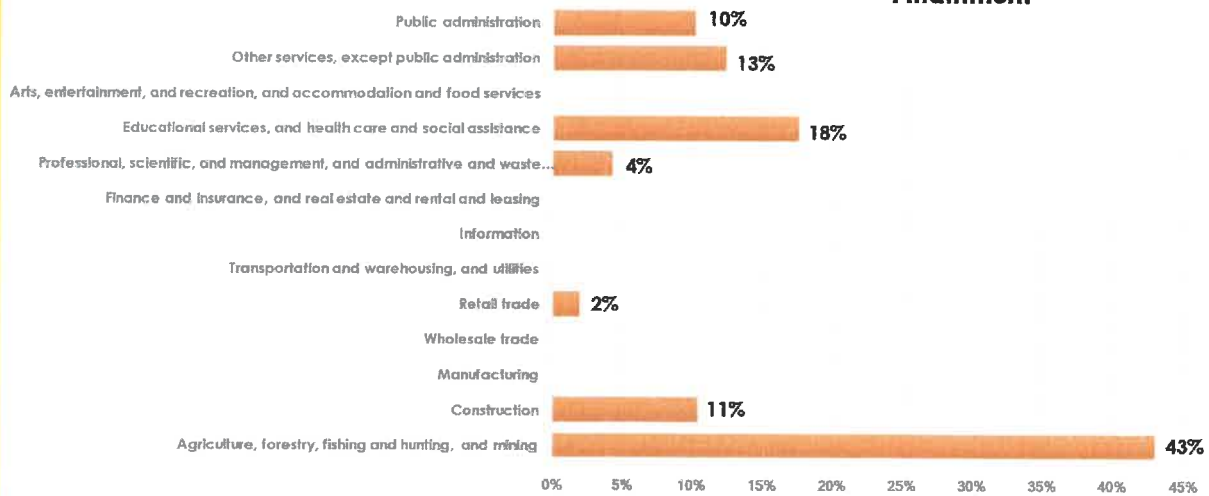
## RACE, EDUCATION & EMPLOYMENT



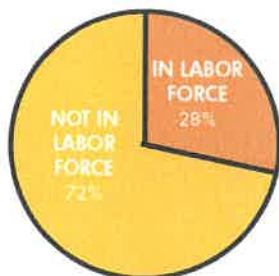
2018 Race & Ethnicity



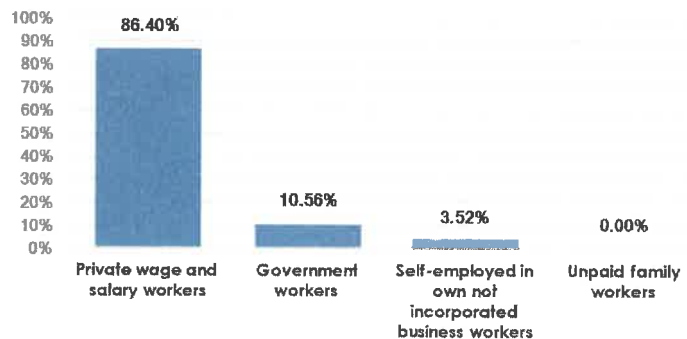
2018 Educational Attainment



2018 Employment by Industry



2018 Labor Force



2018 Types of Workers

## POTENTIAL PROJECTS

### PLACE-BASED CULTURAL AND RECREATIONAL TOURISM

**GOAL 1. Increase visibility of key attractions along the Salt Missions Trail Scenic Byway highlighting connections to Salt Missions Trail Scenic Byway.**

**Project 1. Develop an online guide to the Salt Missions Trail Scenic Byway in conjunction with McIntosh, Willard, and Mountainair.**

- Action 1. Build on Torrance County's cultural and historic assets and the Salt Missions Trail Scenic Byway by working with New Mexico True and the County.
- Action 2. Package a well-known day trip and weekend trip organized around the Salt Missions Trail Scenic Byway and Salinas Pueblo Missions National Monument that includes routes and destinations.
- Action 3. Boost the salt lakes as a geologic attraction with wayfinding, viewing platforms, and marketing.
- Action 4. Organize local businesses to coordinate hours of operation to increase business at local restaurants, stores, lodging.
- Action 5. Encourage additional short-term rentals in Estancia and surrounding area.
- Action 6. Promote local restaurants, lodging, other businesses, events and visitor center using social media and New Mexico Department of Tourism, Torrance County, and Estancia's websites.
- Action 7. Maintain updated information on all related websites.

**GOAL 2. Promote the history of Estancia and Estancia Valley Basin.**

**Project 2. Showcase the area's heritage year-round at the Torrance County Fairgrounds.**

- Action 1. Work with the County as renovations to the Fairgrounds are being planned to integrate displays and signage about the area's heritage.
- Action 2. Promote the heritage displays in the online guide (project 1 above).

### SUSTAINABLE AND VALUE-ADDED AGRICULTURE

**GOAL 3. Build upon the centuries-old agricultural heritage of Estancia Valley by supporting cultural agriculture practices on traditional and new crops.**

**Project 3. Support and promote local farmers.**

- Action 1. Work with the County's Economic Development Manager and NM Department of Agriculture's marketing and development programming and acequia fund divisions.
- Action 2. Participate actively in the countywide taskforce to determine the ideal uses that limit negative long-term effects on water and the economy in Torrance County.

**Project 4. Promote the Fairgrounds as a year-round destination that showcases the area's agricultural heritage, and offers training and resources on native landscaping and sustainable practices.**

# MCINTOSH COMMUNITY

The community of McIntosh is the smallest, northernmost area included in the study area for the southern Torrance County Economic Development Plan (see pink area outlined in red on the map). McIntosh is located south of Moriarty and north of Estancia along NM 41 and is a center for farming in Torrance County. The McIntosh census-designated place (CDP) has the main concentration of the community's population.

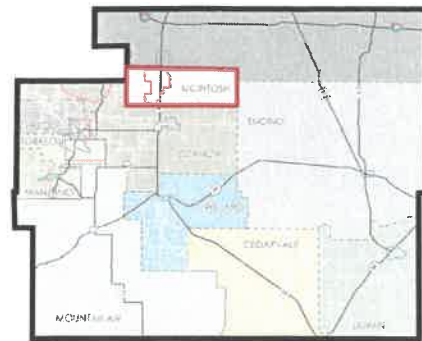
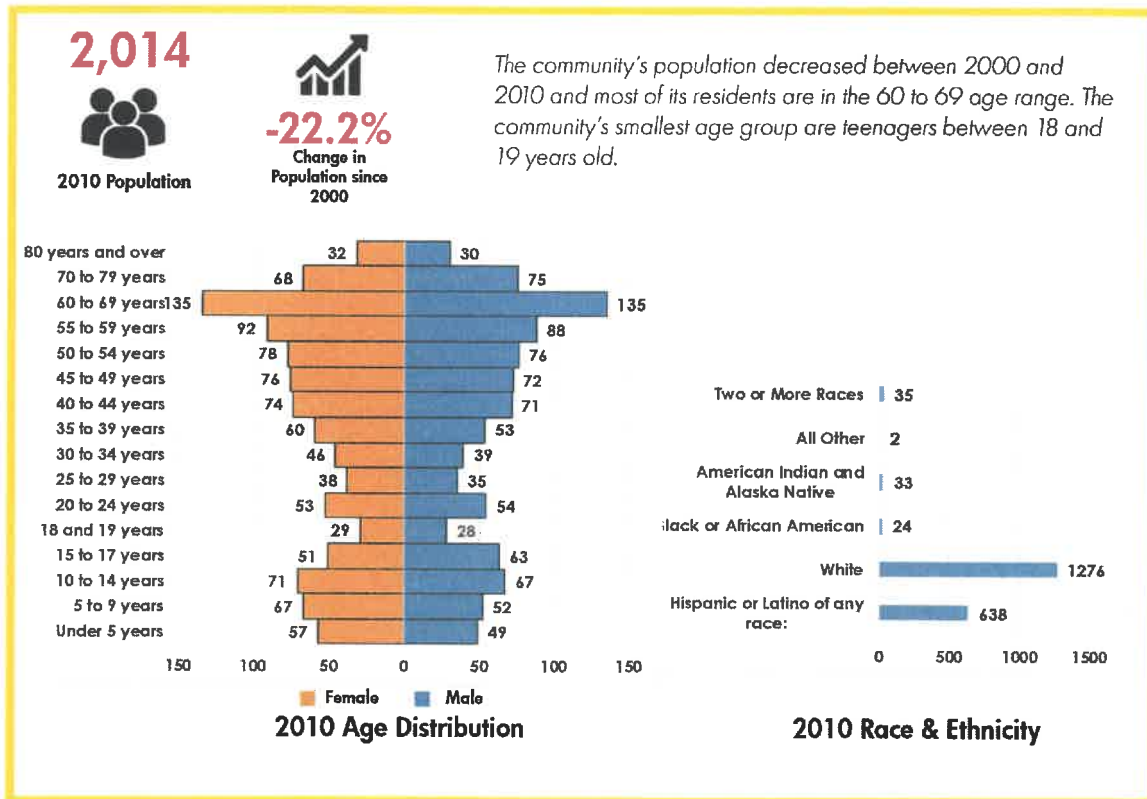


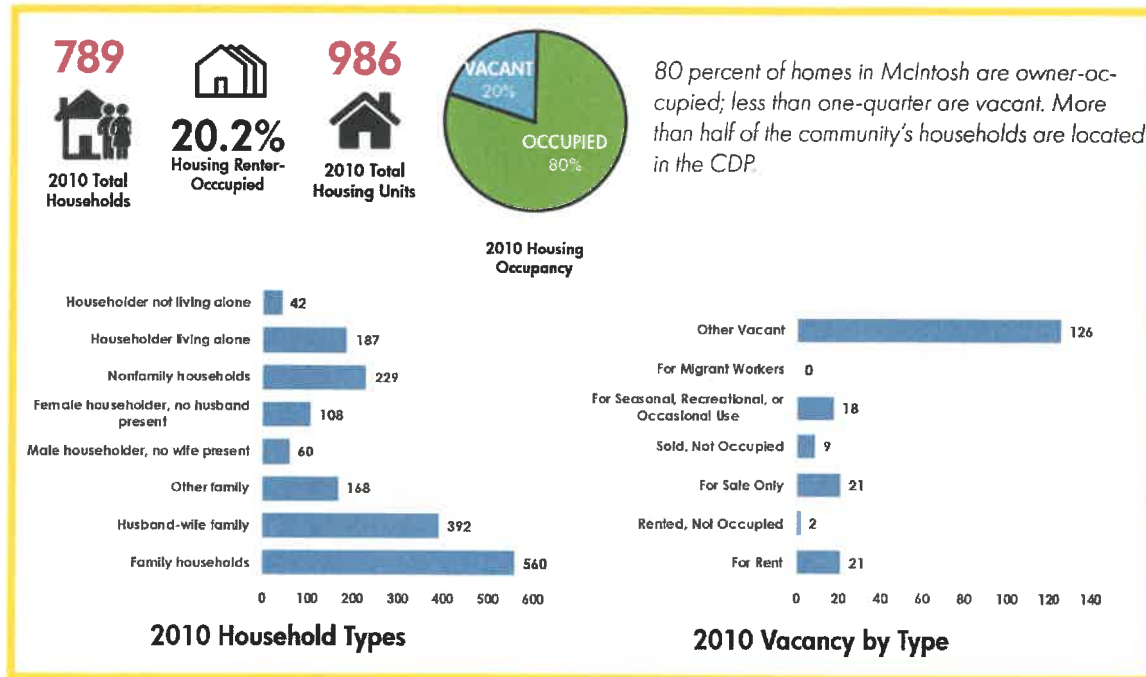
FIGURE 2-12. MCINTOSH COMMUNITY CONTEXT MAP

## DEMOGRAPHICS





## HOUSING



## ASSETS INVENTORY

### LAND, NATURAL, AND CULTURAL RESOURCES

#### ***Irrigated Agricultural Land***

Irrigation is a resource for farming in the area but identifying a sustainable water supply is still an issue. There may be an opportunity for more water conserving irrigation techniques.

#### ***Alternative Energy***

A solar farm was constructed just west of NM 41.

### INFRASTRUCTURE, BUILDINGS, AND ACCESS TO CAPITAL

#### ***NM 41***

NM 41 runs north-south linking McIntosh to Moriarty (north) and Estancia (south). Old NM 41 runs parallel to NM 41 between Moriarty and Estancia; it is a narrow, partially paved path that is part of the Salt Mission Trail.

### LOCAL ECONOMY, WORKFORCE, AND JOBS

#### ***Agriculture—Farming***

Much of the Schwebach Family farm is in McIntosh.

McIntosh's proximity to the interstate, makes commuting to Albuquerque and Santa Fe more convenient and closer than other communities in our study area.

# MCINTOSH CDP

At the core of the McIntosh Community is McIntosh CDP located along Old New Mexico 41 and NM 41 (see red star on the map). The CDP is home to more than half the community's population. The population decreased between 2000 and 2010 and the median age increased. More than one-third of housing is vacant, which is less than other towns in southern Torrance County. The majority of residents work in educational services, healthcare, and social assistance.

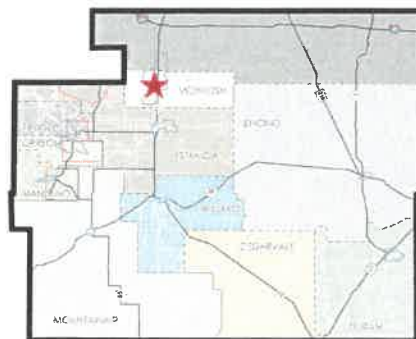
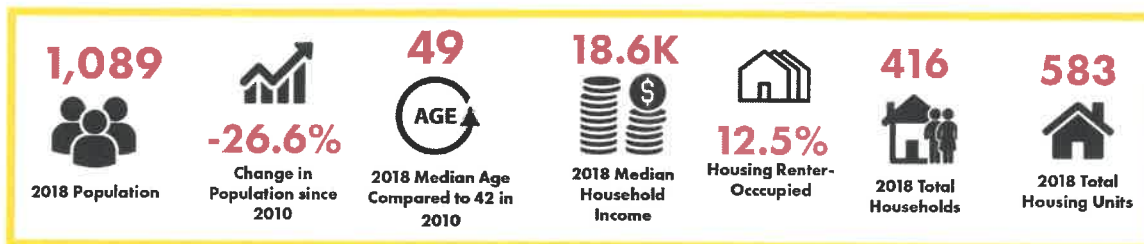
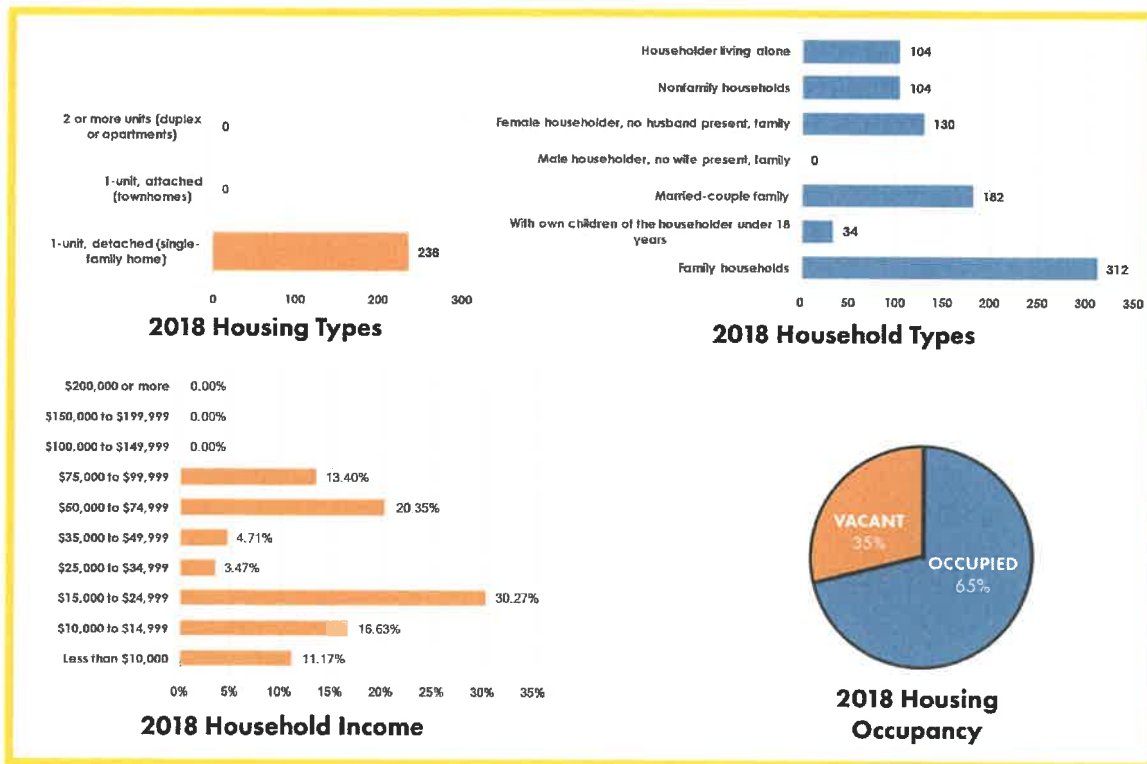


