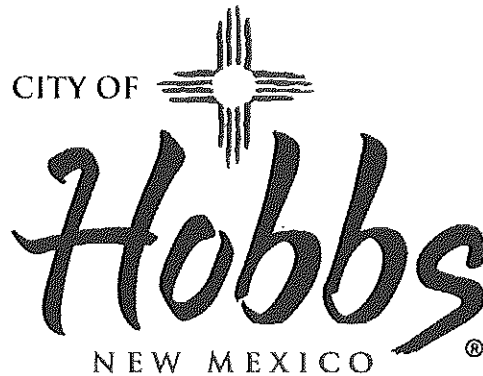


Commission Meeting Agenda



Mayor

Samuel D. Cobb

City Commission

Marshall R. Newman

Jonathan Sena

Crystal G. Mullins

Joseph D. Calderón

Garry A. Buie

John W. Boyd

City Manager

J. J. Murphy

January 5, 2015



**Hobbs City Commission
Regular Meeting
City Hall, City Commission Chamber
200 E. Broadway, 1st Floor Annex, Hobbs, New Mexico**

Monday, January 5, 2015 - 6:00 p.m.

Sam D. Cobb, Mayor

Marshall R. Newman
Commissioner - District 1

Jonathan Sena
Commissioner - District 2

Crystal Mullins
Commissioner - District 3

Joseph D. Calderón
Commissioner - District 4

Garry A. Buie
Commissioner - District 5

John W. Boyd
Commissioner - District 6

A G E N D A

CALL TO ORDER AND ROLL CALL

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. Minutes of the December 15, 2014, Regular Commission Meeting
2. Minutes of the December 12, 2014, Special Commission Meeting

PROCLAMATIONS AND AWARDS OF MERIT

PUBLIC COMMENTS *(For non-agenda items.)*

CONSENT AGENDA *(The consent agenda is approved by a single motion. Any member of the Commission may request an item to be transferred to the regular agenda from the consent agenda without discussion or vote.)*

3. Resolution No. 6237 - Declaring All Meetings of City Commission, Board and Committees to be Public Meetings *(Mike Stone)*

DISCUSSION

ACTION ITEMS (Ordinances, Resolutions, Public Hearings)

4. **PUBLIC HEARING:** Resolution No. 6238 - Regarding the Transfer of Location of Liquor License No. 4006 Owned by Allsup's Convenience Stores, Inc., and Located at 2810 Lovington Highway, Hobbs, New Mexico *(Mike Stone)*
5. Resolution No. 6239 - Approving Financial Participation with the Lea County Community Improvement Corporation (LCCIC) in an Updated Local Census Report and Growth Forecast Through 2020 Produced by University of New Mexico's Bureau of Business and Economic Research (BBER) *(Todd Randall)*
6. Resolution No. 6240 - Approval of a Development Agreement with Sombra Homes, LLC, Concerning the Development of Market Rate Single Family Housing Located within Multiple Subdivisions *(Kevin Robinson)*
7. Resolution No. 6241 - Approving an Affordable Housing Funding Commitment and Letter of Financial Support to Tierra Realty Trust for a Proposed Affordable Housing Complex to be Located Southwest of the Intersection of Yeso and Jefferson, Phase 2 of Playa Escondida *(Kevin Robinson)*
8. Resolution No. 6242 - Approving a Memorandum of Understanding with Xcel Energy (Southwestern Public Service Company) Extending the Current Franchise Agreement until September 30, 2016 *(Mike Stone)*
9. Consideration of Approval of a Reclassification of Funds to Fund the Installation of Additional Synthetic Turf in the Outfields on Paul White, Nichol Shepard, McNeil and Campbell Ball Fields at Complex I *(Doug McDaniel)*

COMMENTS BY CITY COMMISSIONERS, CITY MANAGER

10. Next Meeting Dates:

- ▶ Work Session - *Tuesday, January 20, 2015, at 5:00 p.m.*
- ▶ Regular Meeting - *Tuesday, January 20, 2015, at 6:00 p.m.*

ADJOURNMENT

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the above meeting, please contact the City Clerk's Office at (575) 397-9207 at least 72 hours prior to the meeting or as soon as possible.



CITY OF HOBBS

COMMISSION STAFF SUMMARY FORM

MEETING DATE: January 5, 2015

SUBJECT: Commission Meeting Minutes

DEPT. OF ORIGIN: City Clerk's Office
DATE SUBMITTED: December 26, 2014
SUBMITTED BY: Jan Fletcher, City Clerk

Summary:

The following minutes are submitted for approval:

- ▶ Regular Meeting of December 15, 2014
- ▶ Special Meeting of December 12, 2014

Fiscal Impact:

Reviewed By: _____
Finance Department

N/A

Attachments:

Minutes as referenced under "Summary".


Legal Review:

Approved As To Form: _____
City Attorney


Recommendation:

Motion to approve the minutes as presented.

Approved For Submittal By:



Department Director



Acting City Manager

CITY CLERK'S USE ONLY
COMMISSION ACTION TAKEN

Resolution No. _____
Ordinance No. _____
Approved _____
Other _____

Continued To: _____
Referred To: _____
Denied _____
File No. _____

Minutes of the regular meeting of the Hobbs City Commission held on Monday, December 15, 2014, in the City Commission Chamber, 200 East Broadway, 1st Floor Annex, Hobbs, New Mexico.

Call to Order and Roll Call

Mayor Cobb called the meeting to order at 6:00 p.m. and welcomed everyone in attendance to the meeting. The City Clerk called the roll and the following answered present:

Mayor Sam D. Cobb
Commissioner Marshall R. Newman
Commissioner Jonathan Sena
Commissioner Crystal Mullins
Commissioner Joseph D. Calderón
Commissioner Garry A. Buie
Commissioner John W. Boyd

Also present:

J. J. Murphy, City Manager
Mike Stone, City Attorney
Toby Spears, Finance Director
Chris McCall, Police Chief
Tim Kent, Fire Chief
Barry Young, Deputy Fire Chief
Shawn Williams, Fire Captain
Paul Thompson, Fire Captain
Ron Roberts, Information Technology Director
Todd Randall, City Engineer
Tim Woome, Utilities Director
Doug McDaniel, Parks and Recreation Director
Linda Howell, Golf Course General Manager
Matt Hughes, Golf Superintendent
Lindsay Chism, Director of Communications
Nikki Sweet, Human Resources Director
Sandy Farrell, Library Director
Kevin Robinson, Development Coordinator
Jacque Pennington, Public Transportation Supervisor
Ann Betzen, Executive Assistant/Risk Manager
Mollie Maldonado, Deputy City Clerk
Jan Fletcher, City Clerk
19 citizens

Invocation and Pledge of Allegiance

Commissioner Sena delivered the invocation and Commissioner Newman led the Pledge of Allegiance.

Approval of Minutes

Commissioner Newman moved that the minutes of the regular meeting held on December 1, 2014, be approved as presented. Commissioner Boyd seconded the motion and the vote was recorded as follows: Newman yes, Sena yes, Mullins yes, Calderón yes, Buie yes, Boyd yes, Cobb yes. The motion carried.

Proclamations and Awards of Merit

There were no proclamations or awards of merit presented.

Public Comments

There were no public comments.

Consent Agenda

Mayor Cobb explained the Consent Agenda and the process for removing an item from the Consent Agenda and placing it under Action Items.

Commissioner Sena moved for approval of the following Consent Agenda Item(s):

Resolution No. 6230 - Authorizing a Professional Services Agreement with Luke Otero for Lobbying Services in the Amount of \$24,500 for FY 14-15.