FIGURE 2-13. MCINTOSH CDP CONTEXT MAP

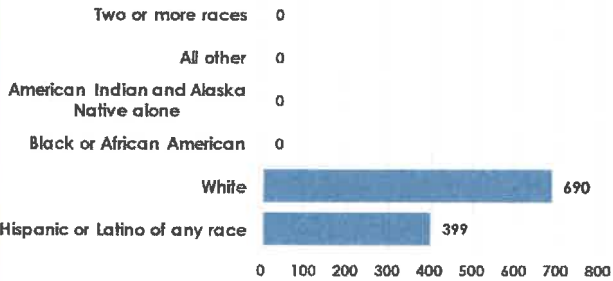
## DEMOGRAPHIC HIGHLIGHTS



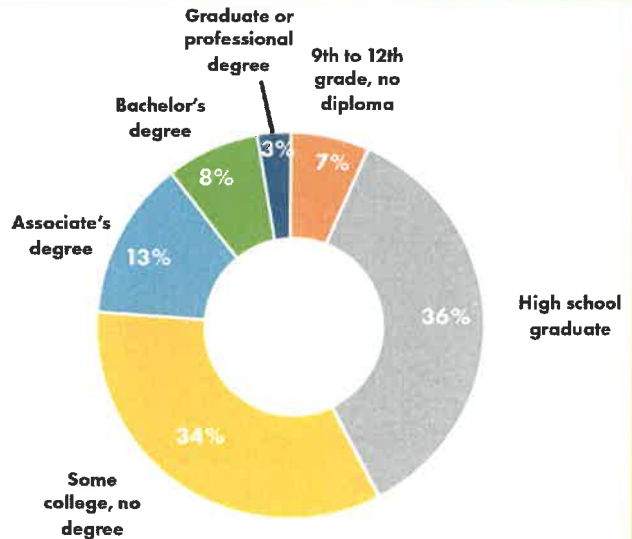
## HOUSING



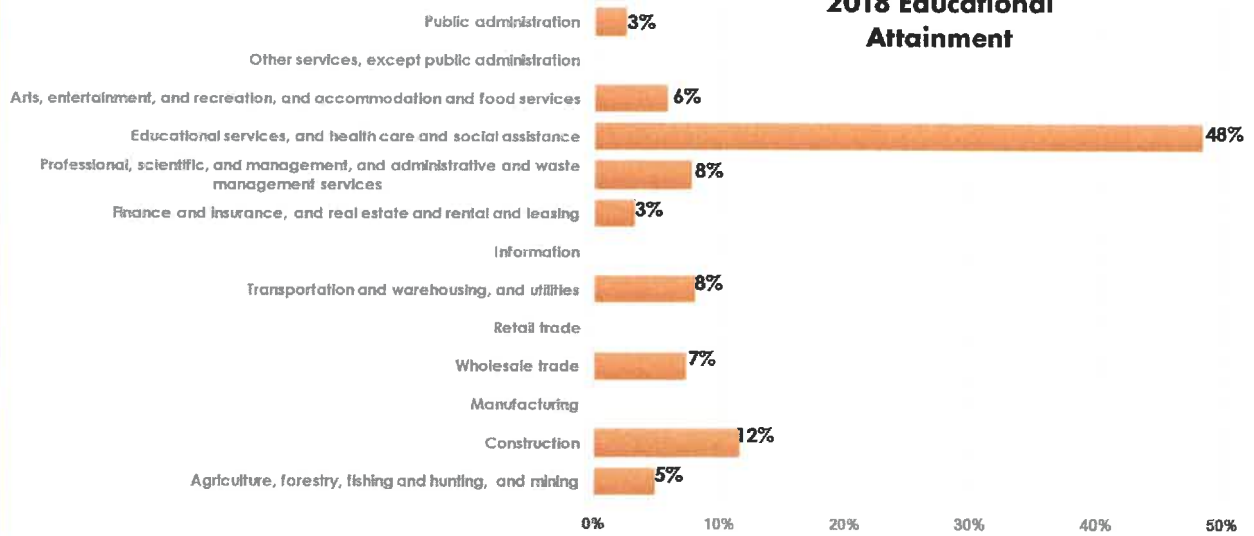
# RACE, EDUCATION & EMPLOYMENT



**2018 Race & Ethnicity**



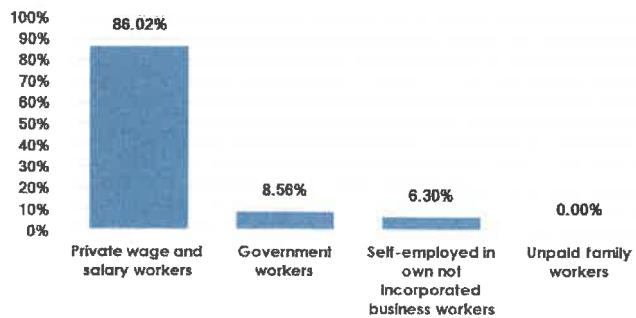
**2018 Educational Attainment**



**2018 Employment by Industry**



**2018 Labor Force**



**2018 Types of Workers**

## POTENTIAL PROJECTS

### PLACE-BASED CULTURAL AND RECREATIONAL TOURISM

**GOAL 1. Increase visibility of key attractions along the Salt Missions Trail Scenic Byway highlighting connections to Salt Missions Trail Scenic Byway.**

**Project 1. Develop an online guide to the Salt Missions Trail Scenic Byway in conjunction with Estancia, Willard, and Mountainair.**

- Action 1. Build on Torrance County's cultural and historic assets and the Salt Missions Trail Scenic Byway by working with New Mexico True and the County.
- Action 2. Package a well-known day trip and weekend trip organized around the Salt Missions Trail Scenic Byway and Salinas Pueblo Missions National Monument that includes routes and destinations.
- Action 3. Organize local businesses to coordinate hours of operation to increase business at local restaurants, stores, lodging.
- Action 4. Encourage additional short-term rentals in McIntosh and surrounding area.
- Action 5. Promote local restaurants, lodging, other businesses, events and visitor center using social media and New Mexico Department of Tourism, Torrance County, and Estancia's websites.
- Action 6. Maintain updated information on all related websites.

### SUSTAINABLE AND VALUE-ADDED AGRICULTURE

**GOAL 2. Build upon the centuries-old agricultural heritage of Estancia Valley by supporting cultural agriculture practices on traditional and new crops.**

**Project 2. Support and promote local farmers.**

- Action 1. Work with the County's Economic Development Manager and NM Department of Agriculture's marketing and development programming and acequia fund divisions.
- Action 2. Participate actively in the countywide taskforce to determine the ideal uses that limit negative long-term effects on water and the economy in Torrance County.

### ALTERNATIVE ENERGY

**GOAL 3. Attract solar farms to the McIntosh area.**

**Project 3. Market McIntosh as ideal for solar farms due to the proximity to other farms and the transmissions lines.**

- Action 1. Work with EVEDA to prepare marketing materials that identify the ideal locations and the steps needed to develop.
- Action 2. Distribute to alternative energy networks.

# ENCINO COMMUNITY

The community of Encino makes up the east central part of Torrance County (see purple area outlined in red on the map). Within its boundaries are the Village of Encino and El Cabo Wind Farm. Three highways converge in the Village of Encino: US 60, US-285, and NM 3. These highways, the Burlington Northern and Santa Fe Railway, and ranching are what have put Encino on the map.

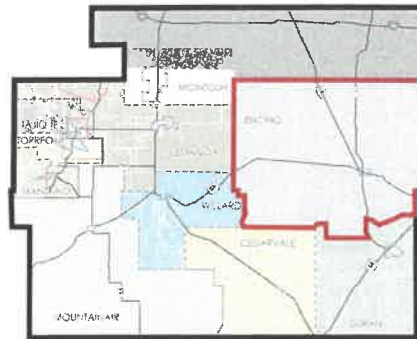
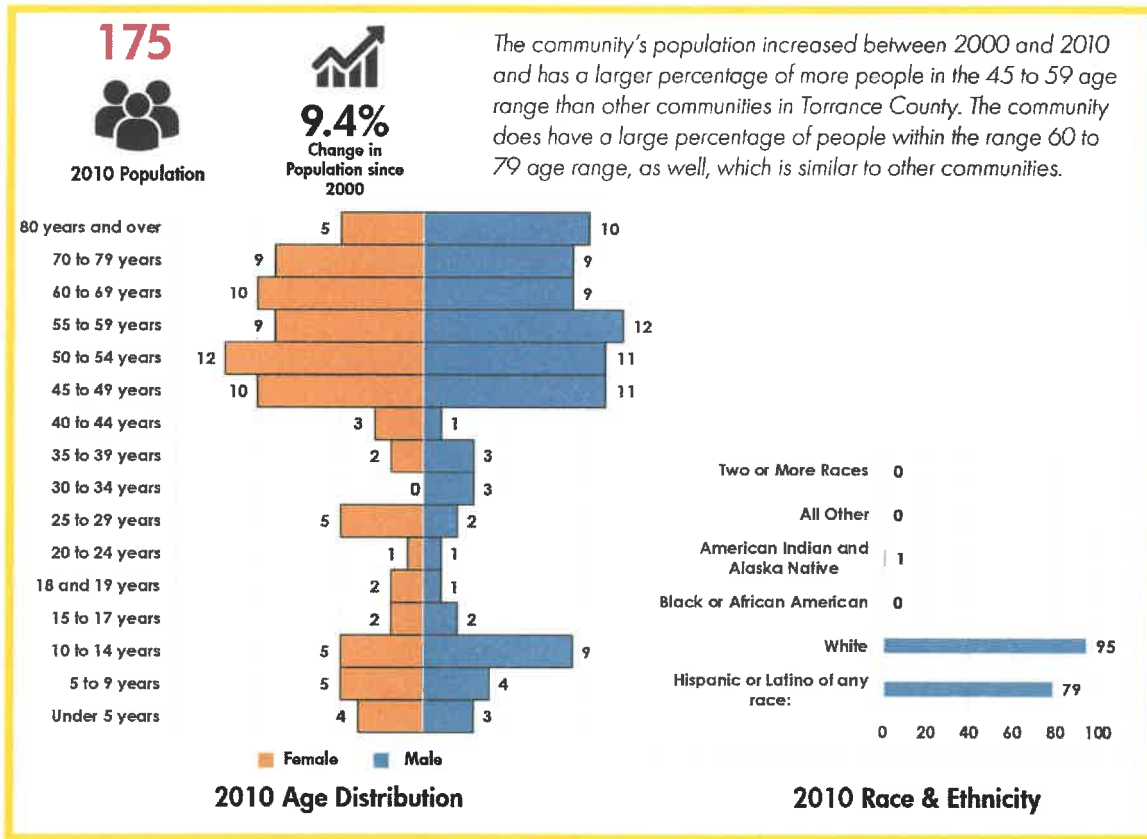


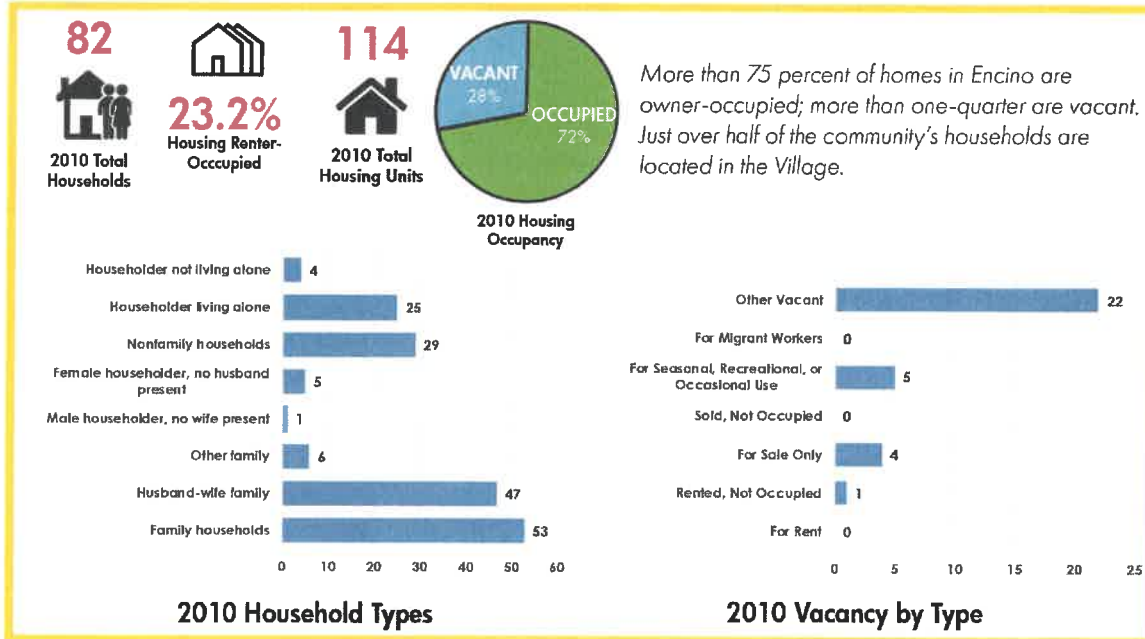
FIGURE 2-14. ENCINO COMMUNITY CONTEXT MAP

## DEMOGRAPHICS





## HOUSING



## ASSETS INVENTORY

### LAND, NATURAL, AND CULTURAL RESOURCES

#### **Ranchland**

The Encino landscape is ideal for raising cattle and sheep.

#### **Wind**

Encino and areas east are the ideal location for wind farms.

### INFRASTRUCTURE, BUILDINGS, AND ACCESS TO CAPITAL

#### **US 285 and US 60**

Running north-south in the eastern side of the county, US 285 connects Encino to Interstate-40 in Clines Corners (outside the study area). US 285 is an important link between the oil and gas fields in southeastern New Mexico and I-40 and from southeastern New Mexico to Santa Fe. It intersects US Route 60 in Encino. Culturally, Encino and the communities along Route 60 evoke what the more well-known Route 66 might have been if Route 66 had not been replaced by interstate highways.

#### **Burlington Northern and Santa Fe Railway**

The Burlington Northern and Santa Fe Railway (BNSF Railway) is the largest rail company in the US and goes through the Village of Encino, but does not stop (Clovis is the closest stop). The former Atchison, Topeka and Santa Fe Railway and Burlington Northern Railroad merged in 1996 to form BNSF Railway. Its 35,000 miles of track connect 28 states.

## LOCAL ECONOMY, WORKFORCE, AND JOBS

### ***Agriculture—Ranching***

Much of the workforce are ranchers or ranch hands.

### ***Rock Quarry***

The Torrance Quarry operated by Vulcan Materials Company employs both permanent and temporary employees.

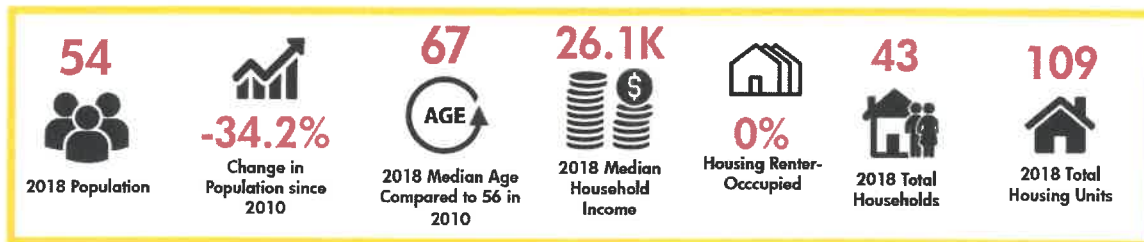
# VILLAGE OF ENCINO

The Village of Encino is located at the junction of US 54, US 285 and NM 3 (see red star on the map) and is home to less than one-third the community's population. Encino has the highest median age of all the communities in southern Torrance County, which suggests it has a larger aging population than neighboring communities. More than half of the Village's housing is vacant and more than 80 percent of the Village's population is not in the labor market. Fifty percent of those employed have jobs in Public Administration.

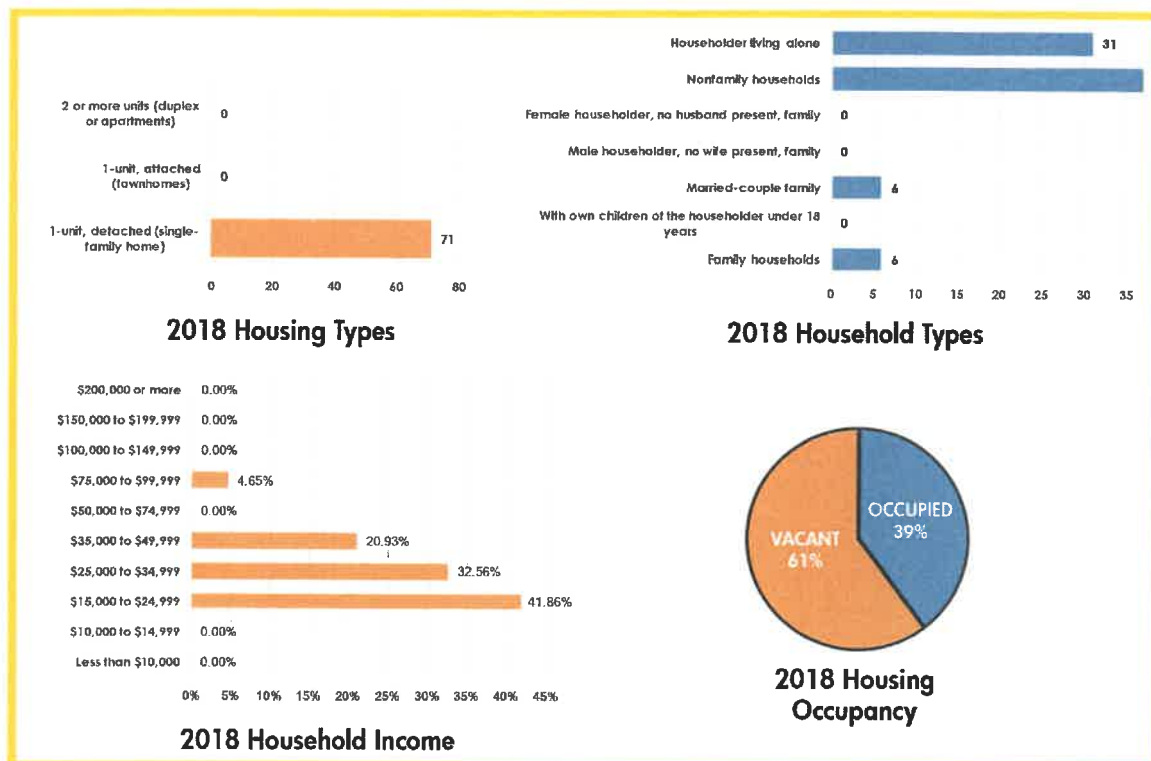


FIGURE 2-15. VILLAGE OF ENCINO CONTEXT MAP

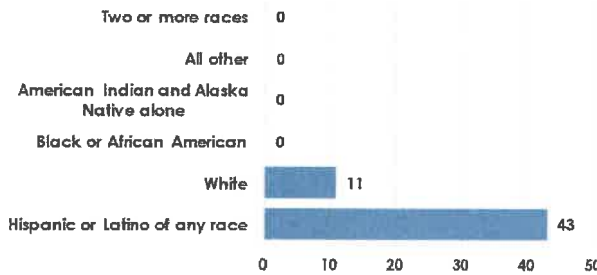
## DEMOGRAPHIC HIGHLIGHTS



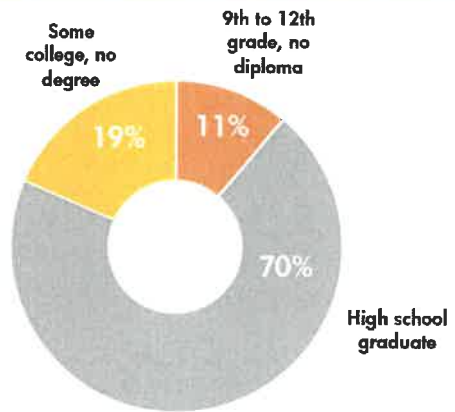
## HOUSING



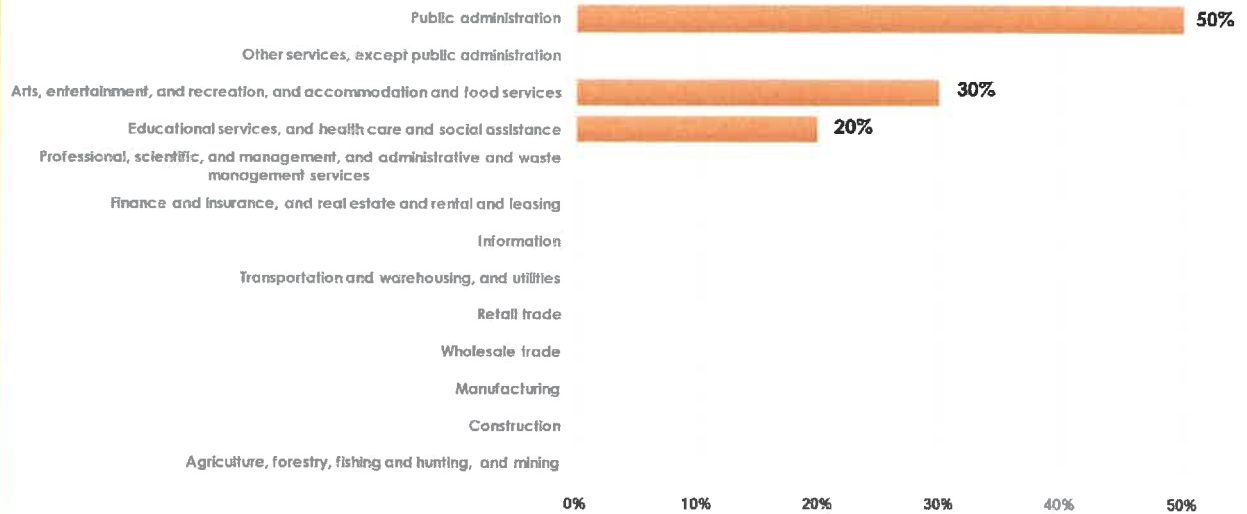
## RACE, EDUCATION & EMPLOYMENT



2018 Race & Ethnicity



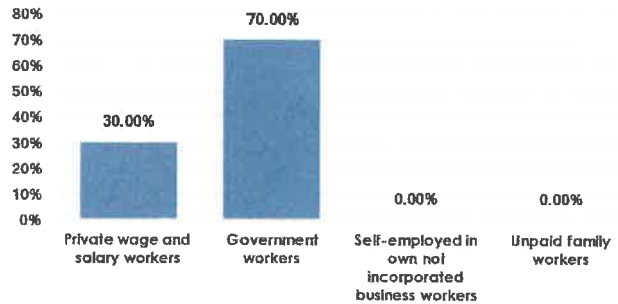
2018 Educational Attainment



2018 Employment by Industry



2018 Labor Force



2018 Types of Workers

## POTENTIAL PROJECTS

### PLACE-BASED CULTURAL AND RECREATIONAL TOURISM

**GOAL 1. Promote US 60 as “The Other 66” highlighting connections to the salt lakes, Salt Missions Trail Scenic Byway and Abó Pass Trail Scenic Byway.**

**Project 1. Develop an online guide to “The Other 66” in conjunction with Mountainair and Willard.**

Action 1. Build on Torrance County’s cultural and historic assets and “The Other 66” by working with New Mexico True and the County.

Action 2. Package a well-known day trip and weekend trip organized around “The Other 66” that includes routes and destinations.

Action 3. Boost the salt lakes as a geologic attraction with wayfinding, viewing platforms, and marketing.

Action 4. Organize local businesses to coordinate hours of operation to increase business at local restaurants, stores, lodging.

Action 5. Encourage short-term rentals in Encino and surrounding area.

Action 6. Promote local restaurants, lodging, other businesses, events and visitor center using social media and New Mexico Department of Tourism and Torrance County websites.

Action 7. Maintain updated information on all related websites.

### SUSTAINABLE AND VALUE-ADDED AGRICULTURE

**GOAL 2. Build upon the centuries-old agricultural heritage of Estancia Valley by supporting cultural agriculture practices on traditional and new crops.**

**Project 2. Support and promote local farmers.**

Action 1. Work with the County’s Economic Development Manager and NM Department of Agriculture’s marketing and development programming and acequia fund divisions.

Action 2. Participate actively in the countywide taskforce to determine the ideal uses that limit negative long-term effects on water and the economy in Torrance County.

**GOAL 1. Support local ranchers in local, grass-fed meat production and promotion.**

**Project 3. Develop promotion strategy.**

Action 1. Meet with EVEDA, the County, and the Department of Agriculture’s New Mexico—Taste the Tradition® program, and Agricultural Marketing Resource Center to understand resources and strategize.

Action 2. Identify New Mexico grass-fed beef ranchers, such as Ernest Perez & Sons and Ranch Encino to promote to increase their market and sales with available resources.

Action 3. Meet with ranchers to determine what resources they need to process and promote their product and match them with available resources.

### ALTERNATIVE ENERGY

**GOAL 2. Attract wind and solar farms to the Encino area.**

**Project 4. Market Encino as ideal for wind and solar farms due to the proximity to other farms and the transmissions lines.**



- Action 1. Work with EVEDA to prepare marketing materials that identify the ideal locations and the steps needed to develop.
- Action 2. Distribute to alternative energy networks.
- Action 3. Work with area landowners to establish guidelines for new farms and transmission lines.

# DURAN COMMUNITY

The Duran community is in the far southeastern corner of Torrance County (see green area outlined in red on the map). Within its boundaries is the Duran CDP at the junction of US 54 and NM 3. Duran was once a bustling town and stop along the El Paso & Northeastern Railroad. When the railroad moved south, Duran was accessed by US 54, built in the 1930s. Later, I-25 was constructed and attracted commerce north. Many of its historic properties are vacant—including once prominent commercial destinations and residential buildings.

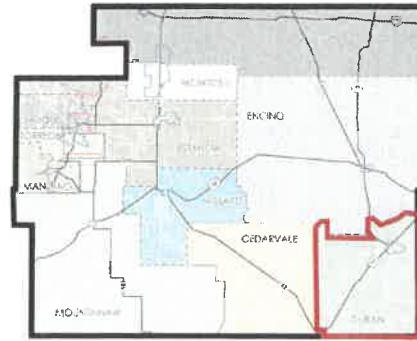
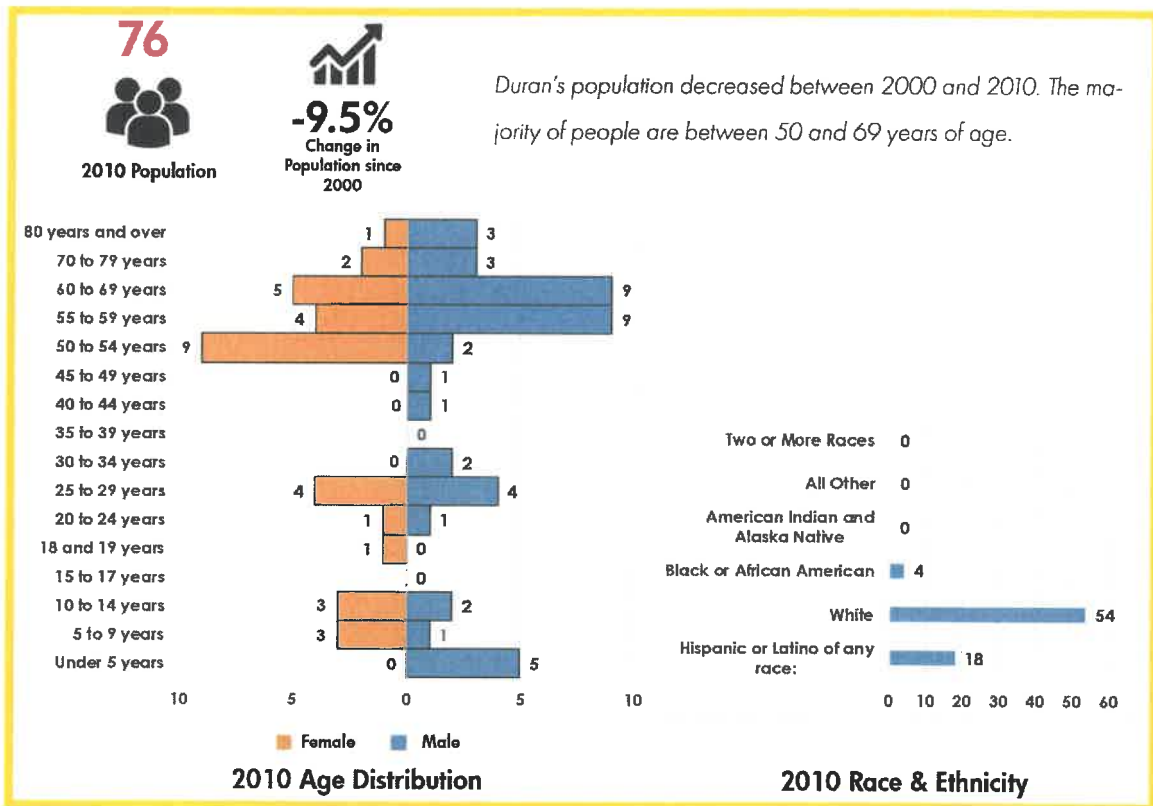
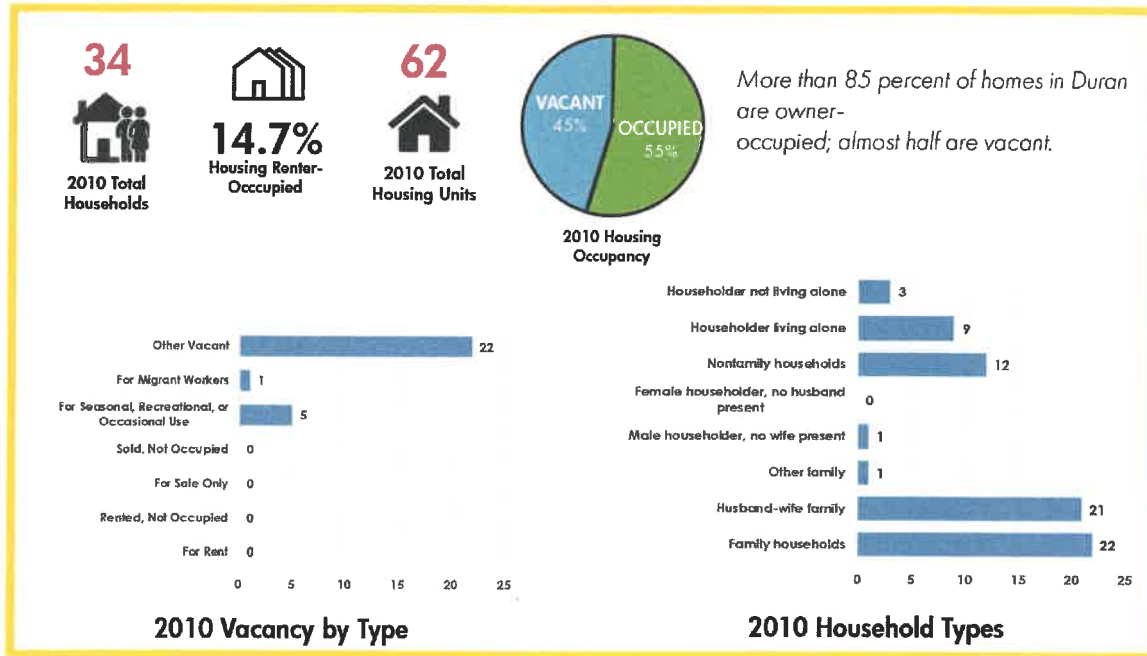


FIGURE 2-16. DURAN COMMUNITY CONTEXT MAP

## DEMOGRAPHICS



## HOUSING



## ASSETS INVENTORY

### LAND, NATURAL, AND CULTURAL RESOURCES

#### **Salt Lakes**

West of Duran and northeast of Cedarvale are two salt lakebeds.

#### **Wind**

The wind and high plains in the Duran area are ideal for wind farms.

#### **Duran and Trinchera Mesas**

The Duran area has several mesas with elevations of 7,000 feet. The Duran Mesa Wind Farm is operated by Pattern Development on Duran Mesa.

### INFRASTRUCTURE, BUILDINGS, AND ACCESS TO CAPITAL

#### **US 54 and NM 3**

NM 3 tees into US 54 in Duran CDP.

#### **Available Buildings and Property**

The CDP has many abandoned historic buildings, including the community's general store and hotel.

### LOCAL ECONOMY, WORKFORCE, AND JOBS

#### **Agriculture—Ranching and Farming**

Duran has several ranches and farms, including Brahim Hindi & Sons. The area has Mule Deer population that could be an attraction for hunting and bring additional income for ranchers/farmers.

# DURAN CDP

Duran CDP is located at the junction of US 54 and NM 3 (see red star on the map) with an identified population of 11 in 2018. Less than 15 percent of households in Duran Community are located in Duran CDP. More homes are vacant in the outlying community than in the CDP, yet the CDP's population is estimated to have significantly decreased since 2010. Residents work within the census categories of: 1) Construction; and 2) Agriculture, forestry, fishing and hunting, and mining.

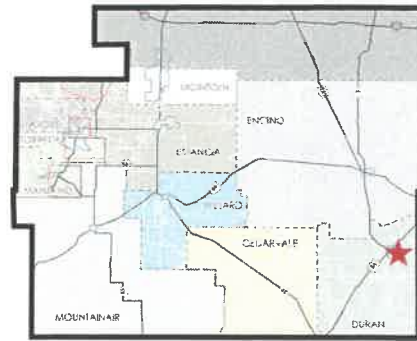
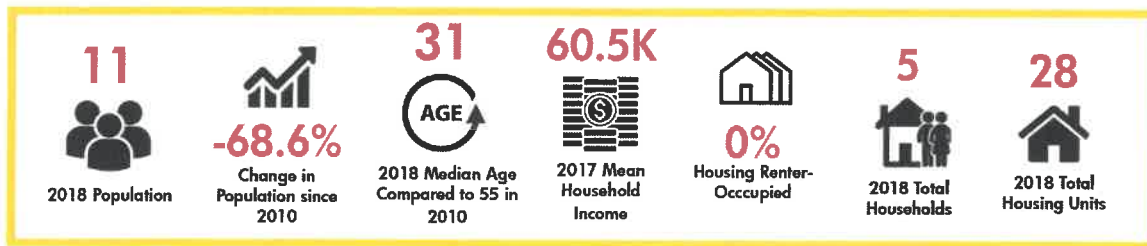
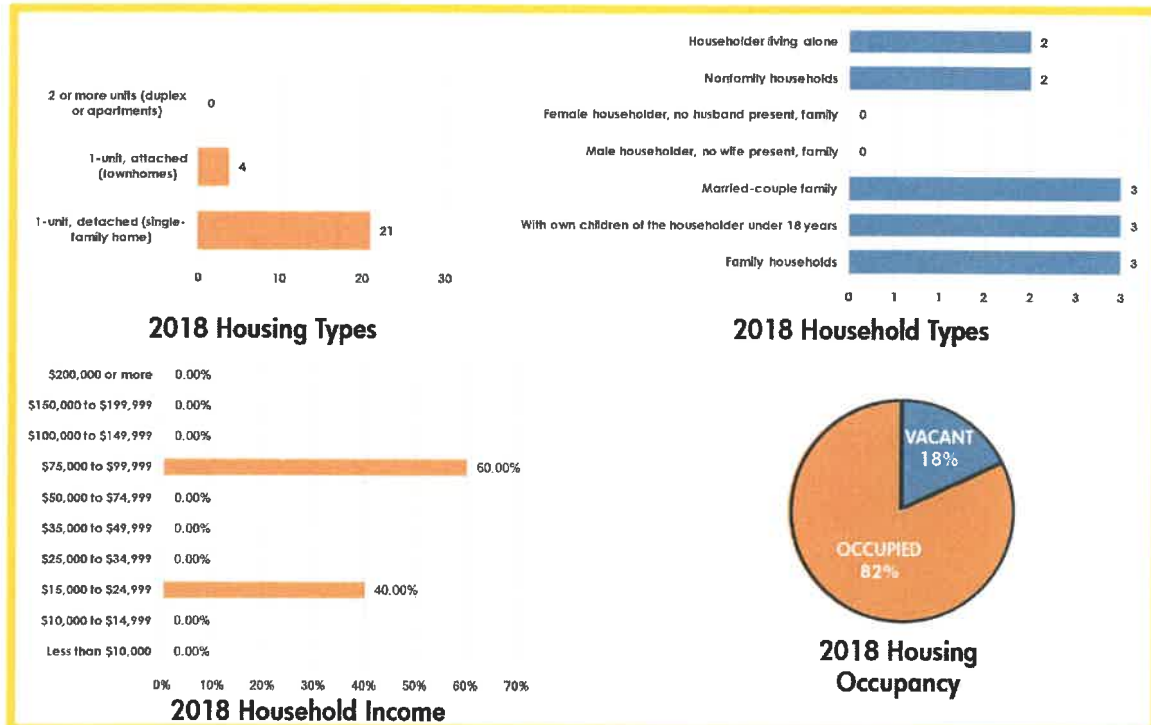


FIGURE 2-17. DURAN CDP CONTEXT MAP

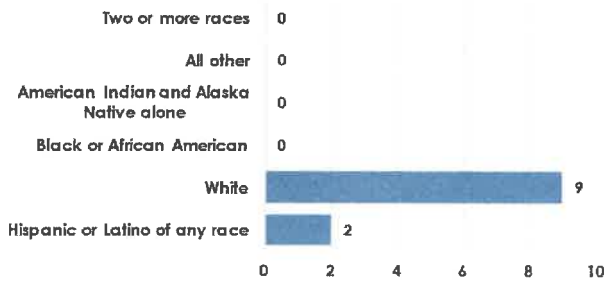
## DEMOGRAPHIC HIGHLIGHTS



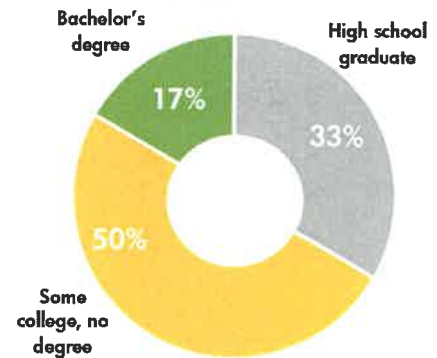
## HOUSING



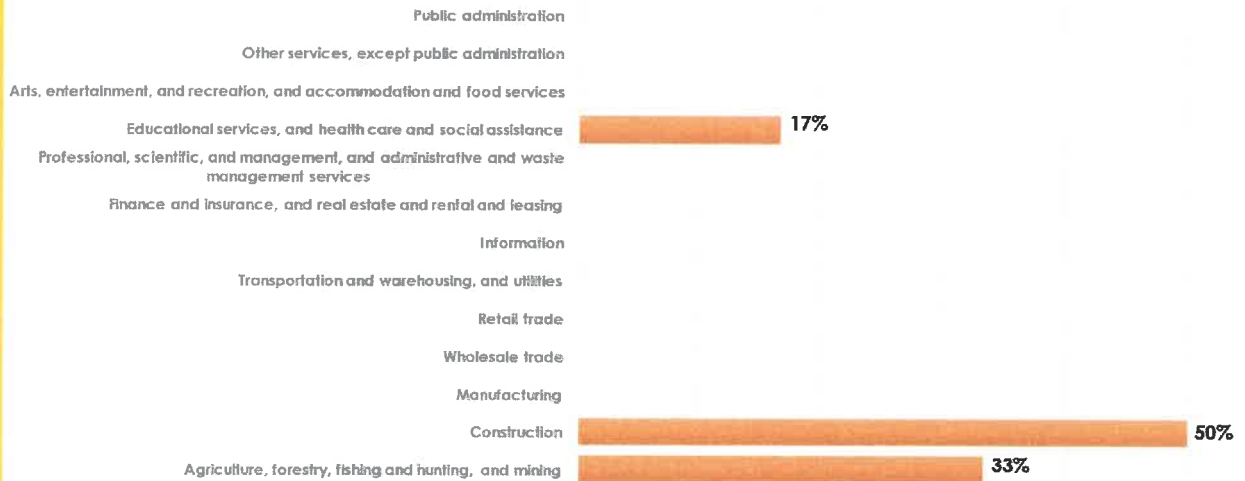
# RACE, EDUCATION & EMPLOYMENT



2018 Race & Ethnicity



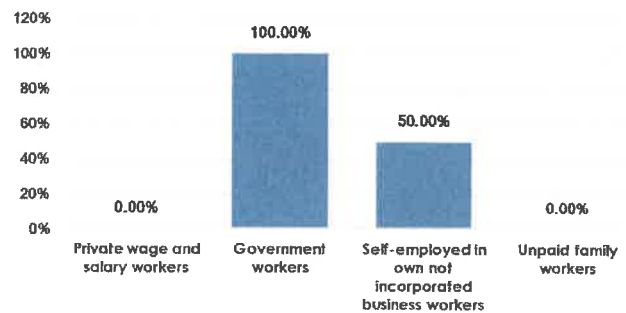
2018 Educational Attainment



2018 Employment by Industry



2018 Labor Force



2018 Types of Workers



## POTENTIAL PROJECTS

### PLACE-BASED CULTURAL AND RECREATIONAL TOURISM

**GOAL 1. Promote the salt lakes east of Duran as a geological attraction.**

**Project 1. Develop an online guide of the salt lakes in conjunction with Cedarvale.**

- Action 1. Build on Torrance County's cultural and historic assets and the salt lakes by working with New Mexico True and the County.
- Action 2. Boost the salt lakes as a geologic attraction with wayfinding, viewing platforms, and marketing.
- Action 3. Organize local businesses to coordinate hours of operation to increase business at local restaurants, stores, lodging.
- Action 4. Encourage short-term rentals in Duran and surrounding area.
- Action 5. Promote local restaurants, lodging, other businesses, events and visitor center using social media and New Mexico Department of Tourism and Torrance County websites.
- Action 6. Maintain updated information on all related websites.