Resolution No. 6231 - Determining that Certain Structures are Ruined, Damaged and Dilapidated Requiring Removing from the Municipality (1310 East Park and 609 ½ East Dunnam).

Resolution No. 6232 - Authorizing Approval of a Cooperative Project Agreement with NMDOT in the Amount of \$185,000.00 for Transportation Alternative Small Urban (TAPS) Funds for Construction of Sidewalk and ADA Ramps on Main Street from Dal Paso to 9th Street.

Resolution No. 6233 - Authorizing Approval of a Grant Application with the New Mexico Department of Health for EMS Fund Act Local Funding Program for FY 2016.

Commissioner Boyd seconded the motion and the vote was recorded as follows: Newman yes, Sena yes, Mullins yes, Calderón yes, Buie yes, Boyd yes, Cobb yes. The motion carried. Copies of the resolution and supporting documentation are attached and made a part of these minutes.

Discussion

Mission Statement for the City of Hobbs. Mr. J. J. Murphy, City Manager, presented a PowerPoint presentation to the Commission regarding the new City of Hobbs Mission Statement. He stated the mission of the City is to provide "Service" and an acronym for S.E.R.V.I.C.E. is as follows:

- S - Safety
- E - Engaged Team Member
- R - Responsibility
- V - Visionary
- I - Inclusive
- C - Custom
- E - Enhance Quality of Life

Mr. Murphy stated a Committee was formed of City staff who developed the mission statement with no additional cost to the taxpayers.

Mayor Cobb stated City employees currently fulfill the City's new Mission Statement. Commissioner Newman agreed with Mayor Cobb.

Warrior Award. Mr. Murphy stated the Warrior Award is a recognition program recently developed to acknowledge those employees who go above and beyond in their work at the City. He presented the helmet for the Warrior Award to Ms. Jacque Pennington, Public Transportation Supervisor. Mr. Murphy stated Ms. Pennington's compassion and understanding of her employees and the occasional problems they face are specific reasons she is a great leader. He stated Ms. Pennington observed one of her employees crying in the parking lot because she did not have the money to pay the co-payment for a necessary surgical procedure. Mr. Murphy stated Ms. Pennington told her employee not to worry and personally paid the co-payments, lodging expenses, food and gas on behalf of the employee. Mr. Murphy stated there will be a designated wall in City Hall to hang the pictures of the employees who have received the Warrior Award.

Ms. Jan Fletcher, City Clerk and Public Transportation Director, expressed appreciation to Ms. Pennington for all she does for the City and her staff.

Action Items

FINAL ADOPTION: Ordinance No. 1081 - Approving a Real Estate Lease and Option to Purchase Agreement for Real Property at 3425 North Northwest. Mr. Mike Stone, City Attorney, explained the ordinance and stated the City owns real property

located at 3425 North Northwest, Hobbs, New Mexico, and desires to lease the property to Ms. Linda Howell, Golf Course General Manager. He stated Ms. Howell is responsible for all utilities, upkeep on the property, renter's insurance and any necessary repairs less than \$500.00. The lease amount is \$1,500.00 monthly.

Proper publication having been made, and there being no public comments or discussion, Commissioner Boyd moved that Ordinance No. 1081 be adopted as presented. Commissioner Calderón seconded the motion and the vote was recorded as follows: Newman yes, Sena yes, Calderón yes, Mullins yes, Buie yes, Boyd yes, Cobb yes. The motion carried. A copy of the ordinance is attached and made a part of these minutes.

Resolution No. 6234 - Consideration of Approval of RFP No. 474-15 and Resolution Approving an Affordable Housing Funding Commitment and Letter of Financial Support to Chelsea Investment Corporation for Proposed Affordable Housing Complex Upon Municipal Property Located Within Block 47 of the Original Hobbs Addition in Downtown Hobbs. Mr. Kevin Robinson, Development Coordinator, explained the resolution and stated the published RFP No. 474-15 is seeking proposals from Low Income Housing Tax Credit Developers to provide no less than 60 low to moderate income rent-restricted housing units upon municipally owned property located near the new Boys and Girls Club that is currently under construction. He stated four proposals were received and staff recommends awarding the proposal to Chelsea Investment Corporation.

Mr. Murphy stated the New Mexico Mortgage Finance Authority will conduct its own analysis to determine if Hobbs is in need of affordable housing. He stated if affordable housing is not warranted per the MFA's analysis, then funds will not be awarded to Chelsea Investment Corporation for the proposed development.

Commissioner Sena stated Chelsea Investment Corporation renovated the old Casa Hermosa, now known as Park Place, and did an outstanding job along with having excellent management in place. He stated Park Place is one of the best apartment complexes in the community.

Commissioner Sena moved that Resolution No. 6234 be adopted as presented. Commissioner Mullins seconded the motion and the vote was recorded as follows: Newman yes, Sena yes, Mullins yes, Calderón yes, Buie yes, Boyd yes, Cobb yes. The motion carried. Copies of the resolution and supporting documentation are attached and made a part of these minutes.

Ms. Robin Pelton with Chelsea Investment Corporation stated she manages Park Place and has been assigned to the downtown project. She stated MFA awarded

the Housing Preservation Award to the Park Place development. She reviewed the percentage of Average Median Income (AMI) that the downtown project will be offering. Ms. Pelton stated there will be 15 vouchers for residents who are at a 30% AMI. She stated the development contains 64 units and will serve families if it is awarded the tax credits.

Resolution No. 6235 - Approving an Affordable Housing Funding Commitment and Letter of Financial Support to Yes Housing for a Proposed Affordable Housing Complex Upon Property Located Southeast of the Intersection of North Marland and Sanger. Mr. Robinson explained the resolution and stated Yes Housing has proposed to finance and develop a 96 unit affordable multi-family housing complex. He stated the project's total development cost is \$17,805,618.00 and a local contribution of 10% would earn the developer ten points in scoring toward LIHTC funding. Mr. Robinson stated a resolution is in place that authorizes the City to extend financial incentives to stimulate the development and construction of affordable housing projects for multi-family housing. In order to qualify, the project must be considered as an Affordable Housing Project according to the City's Affordable Housing Plan. He added that the project must also be approved and funded by NMMFA and comply with MFA rules. Mr. Robinson stated the resolution proposes that the City make a conditional offer of financial assistance in an amount to be determined by the Commission and a waiver development fees to Yes Housing if the proposed project is funded by the State of developed.

Commissioner Mullins stated she is excited that Yes Housing will be building an apartment complex in District 3 which is much needed. She expressed appreciation to Yes Housing for investing in Hobbs.

Commissioner Mullins moved that Resolution No. 6235 be adopted in the amount of \$2,185,000.00 as presented.

In reply to Commissioner Newman's question, Mayor Cobb stated Lea County Housing was organized in 2004 and members include himself, Ms. Wanda Bell, Reverend B. J. Choice and Mr. Russ Doss. He stated it is a privilege to be on the Lea County Housing Board and to witness the partnership it has with Affordable Housing Developers.

Mayor Cobb recognized Ms. Michelle DenBleyker with Yes Housing in the audience.

Ms. DenBleyker stated the project, to be located southeast of the intersection of North Marland and Sanger, will begin construction at the first of the year and will consist of 96 housing units.

In answer to Mayor Cobb's inquiry, Ms. DenBleyker stated 20 units will be rented at 80% AMI which is a little over \$1,200.00 for a three bedroom apartment. She continued that at 50% AMI for three bedrooms would rent at \$600.00 and at 30% AMI for a three bedroom would rent for \$347.00 monthly.

Mayor Cobb stated it is important to note that monthly rates on unit rentals will be based on income and cannot be raised for any other reason. Ms. DenBleyker agreed.