### SUSTAINABLE AND VALUE-ADDED AGRICULTURE

**GOAL 2. Build upon the centuries-old agricultural heritage of Estancia Valley by supporting cultural agriculture practices on traditional and new crops.**

**Project 2. Support and promote local farmers.**

- Action 1. Work with the County's Economic Development Manager and NM Department of Agriculture's marketing and development programming and acequia fund divisions.
- Action 2. Participate actively in the countywide taskforce to determine the ideal uses that limit negative long-term effects on water and the economy in Torrance County.

**GOAL 3. Support local ranchers in local, grass-fed meat production and promotion.**

**Project 3. Develop promotion strategy.**

- Action 1. Meet with EVEDA, the County, and the Department of Agriculture's New Mexico—Taste the Tradition® program, and Agricultural Marketing Resource Center to understand resources and strategize.
- Action 2. Identify New Mexico grass-fed beef ranchers, such as Brahim Hindi & Sons to promote to increase their market and sales with available resources.
- Action 3. Meet with ranchers to determine what resources they need to process and promote their product and match them with available resources.

# CEDARVALE COMMUNITY

The community of Cedarvale is along the southern boundary of Torrance County between Mountainair and Duran (see peach area outlined in red on the map). Within its boundaries are the small unincorporated communities of Cedarvale and Progreso (the first County seat), and the High Lonesome Wind Farm. NM 42 connects Cedarvale to Corona to the south and Willard to the north. The community is sparsely populated and primarily ranch and farmland.

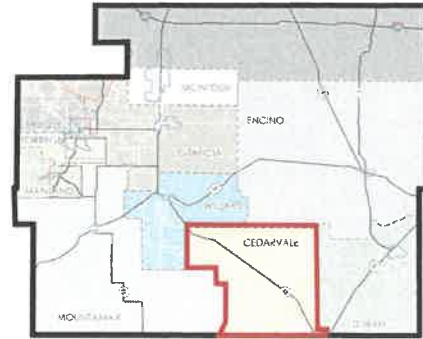
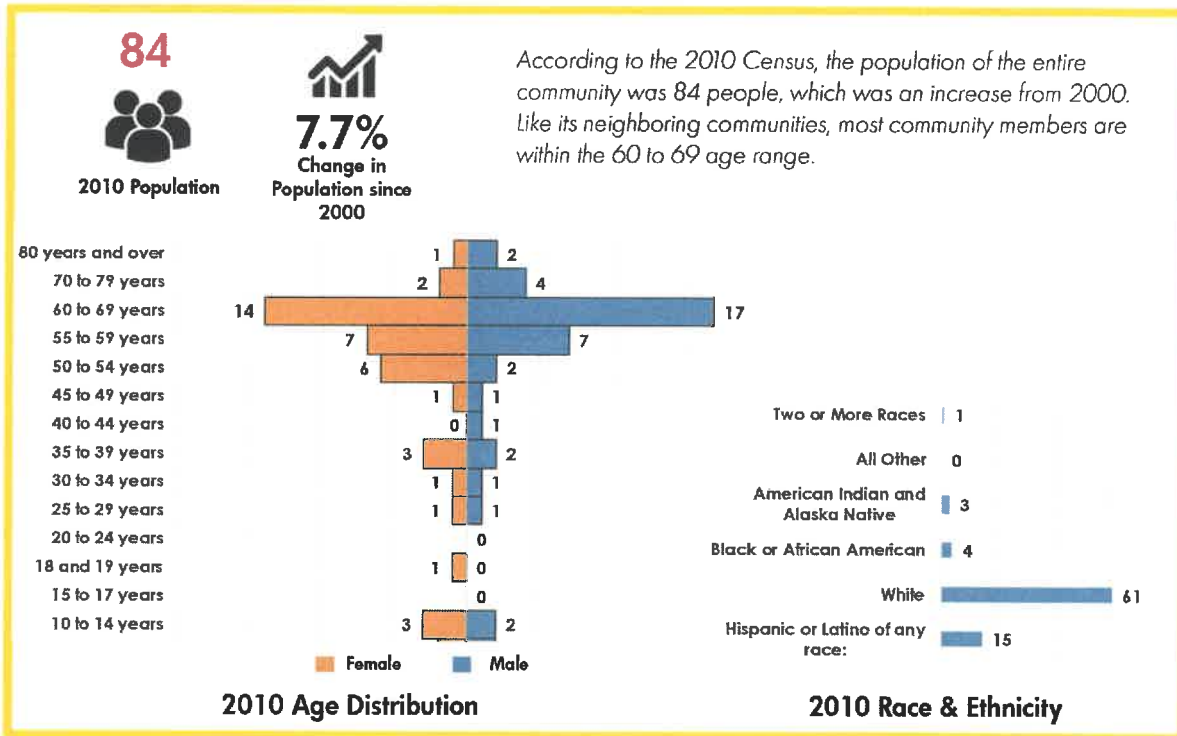
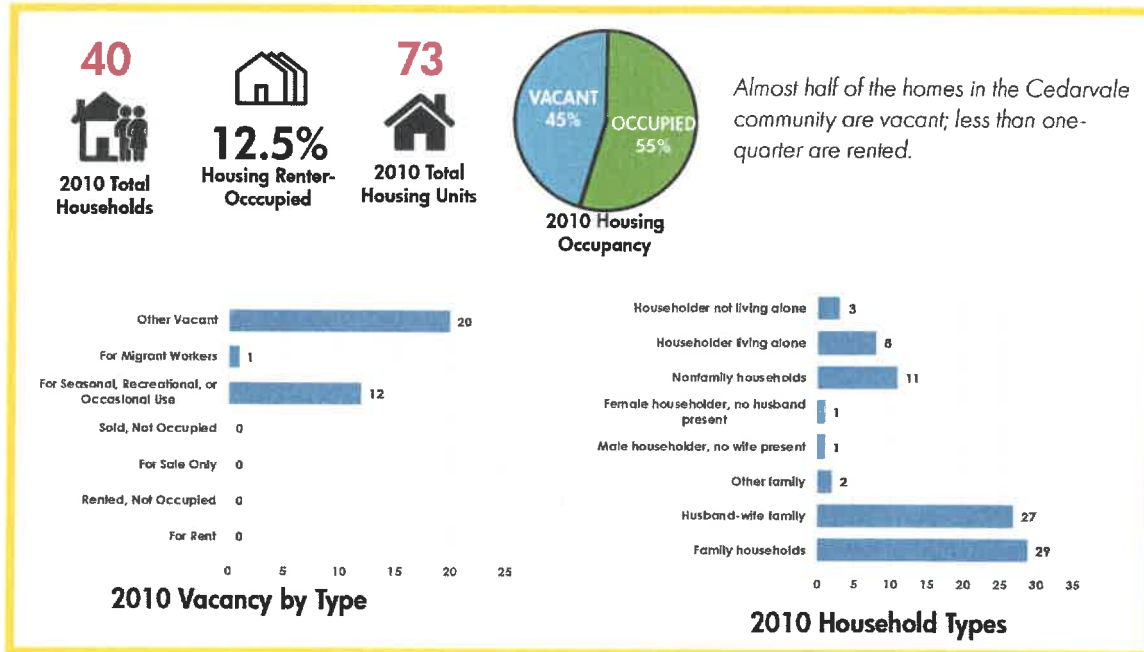


FIGURE 2-18. CEDARVALE COMMUNITY CONTEXT MAP

## DEMOGRAPHICS



## HOUSING



## ASSETS INVENTORY

### LAND, NATURAL, AND CULTURAL RESOURCES

#### ***Cibola National Forest***

The southernmost section of Cibola National Forest (part of the Mountainair Ranger District) is in the southwestern side of the Cedarvale community and known for Gallinas Peak. Gallinas Peak is just south of the Torrance County line and have an elevation of 8,667 feet. It is heavily forested and ideal for mountaineering with a primitive campground.

#### ***Wind***

The peaks within the high plains that make up the Cedarvale community are ideal for wind harvesting.

### INFRASTRUCTURE, BUILDINGS, AND ACCESS TO CAPITAL

#### ***NM 42***

This two-lane state route runs southeast-northwest connecting Cedarvale to Corona and US 54 in the south and Willard and US 60 in the north.

### LOCAL ECONOMY, WORKFORCE, AND JOBS

#### ***High Lonesome Wind Farm***

High Lonesome Wind Farm is due west of Progresso along the northern edge of the Cibola National Forest and has 40 turbines owned by Edison Mission Energy. Wind turbine maintenance is an ongoing need for wind farms.

***Ranching and Farming***

Cedarvale's semi-arid landscape has attracted some ranches and farms.

## POTENTIAL PROJECTS

### PLACE-BASED CULTURAL AND RECREATIONAL TOURISM

**GOAL 1. Promote the salt lakes northeast of Cedarvale as a geological attraction.**

**Project 1. Develop an online guide of the salt lakes in conjunction with Duran.**

- Action 1. Build on Torrance County's cultural and historic assets and the salt lakes by working with New Mexico True and the County.
- Action 2. Boost the salt lakes as a geologic attraction with wayfinding, viewing platforms, and marketing.
- Action 3. Organize local businesses to coordinate hours of operation to increase business at local restaurants, stores, lodging.
- Action 4. Encourage short-term rentals in Cedarvale and surrounding area.
- Action 5. Promote local restaurants, lodging, other businesses, events and visitor center using social media and New Mexico Department of Tourism and Torrance County websites.
- Action 6. Maintain updated information on all related websites.

### SUSTAINABLE AND VALUE-ADDED AGRICULTURE

**GOAL 2. Build upon the centuries-old agricultural heritage of Estancia Valley by supporting cultural agriculture practices on traditional and new crops.**

**Project 2. Support and promote local farmers.**

- Action 1. Work with the County's Economic Development Manager and NM Department of Agriculture's marketing and development programming and acequia fund divisions.
- Action 2. Participate actively in the countywide taskforce to determine the ideal uses that limit negative long-term effects on water and the economy in Torrance County.

**GOAL 3. Support local ranchers in local, grass-fed meat production and promotion.**

**Project 3. Develop promotion strategy.**

- Action 1. Meet with EVEDA, the County, and the Department of Agriculture's New Mexico—Taste the Tradition® program, and Agricultural Marketing Resource Center to understand resources and strategize.
- Action 2. Identify New Mexico grass-fed beef ranchers, such as L6 Cattle Ranches to promote to increase their market and sales with available resources.
- Action 3. Meet with ranchers to determine what resources they need to process and promote their product and match them with available resources.

# WILLARD COMMUNITY

The community of Willard is in the center of the county (see area outlined in red on the map). It includes the Village of Willard and the junction of US 60, NM 41, and NM 42. The Village of Willard was home to the junction of two historic railroads, New Mexico Central Railroad (which later became Santa Fe Central) running north-south and Atchison, Topeka & Santa Fe (AT&SF) Railway (running east-west). As a result, in 1902 Willard became a boomtown with hotels, restaurants, stores, dance halls, saloons, and a newspaper and bank. By the mid-1920s, its population and popularity dropped due to drought and the less train traffic than expected. The Santa Fe Central tracks were removed in the mid-1970s when the railroad closed.

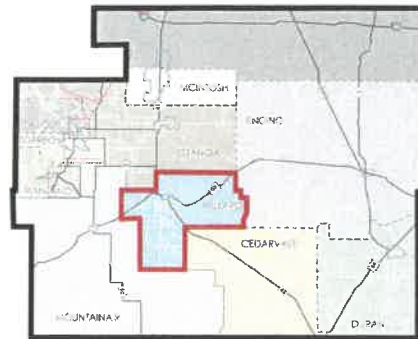
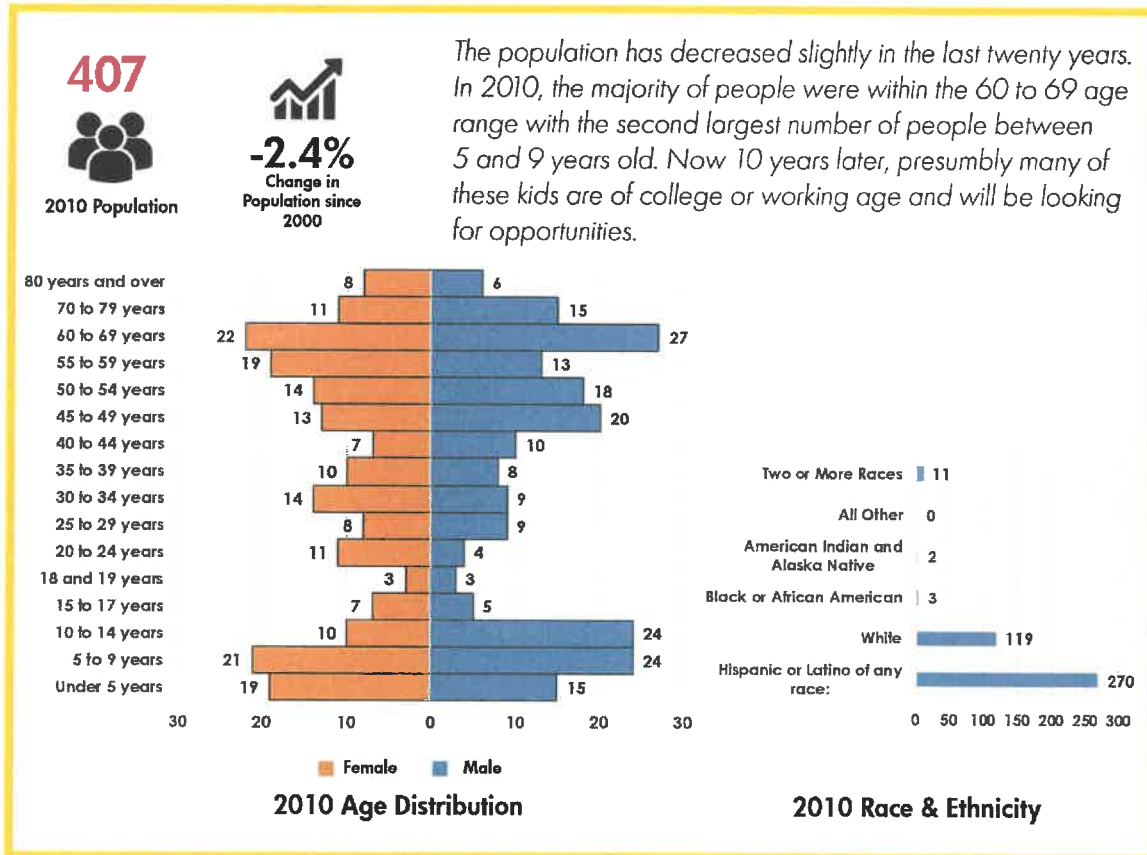
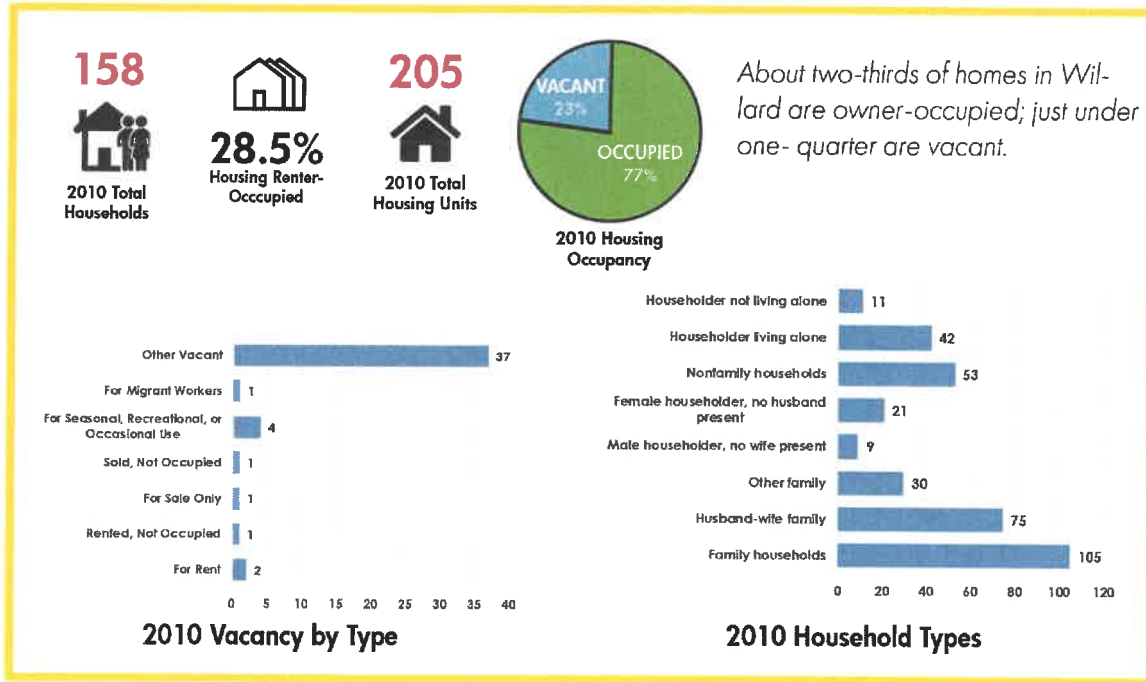


FIGURE 2-19. WILLARD COMMUNITY CONTEXT MAP

## DEMOGRAPHICS



## HOUSING



## ASSETS INVENTORY

### LAND, NATURAL, AND CULTURAL RESOURCES

#### ***First Railroad Town in Torrance County***

The Village of Willard was developed around the railroads and quickly became a hub. However, it was also quick to lose its population. Mountainair became a more popular location for commerce and production.

#### ***Cibola National Forest***

The southernmost section of Cibola National Forest (part of the Mountainair Ranger District) is in the south end of the Willard.

#### ***Salt Lakes—Laguna del Perro***

Laguna del Perro is the largest salt lakebed in the county. It runs 12 miles north-south. US 60 crosses the lakebed offering views of the vast beaches east of the Village of Willard.

### INFRASTRUCTURE, BUILDINGS, AND ACCESS TO CAPITAL

#### ***US 60 and NM 42***

NM 42 is a two-lane route running southeast-northeast between Willard, Progresso, Cedarvale, and Corona; it connects to US 60 in Willard. From a cultural perspective, Willard and the communities along Route 60 evoke what the more well-known Route 66 might have been if Route 66 had not been replaced by interstate highways.



***Salt Missions Trail Scenic Byway***

The Salt Missions Trail Scenic Byway passes through Willard (along NM 41) and turns southwest along toward Mountainair along route 60. There is opportunity to attract more tourists traveling along the byway if amenities were offered in Willard.

**LOCAL ECONOMY, WORKFORCE, AND JOBS*****Willard Cantina***

The Willard Cantina is a local restaurant in the Village of Willard that has its own branding as “Chile with Attitude.” The cantina has become a destination on Fridays for its Friday Fish Fry.

***Ranching***

This part of the county has had an increase in ranching due to the subdivision of land.

***Willard Dairy***

The Willard Dairy is in the vicinity of the Village but offers no information about jobs or employment opportunities and declined to participate in the planning effort.

***High Lonesome Wind Farm***

Although the High Lonesome Wind Farm is along the northern edge of the Cibola National Forest within the Cedarvale Community, it is accessed from Willard. High Lonesome Wind Farm has 40 turbines owned by Edison Mission Energy. Wind turbine maintenance is an ongoing need for wind farms.

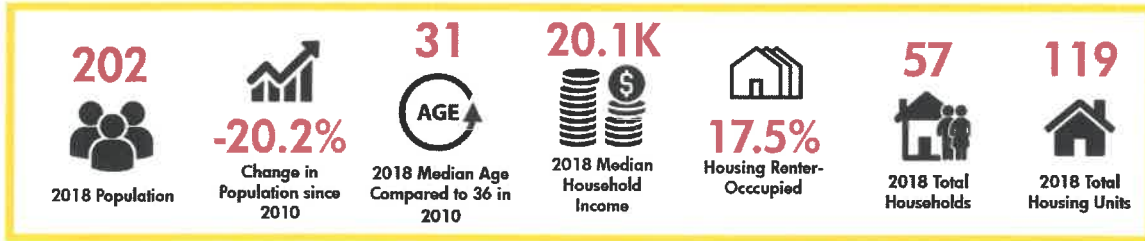
# VILLAGE OF WILLARD

The Village of Willard is located at the junction of US 60, NM 41, and NM 42 (see red star on the map) and is home to one-third of the Willard Community's population. The Village's population increased slightly between 2010 and 2011 but has decreased since 2011. The Village has a lower median age than other communities in Torrance County. Residents work in the census categories of 1) Educational services, healthcare, and social assistance and 2) Transportation, warehousing, and utilities. More than half the community's housing is in the village and half of those units are vacant.

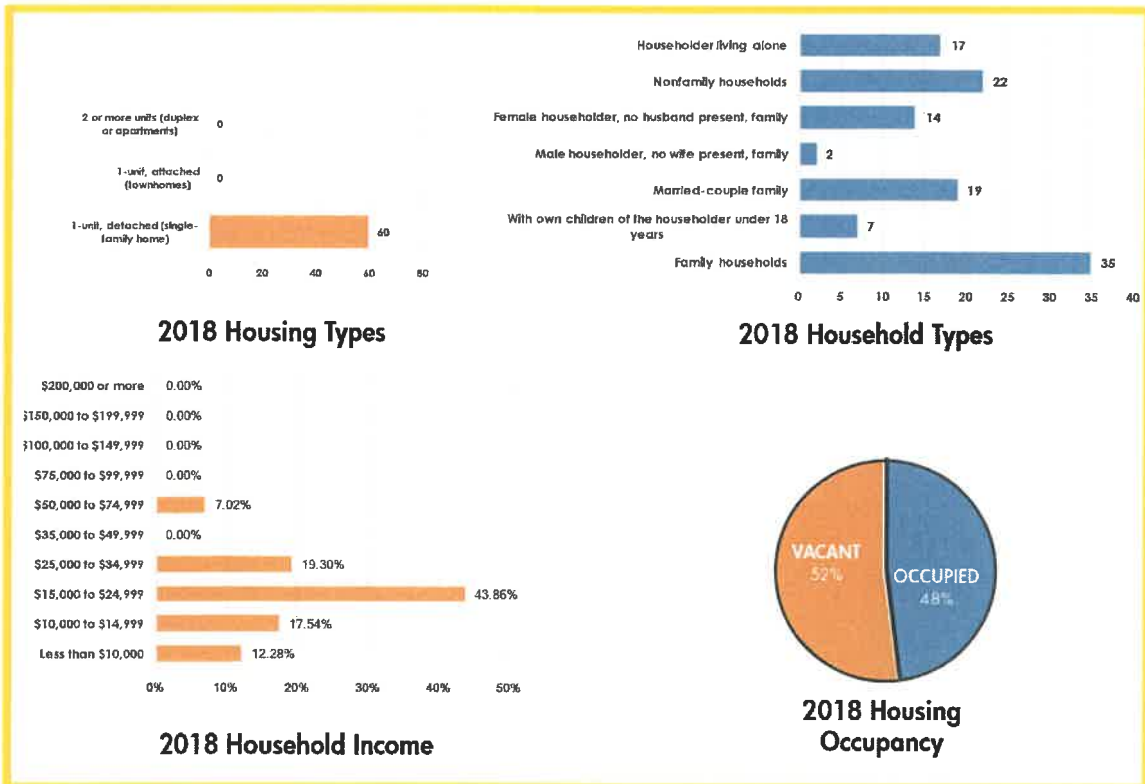


FIGURE 2-20. VILLAGE OF WILLARD CONTEXT MAP

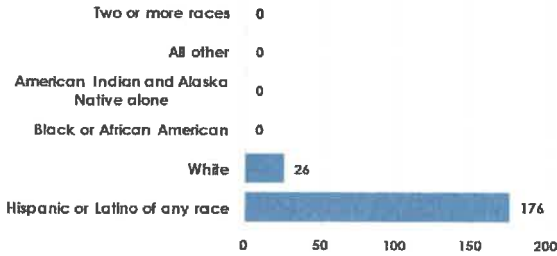
## DEMOGRAPHIC HIGHLIGHTS



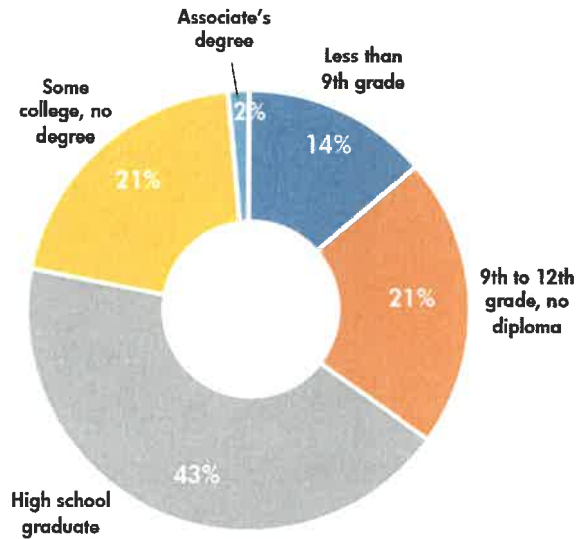
## HOUSING



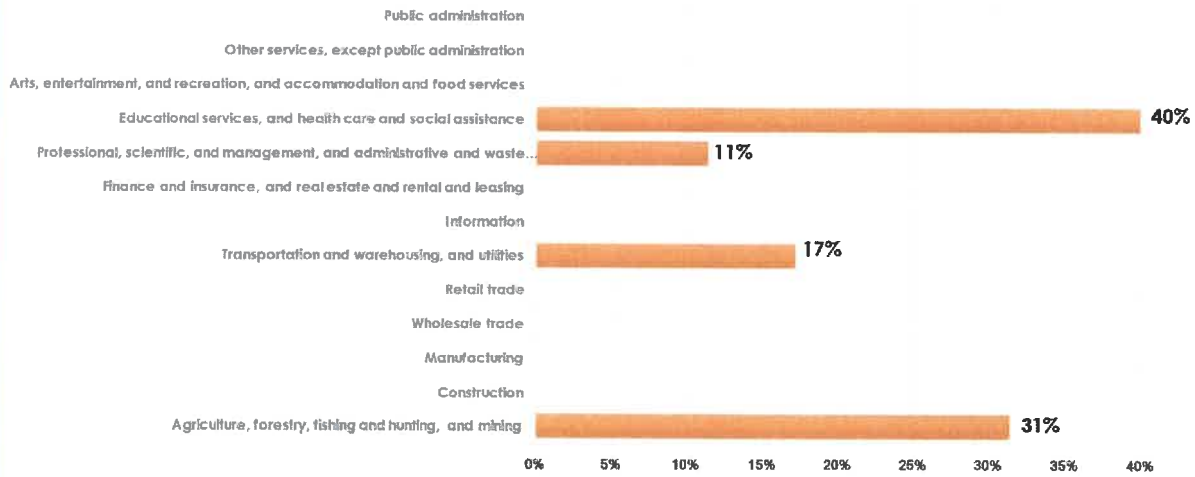
# RACE, EDUCATION & EMPLOYMENT



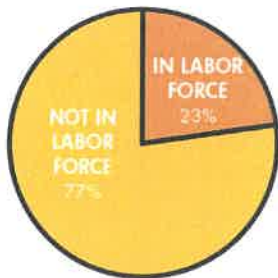
2018 Race & Ethnicity



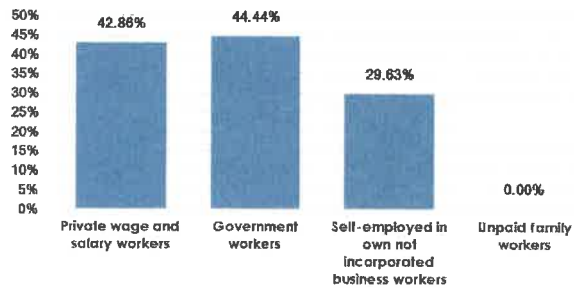
2018 Educational Attainment



2018 Employment by Industry



2018 Labor Force



2018 Types of Workers

## POTENTIAL PROJECTS

### PLACE-BASED CULTURAL AND RECREATIONAL TOURISM

**GOAL 1. Promote US 60 as “The Other 66” highlighting connections to the salt lakes, Salt Missions Trail Scenic Byway and Abó Pass Trail Scenic Byway.**

**Project 1. Develop an online guide to “The Other 66” in conjunction with Mountainair and Willard.**

- Action 1. Build on Torrance County’s cultural and historic assets and “The Other 66” by working with New Mexico True and the County.
- Action 2. Package a well-known day trip and weekend trip organized along “The Other 66” that includes routes and destinations.
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- Action 4. Encourage short-term rentals in Willard and surrounding area.
- Action 5. Promote local restaurants, lodging, other businesses, events and visitor center using social media and New Mexico Department of Tourism and Torrance County websites.
- Action 6. Maintain updated information on all related websites.

### SUSTAINABLE AND VALUE-ADDED AGRICULTURE

**GOAL 2. Build upon the centuries-old agricultural heritage of Estancia Valley by supporting cultural agriculture practices on traditional and new crops.**

**Project 2. Support and promote local farmers.**

- Action 1. Work with the County’s Economic Development Manager and NM Department of Agriculture’s marketing and development programming and acequia fund divisions.
- Action 2. Participate actively in the countywide taskforce to determine the ideal uses that limit negative long-term effects on water and the economy in Torrance County.

**GOAL 3. Support local ranchers in local, grass-fed meat production and promotion.**

**Project 3. Develop promotion strategy.**

- Action 1. Meet with EVEDA, the County, and the Department of Agriculture’s New Mexico—Taste the Tradition® program, and Agricultural Marketing Resource Center to understand resources and strategize.
- Action 2. Identify New Mexico grass-fed beef ranchers to promote to increase their market and sales with available resources.
- Action 3. Meet with ranchers to determine what resources they need to process and promote their product and match them with available resources.

# County Fairgrounds

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The County has a long-term vision to upgrade and make more productive use of the County Fairgrounds. The improvements recommended for the Fairgrounds support the County's community economic development goals.

This chapter includes the vision, goals, components and uses, schematic plan, and general strategy for phasing with preliminary cost estimates for the Fairgrounds. More detailed planning, engineering, and architectural work will be part of a future project.

The Fairgrounds chapter is organized as follows:

- Fairgrounds Vision and Goals
- Overview of Uses and Components
- Schematic Plan
- Phasing and General Cost Estimates

## VISION AND GOALS

### VISION

The 20-year vision for the Torrance County Fairgrounds is a community gathering space that celebrates Estancia Valley's heritage, provides cutting-edge training facilities and educational space, and offers Estancia residents with a year-round destination for outdoor recreation and events.

### GOALS

- GOAL 1.** The Fairgrounds offer space for promoting Estancia Valley's culture and heritage.
- GOAL 2.** Events and activities at the Fairgrounds promote conservation in agricultural practices.
- GOAL 3.** Space for the community to be educated and entertained is provided.
- GOAL 4.** The Fairgrounds offer a cohesive indoor/outdoor facility for community gatherings.

# OVERVIEW OF USES AND COMPONENTS

The Fairgrounds are located on the southern end of Estancia and make up part of the block bounded by Highland Avenue, 8<sup>th</sup> Street, NM 55, and 10<sup>th</sup> Street. Within the same block are several community services, including Estancia Police and Fire Department, Estancia Aquatic Center, Estancia Public Library, baseball field, Arthur Park, and Lake Arthur. Along the western entrance to the grounds are the Torrance County Head Start preschool and the East Torrance Soil and Water Conservation District offices.

Currently the Fairgrounds are used annually for the County Fair and for Old Timers Day. Occasionally the grounds are made available for receptions, graduations, or funerals at no charge. They are not used on a daily or regular basis. This infrequent use may save on management costs, but maintenance becomes an issue when used so infrequently. Torrance County and Fair Board leadership wish to make more use of the Fairgrounds year-round. Based on the site assessment and consultation with the County leadership and Fair Board, the Fairgrounds schematic plan addresses the existing conditions (see Figure 3-1) and includes recommendations for the following components:

1. Circulation and Parking
2. Buildings and Facilities
3. Native Vegetation and Landscaping
4. Programming

FIGURE 3-1. TORRANCE COUNTY EXISTING FAIRGROUNDS





## CIRCULATION AND PARKING

### CIRCULATION

Currently, circulation within the Fairgrounds is undefined—there are no designated areas for pedestrians or vehicles. The Schematic Plan shows how clearly defined vehicular and pedestrian systems can make access easier and safer.

#### ***Vehicular Circulation***

The Fairgrounds have two primary entrances: one on 8<sup>th</sup> Street and one on 10<sup>th</sup> Street. Aside from those entrances, the circulation pattern inside the Fairgrounds is not intuitive and could be improved to guide visitors directly to parking areas, barns, and rodeo arena. As shown in the Schematic Plan (Figure 3-2), a perimeter drive connecting the two entrances would maximize connectivity to parking areas and the major facilities within the reconfigured site. This new perimeter drive should be surfaced with base course topped with crusher fines or decomposed granite to allow for year-round use and minimize the effects of mud during the rainy season.

#### ***Pedestrian Circulation***

Currently, pedestrian access into the Fairgrounds is limited to the vehicular gates on 8<sup>th</sup> and 10<sup>th</sup>. Two gates in the north boundary fence—one east of the pool, and another behind the fire hydrant on the library site—are kept locked, prohibiting pedestrian connections from the adjacent park. Lake Arthur has a walking path around it which could easily be extended to make a connection into the Fairgrounds property as alternative pedestrian access.

Pedestrian access to the Fairgrounds should be accommodated through the main entrances, as well as along the northside connecting to the existing public amenities as shown in the Schematic Plan. Due to low traffic volumes during much of the year, pedestrian routes could be combined with vehicular use around the perimeter of the Fairgrounds to offer a walking path when the fair or rodeo are not in session. That path could include guided stations with exercise equipment, to provide a designated outdoor exercise area for Estancia residents. Interior circulation between and among the facilities shown on the plan would be accommodated via paved plazas and pathways. See the native vegetation section for more detail about planting adjacent to the path.

### PARKING

Currently the parking areas are not contiguous and are dirt lots. When it rains, the mud makes them difficult to navigate, especially for people in wheelchairs. During the Fair, parking can usually be accommodated on-site, although better parking organization is needed to handle the crowds at large attendance events (including the popular annual “Punkin Chunkin” event). In the short-term, parking must be made ADA compliant. In the medium-term, designated parking areas as shown in the Schematic Plan near the entrances should be finished with permeable paving and drought-tolerant landscaping. The paving and landscaping will help manage stormwater and provide a better parking surface. See the native vegetation section for more detail about planting adjacent to parking areas.

**Horse Trailer Parking**

Parking for horse trailers is accommodated along the perimeter of the adobe wall surrounding the rodeo arena as shown in the Schematic Plan. In the long-term, more horse trailer parking and amenities could be accommodated if the Fairgrounds are expanded to the south.

**RVs and Camper Parking**

Parking for RVs and campers is needed as many people come from across the County and stay overnight. Currently they are parked along the fence separating the Fairgrounds from the ballfield. A camper and RV park could be accommodated if the Fairgrounds are expanded.

**TRANSPORTATION SERVICES**

The Fair attracts residents from throughout the County, with travel times of up to an hour. To make activities at the Fairgrounds more accessible, public or on demand transportation could be offered so kids throughout the county can attend.