Commissioner Calderón seconded the motion and the vote was recorded as follows: Newman yes, Sena yes, Mullins yes, Calderón yes, Buie yes, Boyd yes, Cobb yes. The motion carried. Copies of the resolution and supporting documentation are attached and made a part of these minutes.

Consideration of Approval of RFP No. 473-15 and Recommendation to Accept Proposal from J & H Services, Inc., for the 2014 Trunk Line F Replacement Project in the Total Cost of \$1,323,163.80. Mr. Tim Woomer, Utilities Director, stated the 2014 Trunk Line F Replacement base project includes the complete removal and replacement of the existing 30" reinforced concrete pipe (RCP) along the railroad corridor from Humble Park to Berry St. and from Alto Street to Grimes Street. He stated the additives are as follows: Alternate #1 is to replace a portion of 21" RCP on Truck Line F at the intersection of Joe Harvey Blvd., and Lovington Hwy. Alternate #2 is for the contractor to perform by-pass pumping operations for the base project. Alternate #3 is for the contractor to perform by-pass pumping operations for Alternate #1 at Joe Harvey Blvd. and Lovington Hwy.

Mr. Woomer stated three responses were received and J & H Services Inc., was deemed the best responsive bid and is a good contractor.

There being no further comments, Commissioner Boyd moved to accept the proposal for 2014 Trunk Line F Replacement Project to J & H Services Inc., in the amount \$1,323,163.80 (including GRT) which includes Alternates 1, 2 and 3.

In response to Commissioner Newman's inquiry, Mr. Woomer stated the estimated cost to replace all of the deteriorating pipe is in the amount of \$12 million. He stated it would benefit the City to budget funds systematically to keep up with deteriorating pipes. Mr. Woomer stated there is \$5.5 million currently budgeted for FY 15 to replace deteriorating pipes.

In reply to Mayor Cobb's question, Mr. Woomer stated lateral pipes require road repair while Trunk Line F repairs do not.

In response to Commissioner Newman's inquiry, Mr. Woomer stated the current pump situation will be cleared up and removed.

There being no further discussion, Commissioner Buie seconded the motion and the vote was recorded as follows: Newman yes, Sena yes, Mullins yes, Calderón yes, Buie yes, Boyd yes, Cobb yes. The motion carried. Copies of the supporting documentation are attached and made a part of these minutes.

Resolution No. 6236 - Approval of a Development Agreement with Sombra Homes, LLC, Concerning the Development of Market Rate Single Family Housing Located within Multiple Subdivisions. Mr. Robinson stated Mr. Daniel Torres with Sombra Homes, LLC, is not present at tonight's meeting due to a medical issue.

Commissioner Newman stated he would prefer that a representative be present at the meeting to answer questions such as how many units will be developed and rental rates. Therefore, Commissioner Newman moved that Resolution No. 6236 be tabled until a representative from Sombra Homes LLC, can be present at the meeting to answer questions. Commissioner Boyd seconded the motion and the vote was recorded as follows: Newman yes, Sena yes, Mullins yes, Calderón yes, Buie yes, Boyd yes, Cobb yes. The motion carried.

In response to Commissioner Sena's inquiry, Mayor Cobb stated the development agreement with Sombra Homes, LLC, will be on the next agenda if a representative can be present at the meeting.

Consideration of Approval of RFP No. 468-15 for Professional Marketing Services for Rockwind Community Links and Recommendation to Accept Proposal from On Course Strategies. Mr. Doug McDaniel, Parks and Recreation Director, explained the proposal and stated four proposals for professional marketing services for the Rockwind Community Links were received and the Evaluation Committee determined three to be responsive. He stated the Committee selected Course Strategies who received the highest average score. Mr. McDaniel stated Course Strategies has submitted a comprehensive marketing and public relations action plan to the City for the marketing of the Rockwind Community Links Golf Course. He stated the key elements of the this plan include the following: generating national awareness and publicity for the course, capturing significant media exposure to key audiences, positioning the facility as being on par with the country's most highly regarded public/municipal courses and planning all of the grand opening events including the identification and recruitment of golf celebrities to appear at the grand opening. Mr. McDaniel stated Course Strategies has reduced the proposal cost for these services and the revised cost is \$10,000.00 per month which is \$120,000.00 annually. He stated various expenses including travel will have to be approved by

the City and Ms. Linda Howell, General Manager/PGA Golf Professional. Mr. McDaniel stated professional marketing services fees will be paid with Lodgers' Tax funds that have been budgeted for FY15.

Ms. Howell stated proper marketing will give Rockwind Community Links the opportunity to be on the map nationally.

In reply to Commissioner Newman's question, Ms. Howell stated that most of the old Ocotillo Golf Course signs on Lovington Hwy., have been replaced with new Rockwind Community Links signs. Mr. Todd Randall, City Engineer, agreed.

In response to Commissioner Mullins' inquiry, Ms. Howell stated the cost of the marketing services for Rockwind Community Links will be paid with Lodgers' Tax funds and the cost for the second year would be much less.

In answer to Mayor Cobb's question, Ms. Howell stated the second year of marketing services for Rockwind Community Links will need the Commission's approval.

Commissioner Calderón moved to accept the proposal from Course Strategies in the amount of \$120,000.00 for the marketing services for Rockwind Community Links as presented. Commissioner Sena seconded the motion and the vote was recorded as follows: Newman yes, Sena yes, Mullins yes, Calderón yes, Buie yes, Boyd yes, Cobb yes. The motion carried.

Comments by City Commissioners, City Manager

Mr. Murphy stated he will not be present at the January 5, 2015, Commission Meeting because he will be on Military Leave. He wished everyone a Merry Christmas and a Happy New Year.

Commissioners Boyd, Sena, Mullins and Calderón also wished everyone a Merry Christmas.

Commissioner Buie expressed appreciation to the Water Office staff for responding and handling a problem in a timely manner for a City resident. He also wished everyone a Merry Christmas.

Commissioner Newman wished Mayor Cobb a Happy Early Birthday and wished everyone a Merry Christmas.

Commissioner Newman recognized the students in the audience from Hobbs High School (HHS), and stated the group is here representing the HHS AP Government Class for extra credit.

Adjournment

There being no further discussion or business, Commissioner Mullins moved that the meeting adjourn. Commissioner Newman seconded the motion. The vote was recorded as follows: Newman yes, Sena yes, Mullins yes, Buie yes, Boyd yes, Calderón yes, Cobb yes. The motion carried. The meeting adjourned at 6:50 p.m.

SAM D. COBB, Mayor

ATTEST:

JAN FLETCHER, City Clerk

Minutes of the special meeting of the Hobbs City Commission held on Friday, December 12, 2014, in the City Commission Chambers, 200 East Broadway, Hobbs, New Mexico.

Call to Order and Roll Call

Mayor Cobb called the meeting to order at 10:00 a.m. The City Clerk called the roll and the following answered present:

Mayor Sam D. Cobb
Commissioner Marshall R. Newman
Commissioner Jonathan Sena (*via telephone*)
Commissioner Crystal Mullins (*arrived 10:10 a.m.*)
Commissioner Joseph D. Calderón
Commissioner Garry A. Buie
Commissioner John W. Boyd

Also present: Todd Randall, Acting City Manager
Tim Kent, Fire Chief
Eric Enriquez, Director of Community Services
Freddie Salgado, Community Engagement Representative
Doug McDaniel, Parks and Recreation Director
Ann Betzen, Executive Assistant/Risk Manager
Mollie Maldonado, Deputy City Clerk
Jan Fletcher, City Clerk
5 citizens

Invocation and Pledge of Allegiance

Commissioner Boyd delivered the invocation and Commissioner Buie led the Pledge of Allegiance.