**BUILDINGS AND FACILITIES****BARNES**

Six barns are located on the Fairgrounds site. The barns are in varying condition and have varying potential to be used going forward. Some of the barns are not usable in their current state and some could be made usable with portable pens in the short-term as described below. In the long-term, five of the existing barns could be relocated or rebuilt in closer proximity to each other and the rodeo arena in one secured area. Relocating them together will improve flow for people and the livestock, reduce the heat issues by reorienting them to limit wide south-facing walls, and make it easier to secure the buildings year-round. All barns will need ventilation and cooling for animal welfare. The addition of insulation would help stabilize temperatures in the barns, and should improve the efficiency of the ventilation/cooling systems.

**Steer Barn**

The steer barn is adequate and should stay in its current location. In the short term, new partition panels (portable pens) could be added to make the barn more usable for housing livestock. Ventilation improvements will be needed when the pens are installed. If no pens are added in the short term, a ventilation and cooling system will be needed in the medium-term.

**Goat and Sheep Barn**

The goat and sheep barn is adequate and should stay in its current location for the short term. New portable pens would make the existing barn usable for pigs, goats, and sheep. In the long-term, the goat and sheep barn should be relocated parallel to the steer barn to improve the Fairgrounds' overall circulation, flow, and security as shown in the Schematic Plan.

**Chicken and Rabbit Barn**

The chicken and rabbit barn is too small for its intended use and should be enlarged and relocated to improve the Fairgrounds' overall circulation, flow, and security in the long-term.

**Red Barn**

The red barn is an interactive barn used to display animals for viewing. It should be relocated in the long-term to improve the Fairgrounds' overall circulation, flow, and security.

**"Hot" Barn**

The so-called hot barn is currently adjacent to the exhibit hall and is south facing. It gets too hot for animal use even with additional fans and should be removed when the exhibit hall is demolished to make way for the new multi-purpose facility.

**Pig Barn**

The pig barn was recently demolished, but rather than replace it in the short-term, the pigs can be moved into the sheep and goat barn, since their numbers have decreased. In the long-term, a new pig barn could be built near the rest of the relocated barns as shown in the Schematic Plan.

**Show Barn**

The current show barn is located adjacent to the exhibit hall. In the long-term, the show barn should be located in the center of the new secured barn area in close proximity to the other barns to ease transfers of animals to and from barns as shown in the Schematic Plan.

**RODEO ARENA**

The rodeo is part of Torrance County's heritage. It has drawn more people to the Fair in recent years. The company that is hired to coordinate the rodeo says it is one of the best in the state. In the short-term, the facility could be improved with hanging gates and improved livestock pens so animals can be housed and moved more easily.

In the long-term, the arena could be covered so it could be used year-round to work horses, host animal shows, or host working dog trainings. It also needs new and expanded bleachers and the stock pens need direct water supply.

Currently, people pull their pickups and watch the rodeo from the backs of the trucks, which could continue in the long-term as shown in the Schematic Plan.

**MULTI-PURPOSE FACILITY**

The current exhibit hall has foundation and water issues and has been designated for demolition. A new multi-purpose facility that serves as an exhibit hall, heritage center, and learning center year-round should replace the exhibit hall as soon as possible as shown in the Schematic Plan. The facility should be made available for community events and rented out for private events. It should include a commercial kitchen, multi-stall restrooms, and a shower room. The facility will be more popular as a rental venue if it is connected to an outdoor entertainment area and the park. During demolition of the exhibit hall, it might be feasible to salvage the vinyl-faced insulation for re-use in the barns.

**Heritage Center**

The new multi-purpose facility could also provide a venue to showcase Torrance County's history and heritage that is integral to the County Fair. A separate feasibility study is underway for the heritage center.

**Classrooms**

The multi-purpose facility should be designed to accommodate school- or business-based educational trainings and classes. The classrooms should include cutting edge technology and have capacity for 20-30 computers and projection screens. See more about the classroom uses in the programming section.

**Disaster Shelter**

The Fairgrounds have been the County and area schools' designated disaster shelter and was used as such during the last fire in the mountains. It is also a designated gathering space for bomb scares or other disasters. The facility must continue to serve in this capacity.

**ENTERTAINMENT AREA AND STAGE**

The Fairgrounds and the Town of Estancia do not currently have a designated area for entertainment and performances. Recent enhancements to the County Fair, and a big draw to the Fair in the evenings, are nightly performances. The success of these performances has contributed to the desire for more community events with performances. Because there is no stage, the Fair rents a large tent and portable stage during the Fair. When the multi-purpose facility is constructed, a plaza with stage should be constructed adjacent to it to accommodate these popular events, as shown in the Schematic Plan.

**CAMPING OR BUNK HOUSES**

People who are at the Fair for multiple days camp on-site and adjacent to the Fairgrounds. Having more space for camping or rustic lodging would enable more year-round participation in a bigger variety of events. In the long-term, the Fairgrounds could be expanded to accommodate camping and bunk houses for student groups and participants in other multi-day events and trainings. The baseball field property south of the Fairgrounds could be an ideal location as shown in the Schematic Plan.

**VEGETATION AND LANDSCAPING**

The vegetation and landscaping at the Fairgrounds are not maintained year-round. Aside from a cluster of volunteer trees at the center of the Fairgrounds just west of the steer barn, and a few other isolated plantings, there is little or no vegetation. North of the Fairgrounds, the cottonwoods and vegetation in Arthur Park and around Lake Arthur are attractive and make the park inviting, however, it is inaccessible from the Fairgrounds.

**Cohesive Grounds**

The fence between the Fairgrounds and park should be removed, or in the short-term gates should be opened during daylight so the north and southside of the property can be connected as they have been in the past. The landscaping plan should integrate the community amenities north and west of the Fairgrounds, including Arthur Park and Lake Arthur, as well as the Estancia Public Library, Aquatic Center, and Soil and Water Conservation District offices improving its viability for year-round use. Arthur Park is the attractive "heart of Estancia" and could be made available for rentals along with the multi-purpose facility. A new greenway connection and smaller plaza can help connect the main entertainment area, multi-purpose facility to the lake, park, and parking lot as shown in the Schematic Plan. However, for safety and security purposes, some degree of access control is desirable. This

could take the form more decorative fencing with larger gates, which would be more welcoming when opened, and should be arranged to allow sequential access to the various parts of the fairgrounds, depending on what uses are occurring.

### ***Community Gardens***

A community garden could be sited on the grounds in an area that area residents and students can use year-round. This use is consistent with the goal of promoting local agriculture and would attract people throughout many months of the year. An added benefit is that the Fair is an opportunity to highlight the garden and produce grown there.

The gardens could be sited near the multi-purpose facility and East Torrance Soil and Water Conservation District Offices for joint-use as an outdoor classroom by the District in their drought-tolerant planting trainings as shown in the Schematic Plan.

### ***Native Landscaping***

Plantings do not have to be designated to just one area; rather, plantings should be located in clusters along the walking path and parking areas to provide physical guidance, visual interest, shade, and educational opportunities to inform fairgoers about what types of native, low-water species can grow in Estancia Valley. Drainage from any impervious surfaces like the perimeter drive and plazas will be water harvested to enhance landscape irrigation.

## **PROGRAMMING**

### **CONSERVATION**

As mentioned in the vegetation and native landscaping section, the community garden and native landscaping will serve as models for conservation. The gardens and plantings will double as outdoor classrooms with demonstration areas showing drip-irrigation, water harvesting, hydroponic, and native plants. These areas should include interpretive signage explaining why the vegetation and irrigations systems are suitable for this climate and how to conserve water.

### **EDUCATION**

The multi-purpose facility should include space for many types of year-round educational classes and trainings desired by the community, including parenting classes and “birth to grave” educational classes, arts classes in traditional crafts, 4H classes, martial arts classes, dance classes, as well as trainings for CNM, school district teachers, EMT, Fire Department, and Electric Company employees.

### **EXHIBITS**

The county’s heritage should be displayed in permanent displays throughout the facility’s lobby and common spaces. Temporary exhibit space used during the Fair should be accommodated in the classrooms and multi-purpose rooms.

### **ENTERTAINMENT**

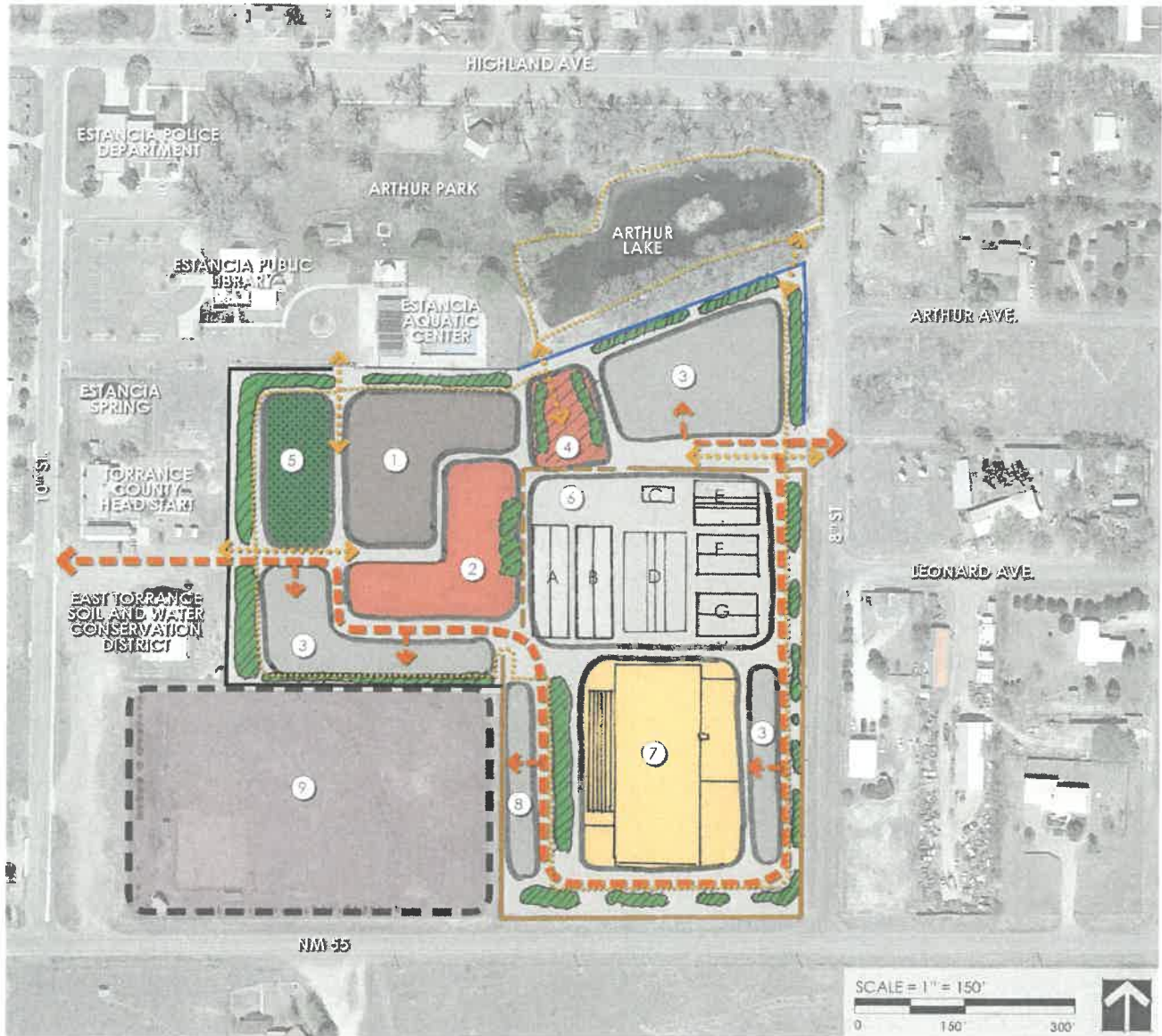
The Fair now attracts many participants interested in the entertainment aspect, including live music and bingo. The Fairgrounds should accommodate these types of community events year-round.

## SCHEMATIC PLAN

The Schematic Plan (Figure 3-2) illustrates conceptually how the property can serve the community year-round and host the County Fair more effectively. It shows how replacement and relocation of under-performing facilities can improve circulation for pedestrians, vehicles, people, and animals. It shows how the Fairgrounds can be opened up to connect to Arthur Park, Lake Arthur, and the Public Library and Aquatic Center to make better use of the community's amenities and make the Fairgrounds available for year-round exercise, gardening, trainings, events, and performances.



FIGURE 3-2. SCHEMATIC PLAN



LEGEND

-  PRIMARY VEHICULAR CIRCULATION
-  PRIMARY PEDESTRIAN ACCESS
-  PERIMETER TRAIL
-  EXISTING ADOBE WALL
-  NEW WALL TO SECURE BARN AREA
-  EXISTING FENCE REMOVED FOR PEDESTRIAN ACCESS & FLOW
-  NATIVE LANDSCAPING
-  MULTI-PURPOSE FACILITY
-  ENTERTAINMENT AREA & STAGE
-  ON-SITE PARKING
-  GREENWAY CONNECTION & PLAZA WITH ARTHUR PARK
-  COMMUNITY GARDEN
-  SECURED BARN AREA
-  STEER BARN
-  GOAT & SHEEP BARN
-  RESTROOMS
-  SHOW BARN
-  CHICKEN & RABBIT BARN
-  RED BARN
-  PIG BARN
-  COVERED RODEO ARENA W/ BLEACHERS
-  HORSE TRAILER PARKING
-  POTENTIAL AREA FOR FUTURE EXPANSION

# PHASING AND COST ESTIMATES

The Fair Board shared the improvements needed in the short- and medium-term, along with the desired improvements in the long-term.

## PRELIMINARY PHASING

### SHORT-TERM (IMMEDIATE TO 1 YEAR)

1. Upgrade the goat and sheep barn.
  - a. Get County Commission approval to use capital outlay money on portable pens.
  - b. House the pigs in the goat and sheep barn by reconfiguring this barn with portable pens that provide direct access to show ring and put in fans to address ventilation problems.
2. Make parking areas ADA compliant.
  - a. Get County Commission approval to use capital outlay money on disabled parking improvements.
  - b. Resurface, stripe and sign the minimum number of parking spaces to serve disabled guests prior to the next County Fair.
3. Upgrade the rodeo with hanging gates and improved animal holding pens.
  - a. Get County Commission approval to use capital outlay money on rodeo gates and livestock pen improvements.
  - b. Replace gates and stock pens with new working facilities.
4. Seek additional funding at State Legislature for improvements.

### MEDIUM-TERM (2-3 YEARS)

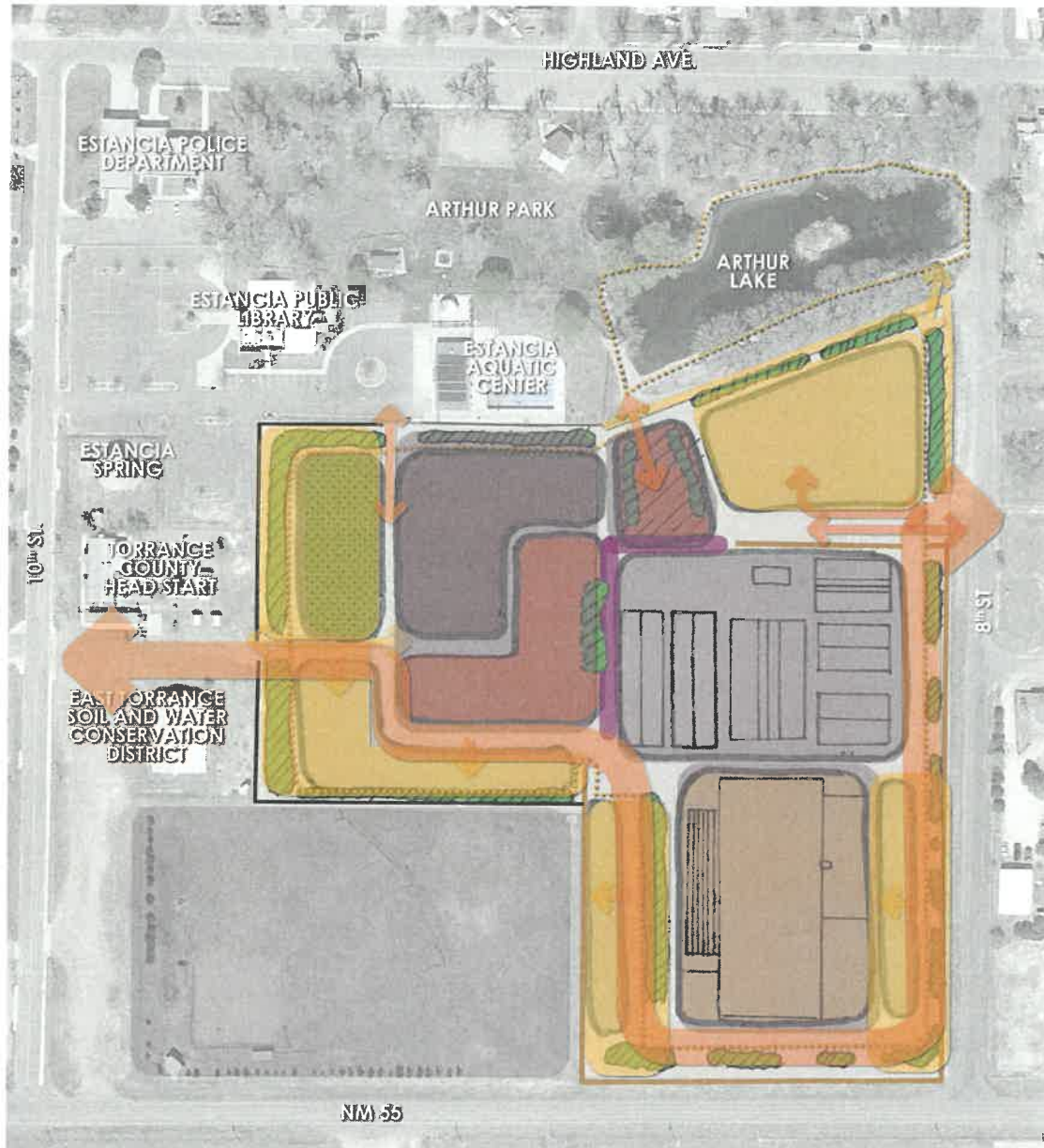
1. Resurface designated parking areas as shown in the Schematic Plan with permeable paving and integrate with storm-water run-off treatment and drought-tolerant landscaping (see Figure 3-3: Phasing Plan).
2. Build community garden and plant native plantings and include wayfinding and interpretive signage. Coordinate with the East Torrance Soil and Water Conservation District.
3. Build vehicular perimeter road and pedestrian perimeter trail for community use. Open gates to Lake Arthur during daylight hours.
4. Upgrade ventilation and cooling system in the steer barn.
5. Upgrade restrooms.