Public Comments

There were no public comments

Action Item

Resolution No. 6229 - Approval of the Canvass of the Special Municipal Election Held December 9, 2014, in the City of Hobbs, New Mexico, Regarding a Proposed Charter Amendment to Require Voter Photo Identification for All Municipal Elections. Ms. Jan Fletcher, City Clerk, presented the canvass of election returns of the special municipal election held on December 9, 2014. She stated there were a total of 1,310 votes cast in the election, which is a voter turnout percentage of 7.95%. Ms. Fletcher stated 906 votes were cast by voters at the two consolidated voting centers on election day and 68 ballots were issued in the Absentee Precinct with 1 ballot not returned of which a total of 67 votes were recorded by an M100 electronic vote tabulator for the Absentee Precinct as shown by the printed tabulator results. She further stated that 337 votes were cast in the Early Precinct.

Ms. Fletcher summarized the final votes as follows:

TOTAL VOTES CAST IN ALL PRECINCTS 1,310

CONSOLIDATED VOTING CONVENIENCE CENTERS

Teen Center, 620 West Alto

VOTES CAST **585**

Amending the Hobbs City Charter to provide for required voter photo identification for all municipal elections.

For **458**

Against **127**

City Hall Annex, 200 East Broadway

VOTES CAST **321**

Amending the Hobbs City Charter to provide for required voter photo identification for all municipal elections.

For **243**

Against **78**

ABSENTEE PRECINCT

City Hall, 200 East Broadway

VOTES CAST **67**

Amending the Hobbs City Charter to provide for required voter photo identification for all municipal elections.

For **61**

Against **6**

EARLY PRECINCT

City Hall, 200 East Broadway

VOTES CAST **337**

Amending the Hobbs City Charter to provide for required voter photo identification for all municipal elections.

For **256**

Against **81**

CANVASS SUMMARY

TOTAL VOTES CAST IN ALL PRECINCTS 1,310

Amending the Hobbs City Charter to provide for required voter photo identification for all municipal elections.

For **1,018**

Against **292**

There being no discussion, Commissioner Boyd moved that Resolution No. 6229 be adopted as presented. Commissioner Buie seconded the motion and the vote was recorded as follows: Newman yes, Sena yes, Calderón yes, Buie yes, Boyd yes, Cobb yes. The motion carried. Copies of the resolution and supporting documentation are attached and made a part of these minutes.

Commissioner Mullins arrived at the meeting at 10:10 a.m.

Ms. Fletcher stated the equipment to produce voter photo identification for Hobbs registered voters is not in place at this time. She stated the Clerk's Office staff is maintaining a log of the names of any voter requesting a voter identification card. Ms. Fletcher stated the voter photo identification requirement will not be applicable until the next regular municipal election that is scheduled in March, 2016.

Mayor Cobb requested that Ms. Lindsay Chism, Director of Communications, prepare a media release to inform the community on the new voter photo identification requirements.

Comments by City Commissioners, City Manager

There were no comments from the Commission.

Adjournment

There being no further discussion or comments, Commissioner Calderón moved that the meeting adjourn. Commissioner Buie seconded the motion and the vote was recorded as follows: Sena yes, Mullins yes, Buie yes, Calderón yes, Boyd yes, Newman yes, Cobb yes. The motion carried. The meeting adjourned at 10:11 a.m.

SAM D. COBB, Mayor

ATTEST:

JAN FLETCHER, City Clerk



CONSENT AGENDA



CITY OF HOBBS
COMMISSION STAFF SUMMARY FORM

MEETING DATE: January 5, 2015

SUBJECT: A Resolution Declaring All Meetings of City Commission, Boards and Committees to be Public Meetings

DEPT. OF ORIGIN: City Attorney's Office
DATE SUBMITTED: December 30, 2014
SUBMITTED BY: Michael H. Stone

Summary:

§10-15-1(D), NMSA 1978, provides that the public body shall determine at least annually in a public meeting what notice for public meeting is reasonable. This is a standard resolution adopted each year by the governing body setting forth the notice procedures.

Fiscal Impact: None

Reviewed By: _____

[Signature]
Finance Department

Attachments: Resolution

Legal Review:

Approved As To Form: _____

[Signature]
City Attorney

Recommendation: Adopt Resolution.

Approved For Submittal By:

[Signature]
Department Director

[Signature]
City Manager

CITY CLERK'S USE ONLY
COMMISSION ACTION TAKEN

Resolution No. _____
Ordinance No. _____
Approved _____
Other _____

Continued To: _____
Referred To: _____
Denied _____
File No. _____

CITY OF HOBBS

RESOLUTION NO. 6237

A RESOLUTION DECLARING ALL MEETINGS OF
CITY COMMISSION AND BOARDS
TO BE PUBLIC MEETINGS

WHEREAS, in accordance with Section 10-15-1, et seq., NMSA 1978 Comp., it is required that all meetings of a quorum of members of any board, commission or policy making body of any municipality, held for the purpose of formulating public policy, discussing any public business, or taking any action that may affect the public is a public meeting and must be open to the public at all times; and

WHEREAS, said statute also provides that no resolution, rule, regulation, ordinance or action of any board, committee or policy making body is valid unless done at a public meeting; and

WHEREAS, a meeting is not a public meeting unless due notice of the scheduled meeting is given to the public a reasonable time in advance of such scheduled meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF HOBBS, NEW MEXICO, THAT:

1. Unless otherwise specified by the City Commission, all regular meetings shall be held semi-monthly on the first and third Mondays at 6:00 p.m. in the City of Hobbs Commission Chambers, City Hall Annex, 200 E. Broadway, Hobbs, New Mexico.

2. A proper manner of notifying the public of the subject matter of any public meeting is by posting a notice of such public meeting seventy-two (72) hours in advance.

All such notices shall be posted in writing on the bulletin board maintained for that purpose in the Hobbs City Hall.

Notice shall include broadcast stations licensed by the federal communications commission and newspapers of general circulation that have provided a written request for such notice.

3. As provided by state statute, the City Commission and any board or committee may recess and reconvene a meeting to a day subsequent to that stated in the meeting notice if, prior to recessing, the public body specifies the date, time and place for continuation of the meeting, and, immediately following the recessed meeting, posts notice of the date, time and place for the reconvened meeting on or near the door of the place where the original meeting was held and in at least one other location appropriate to provide public notice of the continuation of the meeting, which shall, for these purposes, be the bulletin board maintained for that purpose in the Hobbs City Hall. Only matters appearing on the agenda of the original meeting may be discussed at the reconvened meeting.

4. All notices shall set forth the time and place of the meeting and shall include an agenda listing the specific items of business to be discussed or transacted at the meeting. Except in the case of an emergency, the agenda shall be available to the public at least twenty-four (24) hours prior to the meeting.

5. Notwithstanding any provision, the Mayor and any two Commissioners or any three Commissioners may call, with whatever notice is possible under the circumstances, a meeting of any board, committee or City Commission, to consider any matter that needs emergency treatment because of a clear and present danger to the health, welfare or safety of the citizens of the City of Hobbs, New Mexico.

6. As provided by state statute, any member of the public body may participate in a meeting of the public body by means of a conference telephone or other similar communications equipment when it is otherwise difficult or impossible for the member to attend the meeting in person, provided that each member participating by conference telephone can be identified when speaking, all participants are able to hear each other at the same time and members of the public attending the meeting are able to hear any member of the public body who speaks during the meeting.

7. Any aggrieved person shall have the right to demand a public hearing without the issue having been prior thereto placed on the agenda or notice given the public as herein required for scheduled meetings by boards, committees or the City Commission.