### LONG-TERM (3 TO 10 YEARS)

1. Demolish the exhibit hall and replace with new multi-purpose facility and adjacent plazas, and stage (see Phasing Plan).
2. Relocate/rebuild the goat and sheep barn, chicken and rabbit barn, red barn in the secured barn area. Build a new pig barn and show barn. Build new wall to connect to existing adobe wall and secure barn area.
3. Finish landscaping and parking in north quadrant.
4. Construct a roof over the Rodeo Arena and bleachers.

- Expand Fairgrounds to accommodate horse trailer, RV and Camper parking, bunk houses, and amenities.

FIGURE 3-3. PHASING PLAN



LEGEND

- SHORT-TERM (PHASE 1) NOT SHOWN
- MEDIUM-TERM (PHASE 2)
- MEDIUM-TERM: CIRCULATION
- MEDIUM-TERM: EXISTING FENCE REMOVED
- LONG-TERM (PHASE 3)
- LONG-TERM: NEW WALL TO CONNECT TO EXISTING ADOBE WALL AND SECURE BARN AREA



## GENERAL COST ESTIMATES

The following table provides a general preliminary estimate of the costs associated with each of the three phases: short-term, medium-term, and long-term. These estimates are conservative for planning purposes and will need to be refined as Torrance County leadership and the Fair Board confirm priorities and improvements.

ITEM #	ITEM DESCRIPTION	UNIT	QTY	UNIT COST	Total
<b>PHASE 1 - SHORT-TERM IMPROVEMENTS</b>					
1	Upgrade goat and sheep barn				
	- 6' side panels (enough for 40 portable pens; 4 rows of 10, back to back)	EA	64	\$150	\$9,600
	- 6' gates for portable pens	EA	40	\$200	\$8,000
	- Insulate and install fans in goat/sheep barn	LS	1	\$5,000	\$5,000
2	ADA Parking Compliance				
	- Surfacing, Striping for 6 spaces (2" asphalt over 6" base course)	SY	170	\$40	\$6,800
3	Rodeo arena improvements	LF	10	\$1,450	\$14,500
	- New gates and pens (allowance)	LS	1	\$15,000	\$15,000
	Subtotal:				\$58,900
<b>PHASE 2 - MEDIUM-TERM IMPROVEMENTS</b>					
4	Pave designated parking areas (approx. 300 spaces)	SY	9,500	\$40	\$380,000
5	15' Perimeter access road/path (4" crusher fines over 4" base course)	SY	2,800	\$25	\$70,000
6	Community Garden and general landscaping w/ drip irrigation	SF	60,000	\$3	\$180,000
7	Insulate and upgrade cooling/ventilation in steer barn	LS	1	\$5,000	\$5,000
8	Upgrade/replace restroom building	LS	1	\$100,000	\$100,000
	Subtotal:				\$735,000
<b>PHASE 3 - LONG-TERM IMPROVEMENTS</b>					
9	New Multi-Purpose Exhibit Hall/Community Center/Training Facility	SF	25,000	\$150	\$3,750,000
10	New/relocated barns	SF	32,500	\$25	\$812,500
11	Roof over rodeo arena	SF	50,000	\$25	\$1,250,000
12	RV parking areas with utility hookups (allowance)	LS	1	\$150,000	\$150,000
	Subtotal:			\$250	\$5,962,500
<b>Definitions</b>					
	EA: each				
	LS: lump sum				
	SF/SY: square foot/square yard				
	LF: linear foot				
				<b>Subtotal</b>	<b>\$6,756,400</b>
				<i>15% Contingency</i>	<i>\$1,013,460</i>
				<b>TOTAL</b>	<b>\$7,769,860</b>

## GENERAL ASSUMPTIONS

When calculating these estimates, the following assumptions were made:

Barns will be steel-framed, semi-finished buildings. Their construction cost, including foundation, assembly, insulation, and basic electrical/lighting is \$25 per square foot.

The multi-purpose facility will be steel- or wood-framed. Its construction, including full build-out with finished walls, windows, electrical/lighting, IT infrastructure, plumbing, restrooms, etc. is \$200 per square foot.

# Resources for Economic Development

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Torrance County and its communities can draw from many local, state and federal resources to achieve the goals identified in this plan. These resources are organized by technical assistance providers and grant programs and special incentives by industry.

## COUNTY RESOURCES

### **TORRANCE COUNTY LOCAL ECONOMIC DEVELOPMENT ACT (LEDA) ORDINANCE**

The purpose of the County's Local Economic Development Act (LEDA) Ordinance is to allow public support of qualified economic development projects. The ordinance sets criteria for the types of projects that the County is willing to provide donations to accomplish and describes the types of donations it can contribute. The County Commission, with the assistance of the Estancia Valley Economic Development Association (EVEDA), is responsible for reviewing and accepting eligible projects.

#### **ASSISTANCE THAT THE COUNTY CAN PROVIDE**

Through the powers granted by the New Mexico Local Economic Development Act and subject to the requirements of the County LEDA Ordinance, the County can provide direct or indirect donations of land, buildings or other infrastructure; public works improvements that are essential to recruiting a qualifying business. Assistance can include the purchase, lease, grant, or construction, reconstruction, improvement or other acquisition or conveyance for the expansion of a qualifying business; and payments for professional services contracts necessary for local or regional governments to implement a plan or project.

#### **TYPES OF PROJECTS THAT ARE ELIGIBLE**

An existing or proposed corporation, limited liability company, partnership, joint venture, syndicate, association or other person that is one or combination of two or more of the following can qualify for assistance through the LEDA Ordinance:

1. An industry for manufacturing, processing, or assembling of any agricultural or manufactured products;
2. A commercial enterprise for storing, warehousing, distributing, or selling products of agriculture, mining or industry, but other than provided in Paragraph (D) below, not including a retail business or public utility;
3. A business in which all or part of the activities of the business involves the supplying of services to the general public or to government agencies or to a specific industry or customer, but, other than provided in Paragraph (D) below, not including a retail business;
4. A telecommunications sales enterprise that makes most of its sales to persons outside of New Mexico.

### ***County Priority Projects and Applicants***

Applications for economic development projects requesting economic assistance from the County, which meet the policies and objectives of the County's economic development plan, receive priority. Examples listed in the ordinance include, but are not limited to:

1. Manufacturing firms (including intellectual property such as computer software);
2. Projects that enhance the exporting capacity of companies and or provide goods: and services, which currently must be imported into Torrance;
3. Private companies seeking to build, expand or relocate facilities;
4. Private companies which provide facilities or services which enhance the ability of Torrance businesses to operate;
5. Organizations, which assist business start-ups or bring small companies together to increase their competitive abilities. This must involve a tangible project, which will create jobs and promote an industry. Examples include, but are not limited to:
  6. Business incubator;
  7. Art incubator or coalition (e.g. a performing arts coalition seeking construction rehearsal or performance facilities);
  8. Public market for farmers, gardeners, crafts, etc.; and,
  9. Organizations which foster economic development by promoting work force development efforts such as apprenticeships or other job training programs;
10. Projects in industry clusters listed above are particularly encouraged, but others are eligible to apply as well. The intention is to retain flexibility in the use of incentives; and,
11. Qualifying entities with existing contracts or projects with the County LEDA Ordinance was adopted can propose a restructuring of their projects as an economic development project.

### **PROJECT SELECTION**

The LEDA Ordinance describes the application process and information required of entities that apply for assistance from the County. Applicants for assistance must meet criteria that demonstrate the financial viability of the proposing organization and the benefit of the project to the County relative to cost. The project must allow the County to recoup its costs within ten years. A project must provide career opportunities for Torrance County residents, including career development and training opportunities, and must consider cultural impacts of the project.



The County Commission assigned the EVEDA Board of Directors with the following responsibilities regarding the economic development plan for the County of Torrance:

1. Reviewing and making recommendations to the governing body on applications for assistance for economic development projects and
2. Reviewing and making recommendations to the governing body on applications for industrial revenue bonds (IRB'S).

## INDUSTRIAL REVENUE BONDS

Industrial Revenue Bonds (IRBs) are intended to generate business activity that wouldn't occur otherwise, allowing a community to benefit from construction expenditures, wages, local purchases and similar from a property that would go unused without this incentive. IRBs are essentially tax subsidies to a qualifying economic development project. Depending on a variety of factors, the subsidies can include one or a combination of a property tax exemption, a gross receipts tax deduction, an exemption of bond interest from state income tax and in some cases an exemption from Federal income tax.

IRB proceeds can be used to pay for acquiring, constructing and equipping a project and most issuance costs. IRBs can be the actual financing mechanism for a project, but often a company finances the project elsewhere and bonds are purchased by an affiliate. Self-funded projects are increasingly common.

In an IRB transaction, real and or personal property that makes up the "project" is deeded by a company that benefits from bonds to the entity that issues the bonds. In the case of the study area for this plan, the issuer would be the County or one of the municipalities in the study area. The bond issuer then leases the project back to the company for the term of the bonds, which can be up to 30 years. At the end of the term, the company is obligated to purchase the project, usually for a nominal amount. During the term of the bonds, the project is exempt from property taxes. Any tangible personal property that is part of the project and purchased with bond proceeds is exempt from gross receipts taxes or New Mexico compensating taxes. Costs related to IRBs and debt service is the responsibility of the benefitting company. Traditional farming and housing do not qualify for IRBs, but otherwise a wide variety of projects, including some of the wind energy projects in Torrance County, do qualify for IRBs.

Local governments set the terms of the ordinance and the requirements that will be placed on projects. They may also require Payments In Lieu of Taxes (PILOT payments) that benefit the issuer and other local government entities. For example, an issuer may require that PILOT payments make up all or part of the lost tax revenue to a school district or other local government entity that would be impacted by a project.

Local governments include provisions in IRB transactions to protect against a project that ceases to operate. These may include a lease provision that the property goes back on the tax rolls if the project is closed or a clawback provision to retroactively collect property taxes.

# TECHNICAL ASSISTANCE PROVIDERS

The identified projects can be implemented by Torrance County in conjunction with the following entities' support.

## LOCAL BUSINESS SUPPORT AND INCENTIVES

### NM ECONOMIC DEVELOPMENT DEPARTMENT - OFFICE OF THE SECRETARY RESOURCES

1. Business Resource Center (BRC): EDD is willing to partner with certified business incubators and other service providers to create a web portal to direct businesses to the services they need across the State.
2. Marketing: The Office of the Secretary has undertaken small marketing efforts to better inform New Mexico businesses of EDD programs and services. Efforts include distributing flyers, placing ads in the New Mexico Small Business Association (SBA) magazine, developing brochures on programs and assets, and providing online marketing through an enhanced website.
3. New Mexico Business Incubator Program: The program includes workshops on business incubation and to mentor five rural communities in starting entrepreneurship programs customized to community needs.

### ECONOMIC DEVELOPMENT DIVISION RESOURCES

1. New Mexico MainStreet Program Arts & Cultural District: this program is focused on sustaining and growing the cultural economy in New Mexico by developing creative industries and supporting cultural entrepreneurs with opportunities for business development.
2. Community, Business and Rural Development Team (CBRDT): the mission of the CBRDT is to assist communities in building capacity for development by training local leadership, engaging diverse community stakeholders in planning processes, and helping communities identify strategic opportunities to advance the region's goals for economic growth. The team provided assistance through facilitation and establishment of Economic Development Organizations, providing technical assistance on economic revitalization and community development, and aiding in identifying funding programs. The team also assists with the passage of Local Economic Development Acts (LEDAs) and relation Local Option Gross Receipts Tax.
3. Rural Economic Development Council (REDC): the mission of the REDC is to, "establish a formal platform to identify issues and challenges affecting rural New Mexico, advocate for sustainable growth in rural communities, support programs, and collaborate on policies which positively impact rural areas."
4. Finance Development Team (FDT): the FDT assists new and existing business by providing detailed information on tax incentives and financial assistance programs. The council also helps provide training for rural community leaders.

5. Job Training Incentive Program: this program offers wage reimbursements of 50 to 75 percent to businesses that train new employees for newly created jobs within their company. This helps offset training and education costs and may help offset skill upgrades for existing jobs. It is geared toward manufacturers and other large companies.
6. Workforce Innovation & Opportunity Act (WIOA) Services: Under This Act New Mexico set up four regional offices to help match employers with the skilled workers they need, The Central Area Workforce Development Board comprises both the Mid-Regional Council of Governments, which provides planning services for economic growth and workforce development, and the Workforce Connection of Central New Mexico Business and Career Centers, which helps employers and job seekers in Sandoval, Bernalillo, Valencia and Torrance counties. One component is a job training incentive program for small and medium-size businesses that will reimburse employers for up to 75% of wages (up to \$32 an hour)
7. Office of Science and Technology: the goal of this office is to, “enhance the business climate to encourage the start-up, relocation, development, and growth of technology-based industry in New Mexico.” Currently, the EDD is developing a work plan for the office to grow in the future.

### **NEW MEXICO ECONOMIC DEVELOPMENT CORPORATION (NMEDC)**

The NMEDC is a public-private partnership intended to provide marketing and contract services for businesses development to attract and expand economic base employers in New Mexico. The EDC helps to create economic employment opportunities by business communication and assistance in site selection, leveraging market resources, communicating business success stories, and supporting funding for competitive project closings.

### **ESTANCIA VALLEY ECONOMIC DEVELOPMENT ASSOCIATION**

Estancia Valley Economic Development Association (EVEDA) provides existing and new businesses in Estancia Valley with assistance with the goal of improving the quality of life for area residents and increasing jobs that keep money in the area, disposable income and tax revenue. The association identifies incentives to attract new business and provides expansion and retention support with loans and grants with a focus on renewable energy, agriculture, technology, and aviation. It recruits businesses in those areas and builds workforce capacity.

EVEDA is the entity responsible for reviewing and making recommendation to the County Commission on applications for assistance under the County’s LEDA Ordinance and on applications for Industrial Revenue Bonds.

To assist with quality of life, EVEDA is looking to assist Estancia in attracting a grocery store and a community bank and is working with the County to identify assets that can attract those businesses.

### **VALUE-ADDED AGRICULTURE**

1. Producer Grants for farmers, ranchers, and cooperatives for the purpose of processing, marketing, on-site renewable energy production, and local food through USDA
2. Beer and Wine Producers’ Preferential Tax Rate
3. Consumables Gross Receipts Tax Deduction for Manufacturers

## NEW MEXICO FILM OFFICE

The New Mexico Film Office focuses on six initiatives to continue to strengthen the film industry and provide jobs in New Mexico:

1. Production Recruitment and Assistance: promote and market refundable film production tax credits.
2. Emerging Media: target businesses in digital technologies that affect multiple industries
3. Film Tourism: develop and promote film tourism initiatives statewide.
4. Outreach Initiatives: determine additional support and resources for local filmmakers.
5. State Film Liaison Network: increase trained liaisons in rural areas to assist the industry.
6. Workforce Development: expand programs that increase chances of being hired and job opportunities for local residents in the industry.

## MICRO LENDERS

1. Accion: provides loans and support to small business owners around the country.
2. WESST: consults, trains and lends to small businesses in the state of New Mexico. Their headquarters are in Albuquerque and they serve businesses throughout the region.
3. NM Community Loan Fund: offers microloans, small business loans, and nonprofit loans along with training and consulting services to entrepreneurs, particularly to women, or people who are disabled, native, or minorities. The organization is also referred to as The Loan Fund.
4. La Montañita LaM FUND: supports local food system and provides micro loans to farms, ranches, value-added producers, and related businesses in the foodshed of Albuquerque.

## BUSINESS INCENTIVES

### GENERAL INCENTIVES

1. High Wage Jobs Tax Credit: Eligible employers may receive a tax credit for each new high-wage economic-base job created equal to 10% of the wages and benefits paid per job.
2. Rural Jobs Tax Credit: This credit can be applied to taxes due on state gross receipts, corporate income, or personal income tax. Rural New Mexico is defined as any part of the state other than Los Alamos County; certain municipalities: Albuquerque, Rio Rancho, Farmington, Las Cruces, Roswell, and Santa Fe; and a 10-mile zone around those select municipalities.
3. New Markets Tax Credits: The New Markets Tax Credit (NMTC) Program was established to provide greater access to financing for new, expanding, or relocating businesses in underserved areas across the country. The New Mexico Finance Authority operates the NMTC Program for the State. Loans for up to 25 percent of qualifying project costs are available at a low interest rate.

### EMERGING AND DIGITAL MEDIA

1. Film Post-Production Services 25 Percent Refundable Tax Credit

2. Rural Software Development Gross Receipts Tax Deduction
3. Technology Jobs and Research and Development Tax Credit
4. Web Hosting Gross Receipts Tax Deduction

## ENERGY AND NATURAL RESOURCES

1. Advanced Energy Deduction and Advanced Energy Tax Credit
2. Alternative Energy Product Manufacturer's Tax Credit
3. Renewable Energy Production Tax Credit

## AGRICULTURAL AND RURAL COMMUNITY ASSISTANCE

### US DEPARTMENT OF AGRICULTURE (USDA)

The Department of Agriculture is comprised of many divisions and resources, including US Forest Service, Rural Development, Farmers.gov, and Agricultural Marketing Resource Center that offer programs and/or grants.

#### ***US Forest Service (USFS)***

1. Cibola National Forest and National Grasslands: The USFS partners with the Southwest Conservation Corps, Rocky Mountain Youth Corps, Forest Guild Youth Conservation Corps crews, and New Mexico Wilderness Alliance (NMWild) on the Cibola's sustainable recreation program. This program includes positions for local youth to connect to the forest, gain experience working on public land management and wilderness areas, and to build foundations for careers in wilderness stewardship.
2. Mountainair Ranger District: The Ranger District includes the Manzano and Gallinas mountains. Each of Cibola's four mountain districts have a Landscape Team which works with communities and the soil and water conservation districts to hold public workshops, illicit review and recommendation for wilderness management, and develop alternatives. Together these teams have formed collaboratives. The Cibola Shared Stewardship Collaborative incorporates the western edge of Torrance County, including the Manzano Mountains, and the Mountainair Collaborative encompasses most of the rest of the county overlapping with Cibola's collaborative and the Manzanos. A third collaborative, Sandia Collaborative, encompasses the northern part of the county to Estancia, and overlaps the Mountainair Collaborative. The District recognizes the long history the Land Grant communities have had with the Manzano Mountains and consider them partners in the management. The Ranger District has 19 grazing allotments, most of which are seasonal and rotated to protect the watershed and habitat.

#### ***USDA Rural Development***

1. Rural Broadband ReConnect Program provides funds to cover construction costs, service improvements, and facility and equipment acquisition to improve broadband service in rural areas. The program's second round of funding will include \$600 million for grants, loans, and 50/50 grant/loans; applications are required for eligible areas by March 16, 2020. To be

- eligible, the funds must be used to supply broadband to entities that are required to comply with the Communications Assistance for Law Enforcement Act (CALEA).
2. Rural Cooperative development Grant program helps nonprofits and educational institutions expand or improve rural cooperatives through a competitive nationwide application process.
  3. Value-added producer grants to add greater value for agricultural commodities as mentioned previously under "Value-Added Agriculture."
  4. Rural Development Energy Programs offer funding to conduct energy audits, install renewable energy systems, and upgrade systems to make them more energy efficient with cleaner technologies.

### ***Farmers.gov***

Farmers.gov is a resource provided by USDA to assist farmers with funding, management, conservation and other programs. There are two service centers in southern Torrance County:

1. Estancia Service Center with Farm Services related to loans and disaster assistance programs
2. Mountainair Service Center with Farm Services related to conservation programs

Farmers.gov offers loans and funding in the following categories:

1. Farm Loans for land purchase, construction, equipment, seed, livestock
2. Youth loans for aspiring farmers
3. Funding for conservation efforts
4. Funding for homeownership
5. Crop insurance for organic crops, pasture rangeland forage, and hemp and whole farm protection

### ***Agricultural Marketing Resource Center (AgMRC)***

The AgMRC is an online resource center funded by USDA and promoted by universities across the country. Some economic and marketing resources it offers include:

1. Planning grants for feasibility studies, business plans, marketing plans, and legal review
2. Working capital grants to purchase inventory, equipment
3. Market Maker: a national network that connects farmers to retailers and restaurants. The site lists Mountainair Heritage Meat Processing and Western Way Custom Meat Processing as processors of meat products in Mountainair and seven meat processors in Albuquerque.

## **NEW MEXICO DEPARTMENT OF AGRICULTURE**

### ***Marketing and Development***

The Department of Agriculture's Marketing and Development Division helps New Mexican businesses with research and development and offers the following resources:

1. Enhancing product awareness and loyalty through the New Mexico—Taste the Tradition®/Grown with Tradition® Logo Program



2. Facilitating federal and state grant funds to support industry-driven marketing projects, scientific research, and industry or consumer education projects
3. Providing quality inspections for produce and nuts
4. Licensing produce brokers and packers
5. Conducting organic inspections and certifications according to USDA's National Organic Program Standards
6. Providing timely livestock and grain market news data
7. Publishing the annual NM Agriculture Statistics Bulletin
8. Providing oversight and support to industry-led groups such as the New Mexico Dry Onion Commission, New Mexico Chile Commission, New Mexico Sheep & Goat Council, and the New Mexico Beef Council
9. Serving as the fiscal agent for several state-funded initiatives supporting farmers' markets, farm to school, and on-farm education efforts

### ***Hemp***

The Department of Agriculture helps prospective and current Hemp businesses register their businesses, understand Hemp laws, regulations and chemistry and provides industry contacts and helpful resources.

### ***Acequia and Community Ditch Fund***

The Department administers the Acequia and Community Ditch Fund (ACDF) to assist communities with studies, technical research, and water conservation and protection. More about the fund is available in [Chapter 73 – Special Districts Article 2A](#).

### ***Soil and Water Conservation Districts***

Soil and water conservation districts are independent subdivisions of the state with local leadership. Two districts serve southern Torrance County: East Torrance and Claunch-Pinto Soil and Water Conservation District (CPSWCD) and East Torrance Soil and Water Conservation District (ETSWCD). CPSWCD is located in Mountainair and is working to improve forest health through fuel reduction, removal of invasive species, and fostering native species. Work is funded by USDA and "provides a direct financial benefit to private landowners..." ETSWCD is located in Estancia next to the County Fairgrounds and provides educational, technical and financial assistance to district residents. The district helps with water conservation and harvesting; it offers Water Trust Board grants for watershed management and serves on the on the Estancia Basin Water Planning Committee. It also offers cost-share programs in cropland, rangeland and brush/weed management using Mill-Levy funding.

## **NEW MEXICO ENVIRONMENT DEPARTMENT**

### ***Hemp Program***

The New Mexico Environment Department provides permits for hemp production and oversees requirements for its transportation and labeling. It provides resources to navigate the permitting process and compliance with the State and federal requirements.

## WORKFORCE TRAINING AND EDUCATION

### OUTDOOR RECREATION DIVISION

#### ***Youth Conservation Corps (YCC)***

YCC was created to employ going people between 14 and 25 years of age to work on community-oriented and natural resource improvement projects. In 2019 an Outdoor Equity Grant Fund established to support youth in outdoor recreation, environmental and climate education.

#### ***Small Business Grants***

The Division has grants for small business start-ups focused related to outdoor recreation.

### NATIONAL PARKS SERVICE (NPS)

#### ***Salinas Pueblo Missions National Monument***

NPS offers students internships through a variety of service areas and programs, including Ruins Preservation, Paleontology, Geoscientists in the Parks (GIP), Fire Ecology, and Historic Preservation.

#### ***Heritage Document Program and National Heritage Areas Program***

In addition to volunteers and paid interns, NPS engages locals to promote heritage, protect culture, and integrate into their programs.

### NEW MEXICO DEPARTMENT OF WORKFORCE SOLUTIONS

The Department of Workforce Solutions helps job seekers find jobs, explore career options, help with job preparation, and offers job resources. They have specific programs for ironworkers, electricians, plumbers, and application developers. The Department has Workforce Connection Centers around the state—Moriarty is Torrance County's location. The center offers job search assistance, job referrals and placement, and help with interview and resume preparation. It also assists businesses with job postings, recruitment, job fairs, and hiring assessments.

### YOUTH DEVELOPMENT, INC.

Youth Development, Inc. (YDI) is a youth service organization with a range of services, but particularly relevant to this plan are its alternative education, job training and placement services. With a focus on young people from age 16 to 24, YDI provides young people with barrier get work experience. The organization places kids in a job where they can get 300 to 400 hours of paid work experience. YDI assists with mileage expense, medical issues, and job-appropriate clothing. The organization also offers \$9,000 education scholarships in technology, construction, agriculture, or medical fields.

### MESALANDS COMMUNITY COLLEGE

#### ***Wind Energy Technology***

Mesalands Community College in Tukumcari is considered the center of excellence for wind energy in the state. The college trains wind technicians from all over the US and world. It offers the primary training sites for Field Core, the company that services General Electric wind turbines and Diamond

Services Corporation, another company that needs training in blade maintenance. Drone inspection is another component of training. Mesalands has a proposal with the County to develop a mobile training facility that includes mechanical hydraulics, electronic circuit training, and can plug into turbines to diagnose problems. The training program involves a complex set of integrated technologies—computer control, hydraulics, meteorological that all need to integrate. The wind technicians need all these skills and they need to be able to get up on the turbine without cranes. Welding is also a part of the training.

### ***Academic Programs***

The college offers classes at its main campus in Tukumcari and online. Degree and/or certificate programs include Agri-business, Allied Health and Pre-Medical Arts, Animal Science, Building Trades, Business Administration, Business Office Technology, Cowboy Arts, Education, Farrier Science, as well as a variety of arts and sciences classes.

Distance education, which can be accomplished without attending classes at the Tukumcari campus, is provided through internet courses, webcasts, podcasts, and digital interactive television.

### ***Adult Education***

The college offers adult education courses to help adult learners improve basic education skills, including high school equivalency, and helping transition students to post-secondary education. Their Educational Services Center helps students develop or expand educational skills in several areas.

## **CENTRAL NEW MEXICO COMMUNITY COLLEGE**

Central New Mexico Community College (CNM) has branches throughout Albuquerque. The Montoya Campus in Albuquerque is home to the School of Business and Information Technologies (BIT). The school offers programs in accounting, brewing and beverage management, business, computer information systems, computer science, culinary arts, health services management, hospitality and tourism. CNM has a Career Technical Education (CTE) that prepare student for work and does not require two or four years of schooling to complete. There are also trades programs including aviation, carpentry, electrical, EMS, film technician, machine tool technology, surveying, unmanned aircraft systems, and welding. CNM also has a program for cooperative education that gives course credit for paid and un-paid on-the-job learning.

## **UNIVERSITY OF NEW MEXICO**

The University of New Mexico (UNM) main branch in Albuquerque and the Valencia Campus are about an hour away from many areas within Torrance County and offers online courses. UNM's Sustainability Studies Program includes food and farming related courses, internships and volunteer opportunities for student with an interest in small-scale local farming near Albuquerque. As a comprehensive four-year university, UNM offers Business, Engineering, Arts, and a variety of technology & training programs that address the need for workforce development in Torrance County. These include both traditional four-year degrees and adult and continuing education opportunities.

## NEW MEXICO STATE UNIVERSITY (NMSU)

### ***NMSU Programs***

The NMSU College of Agricultural, Consumer, and Environmental Sciences provides research, academic programs and the Cooperative Extension Service to make a positive impact on the economy and community development in New Mexico. The Small Farm and Ranch Task Force maximizes the use of NMSU and other resources to address issues relevant to small scale farmers and ranchers in New Mexico. These include specialized educational programs held throughout the state on various topics of interest to small farmers and ranchers. In collaboration with the Cattlegrowers Foundation, the Raising Ranchers program is intended to help ranchers expand, manage and keep records for agricultural enterprises during their first 10 years in business.

### ***Torrance County Agricultural Extension***

The Torrance County Extension Office is located in Estancia and oversees the 4H program and scholarships, provides trainings and local programs in nutrition, health and wellness; and assists in economic development, tourism development and e-commerce.

## NEW MEXICO BEEF COUNCIL

The New Mexico Beef Council is a non-profit with the mission of protecting and increasing the demand for beef and beef products in New Mexico through national and state developed marketing programs. The intent is to enhance profit opportunities for New Mexico's beef producers. Activities include legislative advocacy, continuing education and professional development, and helping to promote ranching related resources such as NMSU's New Mexico Youth Ranch Management Camp.

## TOURISM

### NEW MEXICO STATE TOURISM DEPARTMENT

State Tourism Department offers a range of services to enhance tourism in localities across the state.

#### ***New Mexico True***

The New Mexico True program promotes the special places and products in New Mexico. The program has the resources to promote the attractions throughout Torrance County and help municipalities market their attractions and resources with:

1. New Mexico True advertising and branding campaign
2. New Mexico True certification for locally produce products
3. Destination marketing through the New Mexico True website and social media

#### ***Cooperative Marketing Program***

Cooperative Marketing program supports tourism-related nonprofits, local governments, and tribal governments with dollar-for-dollar matching funds, private investor partnerships, and building their brands through New Mexico True partnerships.

**Clean and Beautiful Grants**

The department partners with localities, counties, and tribal government staff to leverage state resources to stay socially connected, environmentally healthy, and economically sound. Eligible applicants aim to end littering, improve recycling, beautify their communities, and empower their youth.

**VACANT AND ABANDONED PROPERTY REHABILITATION**

Communities all over the US are organizing, strategizing and prioritizing resources to address the vast number of vacant and abandoned properties, including the states of Virginia and New Jersey, and the cities of St. Louis, Detroit, and New Orleans.

The City of Albuquerque recently hired specialists Center for Community Progress who are experts in this field; the firm wrote a Land Bank Feasibility Report, which is a good, local resource. The report identifies recommendations that will help communities throughout the state address vacant and abandoned properties. The recommendations that Torrance County can pursue to reduce the number of properties that are not being used and compromising the beauty of the landscape include:<sup>1</sup>

1. Amend state law to eliminate delinquent tax enforcement post-sale rights of redemption; move any appropriate redemption period to the pre-tax foreclosure period.
2. Amend state law to clarify that properly conducted tax foreclosure sales eliminate any and all junior debts/liens associated with the property upon completion of the sale (or transfer to the local government in the absence of bids).
3. Amend state law to expedite the delinquent tax enforcement process for vacant, abandoned, and substandard properties; or for vacant, abandoned, and substandard properties subject to outstanding municipal liens.
4. Amend state law to contemplate a single legal proceeding in which vacant, abandoned, substandard, and tax delinquent property is sold at tax sale in a manner that results in insurable and marketable title, with no post-sale redemption period or surviving junior liens.
5. Amend state law to authorize qualified municipal land banks to acquire properties at tax sale for credit bids, and to acquire such properties at tax sale in front of the speculative market by submitting priority bids.

The report also recommends making the County's rules regarding property maintenance as transparent as possible by creating a campaign on social media and the County's website that clearly describes what property owners are responsible for, how the enforcement process works, how neighbors and community members can report properties that are not abiding by the rules.

Chapter 1 addresses more of the steps that the County can take to reduce the number of abandoned properties, such as reviewing County lien administration and foreclosure laws.

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<sup>1</sup> Land Banking in Albuquerque: Feasibility, Efficacy, and Relationship to Existing Tools for Vacant, Abandoned, and Substandard Properties, 2019



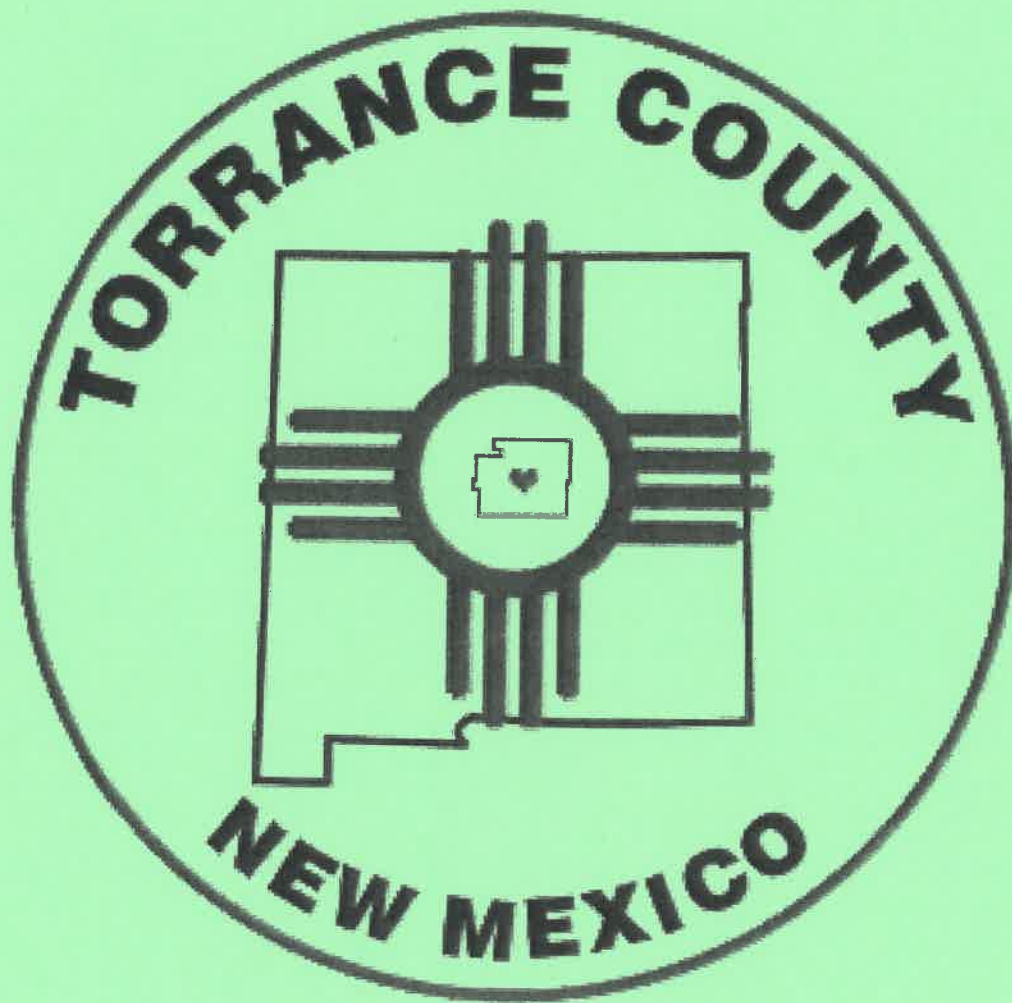




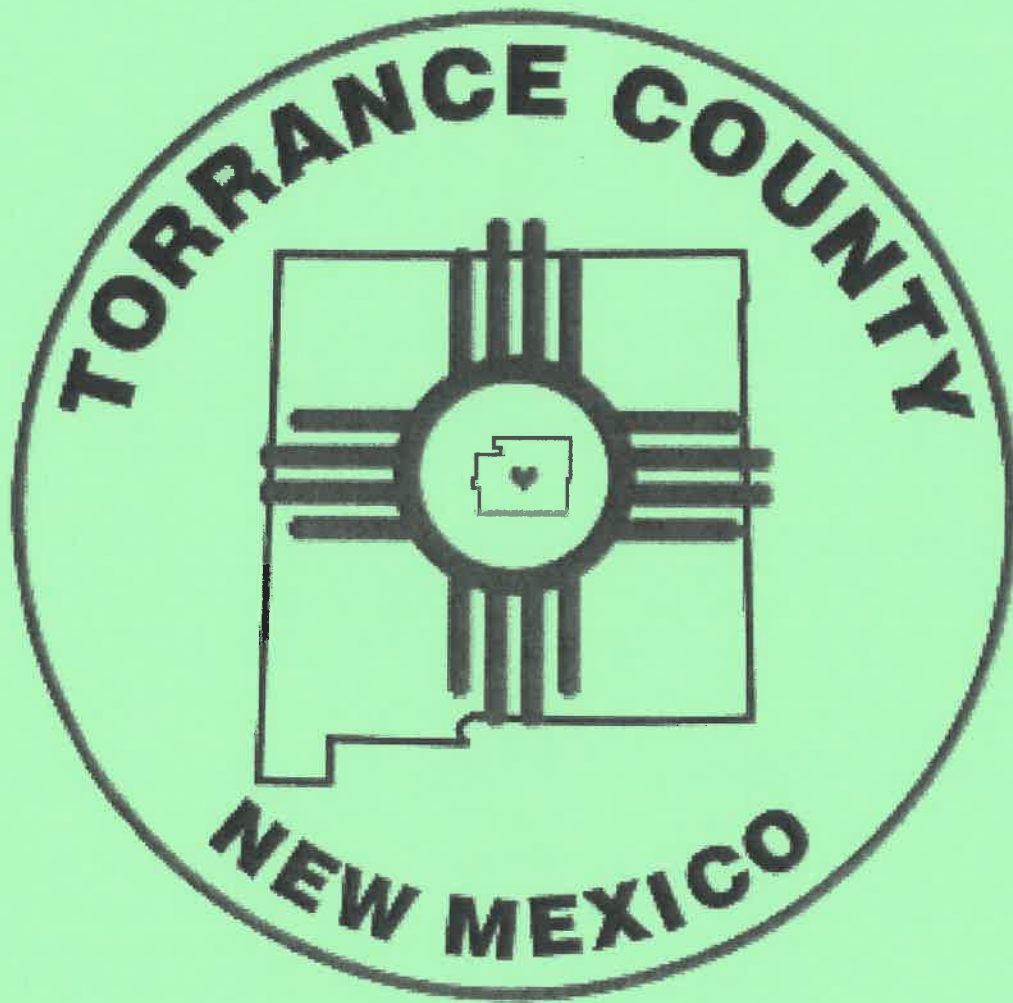




*Agenda Item  
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*Agenda Item  
No. 15*



*Agenda Item  
No. 16*