PASSED, ADOPTED AND APPROVED this 5th day of January, 2015

SAM D. COBB, Mayor

ATTEST:

JAN FLETCHER, City Clerk



ACTION ITEMS



CITY OF HOBBS

COMMISSION STAFF SUMMARY FORM

MEETING DATE: January 5, 2015

SUBJECT: **Transfer of Location of Liquor License No. 4006**

DEPT. OF ORIGIN: City Clerk's Office
DATE SUBMITTED: December 29, 2014
SUBMITTED BY: Jan Fletcher, City Clerk

Summary:

Application for transfer of location of Liquor License No. 4006 is submitted as follows:

Owner of Existing License: Allsup's Convenience Stores, Inc.
Current Premises Address: 2810 Lovington Highway

Applicant D/B/A Name: Allsup's Store No. 36
Proposed Physical Address: 2810 Lovington Highway
Hobbs, NM

This application results from significant remodeling and setback of the building within the existing location at 2810 Lovington Highway. This application was received by the City Clerk's Office on December 4, 2014, and a public hearing must be held by the City within forty-five (45) days from receipt of such notice. The City has duly published notice of the hearing in the *Hobbs News Sun* and properly notified the applicant of such hearing by certified mail.

Fiscal Impact:

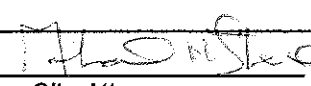
Reviewed By: 
Finance Department

The applicant has paid the required \$250.00 administrative fee to the City.

Attachments:

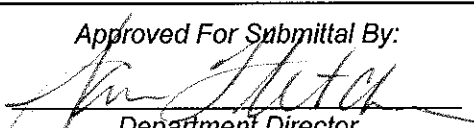
- 1. Application packet from the State of New Mexico, Alcohol and Gaming Division

Legal Review:

Approved As To Form: 
City Attorney

Recommendation:

Motion to approve or disapprove the transfer of location of the liquor license.

Approved For Submittal By:

Department Director

Acting City Manager

**CITY CLERK'S USE ONLY
COMMISSION ACTION TAKEN**

Resolution No. _____	Continued To: _____
Ordinance No. _____	Referred To: _____
Approved _____	Denied _____
Other _____	File No. _____

CITY OF HOBBS

RESOLUTION NO. 6238

A RESOLUTION REGARDING THE TRANSFER OF LOCATION
OF LIQUOR LICENSE NO. 4006 OWNED BY
ALLSUP'S CONVENIENCE STORES, INC.,
AND LOCATED AT 2810 LOVINGTON HIGHWAY
HOBBS, NEW MEXICO

WHEREAS, the City of Hobbs has received the following application for transfer of location of Liquor License No. 4006:

Record Owner of Existing License: Allsup's Convenience Stores, Inc.
Current Premises Address: 2810 Lovington Highway
Hobbs, NM 88240

Applicant D/B/A Name: Allsup's Store No. 36
Physical Address: 2810 Lovington Highway
Hobbs, NM 88240

WHEREAS, the State of New Mexico, Alcohol and Gaming Division, has granted preliminary approval to the application for transfer of location of the liquor license and a public hearing is being held by the governing body of the City of Hobbs on January 5, 2015, on the question of whether or not the proposed transfer of location of the license should be granted. This application results from significant remodeling and setback of the building within the existing location at 2810 Lovington Highway.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF HOBBS, NEW MEXICO, that the transfer of location of Liquor License No. 4006 as referenced above be and is hereby _____ (approved or disapproved).

PASSED, ADOPTED AND APPROVED this 5th day of January, 2015.

SAM D. COBB, Mayor

ATTEST:

JAN FLETCHER, City Clerk

**NOTICE OF PUBLIC HEARING
REGARDING LIQUOR LICENSE
CITY OF HOBBS, NEW MEXICO**

NOTICE is hereby given that the City Commission of the City of Hobbs, New Mexico, will hold a public hearing at 6:00 p.m., on January 5, 2015, in the City Commission Chamber at City Hall, First Floor Annex, 200 East Broadway, Hobbs, New Mexico. The purpose of the hearing will be to determine whether the State of New Mexico Regulation and Licensing Department, Alcohol and Gaming Division, should approve or disapprove the following application:


**APPLICATION FOR TRANSFER OF LOCATION
OF LIQUOR LICENSE NO. 4006**

Record Owner of Existing License: Allsup's Convenience Stores, Inc.
Current D/B/A Name: Allsup's Store No. 36
Current Premises Address: 2810 Lovington Highway
Hobbs, NM 88240

Applicant D/B/A Name: Allsup's Store No. 36
Proposed Physical Address: 2810 Lovington Highway
Hobbs, NM 88240

This application results from the significant remodeling and change of building premises within the site location at 2810 Lovington Highway, Hobbs, New Mexico.

DATED this 8th day of December, 2014.



SAM D. COBB, Mayor



New Mexico Regulation and Licensing Department
ALCOHOL AND GAMING DIVISION

Toney Anaya Building ▪ 2550 Cerrillos Road ▪ Santa Fe, New Mexico 87505
P.O. Box 25101 ▪ Santa Fe, New Mexico 87505-5101
(505) 476-4875 ▪ Fax (505) 476-4595 ▪ www.rld.state.nm.us/alcoholandgaming

December 2, 2014

Certified Mail No.: 7009 2250 0000 9386 7976

City of Hobbs
Attn: Jan Fletcher
200 East Broadway
Hobbs, NM 88240

Re: Lic. No. /Appl. No.: Appl. No. 929376
Name of Applicant: Allsup's Convenience Stores, Inc.
Doing Business As: Allsups Store No. 36
Proposed Location: 2810 Lovington Hwy
Hobbs, New Mexico 88240

ATTENTION: Department or person responsible for conducting or preparing the public hearing for liquor license transfers or issuance of new liquor licenses.

Greetings:

The Director of the Alcohol and Gaming Division has reviewed the referenced Application and granted **Preliminary Approval**; it is being forwarded to you in accordance with Section 60-6B-4 NMSA of the Liquor Control Act.

Within forty-five (45) days after receipt of a Notice from the Alcohol and Gaming Division, the governing body **shall** hold a Public Hearing in the question of whether the department should approve the proposed issuance or transfer. Notice of the Public Hearing required by the Liquor Control Act **shall** be given by the governing body by publishing a notice of the date, time, and place of the hearing at least once a week for two consecutive weeks in a newspaper of general circulation within the territorial limits of the governing body, which requires that two weeks of publication must be satisfied before a hearing can be conducted. The notice shall include: (A) Name and address of the Applicant/Licensee; (B) The action proposed to be taken by the Alcohol and Gaming Division; and (C) The location of the licensed premises. The governing body is required to send notice by certified mail to the Applicant of the date, time, and place of the Public Hearing. The governing body may designate a Hearing Officer to conduct the hearing. A record **shall** be made of the hearing.

THE APPLICANT IS SEEKING A TRANSFER OF LOCATION FOR LICENSE NUMBER 4006 FROM 2810 LOVINGTON HIGHWAY TO 2810 LOVINGTON HIGHWAY.

Susana Martinez
GOVERNOR

Robert "Mike" Unthank
SUPERINTENDENT

James C. McKay
CHIEF GENERAL
COUNSEL

Mary Kay Root
DIRECTOR

Alcohol and Gaming Division
(505) 476-4875

Boards and Commissions Division
(505) 476-4600

Construction Industries Division
(505) 476-4700

Financial Institutions Division
(505) 476-4885

Manufactured Housing Division
(505) 476-4770

Securities Division
(505) 476-4580

Administrative Services Division
(505) 476-4800

The governing body may disapprove the issuance or transfer of the license if:

- 1) The proposed location is within an area where the sale of alcoholic beverages is prohibited by the laws of New Mexico. (The governing body may disapprove if the proposed location is within 300 feet of a church or school unless the license has been located at this location prior to 1981 or unless the Applicant/Licensee has obtained a waiver from the Local Option District governing body for the proposed licensed premises).
- 2) The issuance or transfer would be in violation of a zoning or other ordinance of the governing body. The governing body may disapprove if the proposed location is not properly zoned. Because this office is in receipt of a Zoning Statement from the governing body, this is not a basis for disapproval.
- 3) The issuance would be detrimental to the public health, safety, or morals of the residents of the Local Option District. Disapproval by the governing body on public health, safety, or morals must be based on and supported by substantial evidence pertaining to the specific prospective transferee or location and a copy of the record must be submitted to the Alcohol and Gaming Division.

Within thirty (30) days after the Public Hearing, the governing body **shall** notify the Alcohol and Gaming Division as to whether the local governing body has approved or disapproved the issuance or transfer of the license by signing the enclosed original Page 1 of the Application. The original Page 1 of the Application must be returned together with the notice of publication(s). If the governing body fails to either approve or disapprove the issuance or transfer of the license within thirty days after the Public Hearing, the Director will give Final Approval to the issuance or transfer of the license.

If the governing body disapproves the issuance or transfer of the license, it shall notify the Alcohol and Gaming Division within thirty (30) days setting forth the reasons for the disapproval. A copy of the Minutes of the Public Hearing shall be submitted to the Alcohol and Gaming Division with the notice of disapproval (Page 1 of the Application page noting disapproval).

Sincerely,

Brenda Mares
Hearing Officer
NM Regulation & Licensing Dept.
Alcohol & Gaming Division
Phone: 505-476-4548
Fax: 505-476-4595
Email: brenda.mares2@state.nm.us

Enclosures:

1. Original Page 1 of the Application (must be signed and returned).
2. Copy of Page 2 of the Application, copy of posting certificate, copy of zoning statement

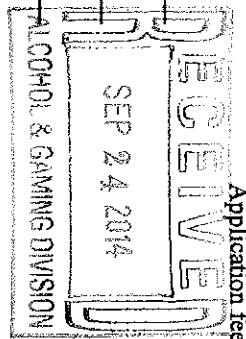
LIQUOR LICENSE APPLICATION

Application fee- \$200.00 Fees are non-refundable

Record Owner of License Allsup's Convenience Stores, Inc.

Current D/B/A Name Allsup's Store No. 36

Current Premise Address 2810 Lovington Hwy, Hobbs, New Mexico



State Liquor License # 4006

Application Number 1229376

Local Option (AGD use) _____

Application is for: (check one) Change of Structure _____ Transfer of Ownership of Existing License _____
Transfer Location Other _____ Issue New License _____ Type of License being applied for _____ Transfer of Ownership and Location _____

Applicant is: Individual _____ Corporation Partnership (General or Limited) _____ Limited Liability Company _____
NAME OF APPLICANT (company or individual): _____ ADDRESS (INCLUDING CITY, STATE, ZIP) _____ TELEPHONE NUMBER _____

Allsup's Convenience Stores, Inc. P.O. Box 1907, Clovis, New Mexico 88102-1907 575-769-2311
Notice also to: Linda L. Alkm, Esq., 530B Harkle Road Santa Fe, NM 87505 PH: 505-982-6224 FAX: 505-992-8378

DBA Name to be used: Allsup's Store No. 36 Phone Number for licensed premises TBD

Physical Address Where License is to be used: 2810 Lovington Hwy, Hobbs, New Mexico
(Street No./Highway No./State Road/City/County)

Mailing Address: P.O. Box 1907, Clovis, New Mexico 88102-1907
(Street No./P.O. Box/City/State/Zip)

Are alcoholic beverages currently being dispensed at the proposed location? _____ If yes, give license number _____

I, (print name) Lonnie D. Allsup, as (title) President, being first duly sworn upon oath deposes and says: that he/she is the applicant or is authorized by the applicant to make this application; that he/she has read the same; knows the contents therein contained are true. Applicant(s) agree(s) that if any statements or representations herein are found to be false, the Director may refuse to issue or renew the license or may cause the license to be revoked at any time.

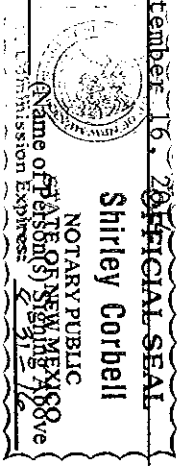
You must sign and date this form in the presence of a notary public.

Signature of Applicant(s) Lonnie D. Allsup Date September 16, 2014

Notary Public Use Only

SUBSCRIBED AND SWORN TO before me this 16 day of September, 2014 by Lonnie D. Allsup

NOTARY PUBLIC Shirley Corbell My Commission Expires: 8/31/16



Local Governing Body of: _____ (CITY OR COUNTY) Hearing Held on: _____

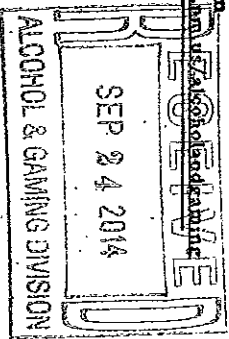
PLEASE CHECK ONE: APPROVED DISAPPROVED CITY/COUNTY OFFICIAL (Signature and Title):

For Alcohol and Gaming Division Use Only

APPROVED _____ DISAPPROVED _____ DIRECTOR APPROVAL _____ DATE _____



PREMISES LOCATION, OWNERSHIP, AND DESCRIPTION
SS-GR-GB-10



1. The land and building which is proposed to be the licensed premises is (check one):

Owned by Applicant Leased by Applicant (attach copy of deed or lease) _____ Other (provide details) _____
SEE EXHIBITS A-1 AND A-2 ATTACHED HERETO AND INCORPORATED BY REFERENCE

2. If the land and building are not owned by Applicant, indicate the following:
A. Owner(s) _____
B. Date and term of lease _____

3. Premises location is zoned (example C-1) CITY OF HOBBES, NM HAS NOT ADOPTED A ZONING ORDINANCE
If the premises is zoned, attach zoning statement from local government giving location address and type of zone, stating whether alcoholic beverages are allowed at proposed location. If there is no zoning, attach confirmation from local government indicating there is no zoning. SEE EXHIBIT B ATTACHED HERETO AND INCORPORATED BY REFERENCE

4. Distance from nearest church *(Property line of church to licensed premises—shortest distance).
Miles/feet 2,200FT Name of church ASSEMBLY OF GOD Address/location of church 800 W BENDER BLVD., HOBBES, NM 88240
HOBBES FIRST

5. Distance from nearest school *(Property line of school to licensed premises—shortest distance).
Miles/feet 4,200FT Name of school MILLS ELEMENTARY SCHOOL Address/location of school 200 W COPPER AVE., HOBBES, NM 88240

6. Distance from military installation *(Property line of military installation to licensed premises—shortest distance.)
Miles 160MI Name of Military Installation, circle one: Kirtland Air Force Base (Albuquerque), White Sands Missile Range (Las Cruces),
Holloman Air Force Base (Alamogordo), Cannon Air Force Base (Clovis).

7. Attach, on a separate sheet, the detailed floor plan for each level (floor) where alcoholic beverages will be sold or consumed. Show exterior walls, doors, and interior walls. This will be the licensed premises. The floor plan should be no larger than 8 1/2" x 11 inches, and must include the total square footage of premises.
SEE EXHIBIT C ATTACHED HERETO AND INCORPORATED BY REFERENCE

*If the distance is beyond 300 feet, but less than 400 feet, a registered engineer or licensed surveyor must complete a Survey Certificate showing the exact distance.

8. Type of Operation:
Lounge _____ Restaurant _____ Package Grocery Racetrack _____ Hotel _____ Other (specify) _____



PLANNING DEPARTMENT

200 E. Broadway Street 575-397-9232 bus Hobbs, NM 88240

September 17, 2014

Melissa Martinez
530 B Harkle Road
Santa Fe, New Mexico 87505

RE: Zoning Certification for Convenience Store with beer, wine & full spirits "off premise consumption only" of alcoholic beverages for Allsup's Convenience Store #36 located at 2810 Lovington Highway in Hobbs, NM 88240.

Dear Ms. Martinez:

Pursuant to your request for a Zoning Certification regarding the sale of beer, wine & full spirits alcoholic beverages for off premise consumption only for Allsup's Convenience Store #36 located in Hobbs, NM, please be advised that the City of Hobbs has not adopted a zoning ordinance to regulate land uses and locations of different types of development or specific business uses throughout the City. Consequently, the City of Hobbs has no current regulations which govern zoning districts and/or land uses, use of buildings, or use of vacant land. Therefore, the proposed land use as referred to herein, including the sale of alcoholic beverages for off premise consumption only at the above referenced property in Hobbs, NM is considered a use by right as of this date of September 17, 2014. The proposed use is in conformance with applicable zoning law as of this date.

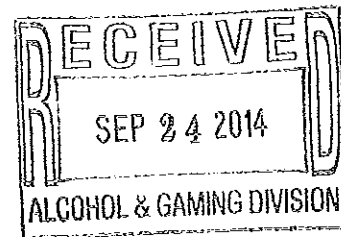
Please note that the City does have a Major Thoroughfare Plan, Subdivision Regulations, Flood Zone, Fire Zone, Landscaping Regulations, Building Code, Liquor License and other development regulations that must be followed for improvements and changes in building occupancy types, including yard setback requirements. This letter is in regards to that portion of the above referenced real property that exists within the corporate limits of the City of Hobbs, NM on September 17, 2014.

If you have any questions or need further information, please contact me at (575) 397-9351.

Sincerely,

CITY OF HOBBS, NEW MEXICO

Kevin Robinson - Planning Department



ALCOHOL & GAMING DIVISION
2550 CERRILLOS ROAD
SANTA FE, NEW MEXICO 87505
POSTING CERTIFICATE

DISPENSER (FULL SERVICE)
 RESTAURANT (BEER/WINE ONLY)
 CANOPY (DISPENSER-C)
 OTHER: TRANSFER LOCATION

RETAILER (PACKAGE ONLY)
 DISPENSER (ON PREMISE ONLY)
 INTER-LOCAL DISPENSER
 LOTTERY

LICENSE NUMBER /APPLICATION NUMBER:

APPL. NO. 929376

TRANSFER OF OWNERSHIP & LOCATION
 TRANSFER OF OWNERSHIP ONLY

TRANSFER OF LOCATION ONLY
 NEW LICENSE

TRANSFERRED FROM: _____

CURRENT LOCATION: _____

TRANSFERRED TO:/APPLICANT: _____

PROPOSED LOCATION: 2810 LOVINGTON HWY, HOBBS, NM

PROPOSED BUSINESS NAME ALLSUP'S STORE NO. 36

I CERTIFY THAT I HAVE POSTED THE REQUIRED NOTICE OF LIQUOR LICENSE PURSUANT TO SECTION 60-6B-2, NMSA, AND FURTHER CERTIFY AS FOLLOWS:

1. LOCATION POSTED IS WITHIN CORPORATE LIMITS OF: City of Hobbs
2. LOCATION POSTED IS IN UNINCORPORATED LIMITS OF: N/A
3. DISTANCE FROM NEAREST CHURCH IS: 2,200 feet
NAME OF CHURCH IS: Hobbs First Assembly of God
4. DISTANCE FROM NEAREST SCHOOL IS: 3,062 feet
NAME OF SCHOOL IS: Mills Elementary School
5. DISTANCE FROM NEAREST MILITARY INSTALLATION: 140 miles
NAME OF INSTALLATION IS: Cannon AFB, Clovis, NM
6. IF RURAL, DISTANCE FROM NEAREST EXISTING LIQUOR LICENSE IS:
BY PASSABLE ROAD: _____ BY STRAIGHT AIRLINE: _____
7. NOTICE POSTED ON:
 BUILDING
 BUILDING UNDER CONSTRUCTION
 BUILDING BEING REMODELED
 BILLBOARD
 NO BUILDING

DATE POSTED: Oct 24, 2014

EXPIRATION DATE: Nov, 13, 2014

Wayne Decker
APPLICANT'S SIGNATURE
Wayne Decker
PRINTED

Carlos A. Martinez
S.I.D. SPECIAL AGENT SIGNATURE
Carlos A. Martinez
PRINTED



CITY OF HOBBS
COMMISSION STAFF SUMMARY FORM

MEETING DATE: January 5, 2015

SUBJECT: RESOLUTION TO APPROVE FINANCIAL PARTICIPATION WITH LEA COUNTY COMMUNITY IMPROVEMENT CORPORATION IN AN UPDATED LOCAL CENSUS REPORT AND GROWTH FORECAST THROUGH 2020 PRODUCED BY UNIVERSITY OF NEW MEXICO'S BUREAU OF BUSINESS AND ECONOMIC RESEARCH.

DEPT. OF ORIGIN: Office of the City Manager
DATE SUBMITTED: December 29, 2014
SUBMITTED BY: JJ Murphy – City Manager

Summary: Lea County Community Improvement Corporation (LCCIC) has engaged the services of the University of New Mexico's Bureau of Business and Economic Research (BBER) to conduct an updated estimate of local census and forecast growth through 2020. The scope of study will be county wide with data extrapolated for geographic sub-areas. Total cost to LCCIC will be in the range of \$105,000 to \$120,000 and LCCIC is requesting the Municipality to participate in an amount not to exceed \$25,000. Additionally, LCCIC is also seeking participation in this study from Lea County, City of Lovington, EDC of Lea County and the J.F. Maddox Foundation.

Fiscal Impact:

Reviewed By: _____

[Signature]
Finance Department

Approval of this resolution will cause the City to incur a maximum expense of \$25,000.00 in fund 001-010125-42601.

Attachments: Resolution, Funding Request from Lea County Community Improvement Corporation.

Legal Review:

Approved As To Form: _____

[Signature]
City Attorney

Recommendation:

Staff recommends consideration of the Resolution to approve the commitment to LCCIC.

Approved For Submittal By:

Department Director

[Signature]
City Manager

CITY CLERK'S USE ONLY
COMMISSION ACTION TAKEN

Resolution No. _____

Continued To: _____

Ordinance No. _____

Referred To: _____

Approved _____

Denied _____

Other _____

File No. _____

CITY OF HOBBS

RESOLUTION NO. 6239.

A RESOLUTION TO APPROVE FINANCIAL PARTICIPATION WITH LEA COUNTY COMMUNITY IMPROVEMENT CORPORATION IN AN UPDATED LOCAL CENSUS REPORT AND GROWTH FORECAST THROUGH 2020 PRODUCED BY UNIVERSTY OF NEW MEXICO'S BUREAU OF BUSINESS AND ECONOMIC RESEARCH.

WHEREAS, the LCCIC has engaged UNM's BBER to conduct an updated local census as of 2015 and forecast growth through 2020; and

WHEREAS, the City of Hobbs recognizes the need to have accurate and timely population numbers, as a planning tool to provide municipal services to those living and working within our community; and

WHEREAS, the City of Hobbs also recognizes the need for this information as a tool utilized by outside Developers to support their economic investment into our community; and

WHEREAS, the City of Hobbs recognizes the need for this information, as stated above, and has determined that BBER is competent and capable of delivering necessary and informative data to LCCIC to be shared with the Municipality.

NOW, THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF HOBBS, NEW MEXICO, that the City of Hobbs hereby approves a commitment of financial participation with LCCIC in an amount not to exceed Twenty Five Thousand Dollars (\$25,000) for an updated local census as of 2015 and forecast growth through 2020 study and reports to be produced by University of New Mexico's Bureau of Business and Economic Research.

PASSED, ADOPTED AND APPROVED this 5th day of January, 2015

SAM D. COBB, Mayor

ATTEST:

JAN FLETCHER, City Clerk

LEA COUNTY COMMUNITY IMPROVEMENT CORPORATION

220 West Broadway, Suite 200
Post Office Box 2588
Hobbs, New Mexico 88241-2588

December 11, 2014

Mr. J. J. Murphy, Manager
The City of Hobbs
200 East Broadway
Hobbs, NM 88240

Dear J.J. Murphy,

Things have changed significantly in Lea County since the 2010 Census. Since the last census, Lea County has become the most populous county in southeast New Mexico. Similarly, the local municipalities and school districts have grown considerably. As a result, uncertainty exists with respect to the actual populations in the county and each of its five municipalities. The amount of growth realized would seem to demand more up to date information. Private developers and local governmental units need up to date population-related information in order to commit new investments throughout the county.

Accordingly, the Lea County Community Improvement Corporation (LCCIC) has decided to once again engage the University of New Mexico's Bureau of Business and Economic Research (BBER) to conduct an updated estimate of local census as of 2015 and forecast growth through 2020. LCCIC engaged the BBER to conduct a similar estimate in 2006 and forecast through 2010. BBER's forecast through 2010 turned out to be remarkably accurate and our expectations are consistent for their work in an updated census and forecast in this new engagement.

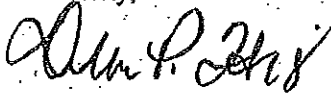
Our desire is to spread both the benefit and cost appropriately throughout Lea County for this engagement. In this regard, we are seeking funding support from the City of Hobbs, the City of Lovington, and the J. F Maddox Foundation for more local benefit and Lea County for countywide benefit. The cost of the engagement is expected to be in the range of \$105,000 to \$120,000. A copy of the BBER proposal is attached.

We are requesting that the City of Hobbs Commission consider a contribution of \$25,000 to LCCIC in support of a census update and forecast. The balance of the cost will be raised through financial contributions from Lea County, City of Lovington, and the J. F Maddox Foundation. It is, however, important to start this project as timely as possible in order to realize its full benefits throughout the county.

As you know, LCCIC is tax-exempt under section 501(c) (3) of the IRS Code as a public charity. LCCIC is comprised of representatives appointed by the Lea County Commission, the Hobbs City Commission, the Lovington City Commission, the Economic Development Corporation of Lea County, and the J. F Maddox Foundation.

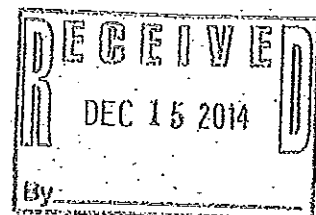
We look forward to learning of the Commission's response at its earliest convenience. In the meantime, please feel free to contact me with questions.

Sincerely,



Debra Hicks
President

Enclosure (1)



FINAL PROPOSAL
University of New Mexico Bureau of Business and Economic Research
& Geospatial and Population Studies
Scope for Lea County Study, 2014-15

STATEMENT OF WORK

The University of New Mexico's Bureau of Business and Economic Research (BBER) and Geospatial and Population Studies (GPS) were requested by Dennis Holmberg on behalf of the Lea County Community Improvement Association to develop a proposal to undertake a population and economic analysis for Lea County similar to that provided for Lea County in the context of the larger region back in 2007. BBER and GPS are proposing to conduct a regional audit that will be a dynamic, strategic analysis and shall analyze the historic and existing characteristics of Lea County as well as projecting future economic activity (i.e., growth of employment and earnings, changing industrial composition, changing occupational mix) and the composition of future population growth across the county over the next 5 years. The goal is to update the Census by providing detailed estimates of population and economic characteristics across the county and detailed 5-year forecasts of future population and employment.

Task 1. Initial Scoping. Review the recent history of the Lea County economy and demographics. Identify stakeholders within Lea County, including employers and employer organizations, unions, economic development entities, social service entities, community-based organizations, educational institutions and training organizations. Surface issues regarding economic development potential.

- A. Do a preliminary examination of the available secondary data, (e.g., Census 2010 and the American Community Survey data on Lea County and Lea County communities, Quarterly Census of Employment and Wages).
- B. Analyze secondary data to provide a general overview of the area's demographic and economic characteristics and trends. The analysis will help guide further research and determine the information to be collected from local sources.
- C. Review literature on developments in oil and gas counties elsewhere and methodologies used in estimating/projecting employment and population. Discuss with local demographers and other experts.
- D. Identify major employers and economic development and other organizations which should be included as stakeholders.
- E. Conduct a site visit, touring Hobbs, Lovington, Eunice and the outlying areas of the county to include Jal and Tatum.
- F. Working with contractor, identify and meet individually with key people involved in economic development organizations, with government officials and with others, to get their perspectives on the Lea County economy, the major players, problems and opportunities.
- G. Prepare a short report, discussing Lea County and Lea County sub-areas, identifying stakeholders, and exploring major economic development and workforce development issues to be examined

FINAL PROPOSAL
University of New Mexico Bureau of Business and Economic Research
& Geospatial and Population Studies
Scope for Lea County Study, 2014-15

Task 2. Collect Data Relevant to Estimates and Projections of employment variables and population.

- A. Consider alternative methodological approaches. We will scope and consider methodological approaches based upon historical diagnostics and the stated goals of the study.
- B. Prepare data for population estimates and forecasts
1. Collate microdata on births, deaths, residential construction, and E911 structure points
 2. Compile of Census data from 1990, 2000, 2010 and earlier
 3. Conduct geographic "normalizations" to ensure concordance of municipal and other relevant geographic boundaries in historical datasets
 4. Request assessor parcel and utility data from local sources
 5. Communicate with BBER regarding the employment data needed for population analysis
- C. Plan and conduct geographic field survey for population estimates and forecasts.
1. identify areas of gaps in microdata coverage through GIS-based microtargeted assessment (in-office)
 2. Conduct field site visits to areas of undercoverage or requiring case-resolution
 3. Incorporate data into final geodatabase for modeling.
- D. Prepare data on the economy and on employment and earnings
1. Assemble historical data from a variety of sources on the Lea County economy and the economy of sub-areas. Sources to include building permit data, data from the American Community Survey, Quarterly Census of Employment and Wages and other BLS databases, the NETS database culled from Dun and Bradstreet data on individual employers, Bureau of Economic Analysis
 2. Analyze data and determine where gaps exist to be supplemented by field research and phone interviews.
-
- E. Conduct semi-structured interviews regarding the economy and particular industries on site and by phone. If feasible, design and implement an email survey of businesses.
1. Working with contractor, identify key people in different industries/communities who should be interviewed.
 2. Develop survey scripts to be used in conducting semi-structured interviews.
 3. Conduct business surveys and field research.

FINAL PROPOSAL
University of New Mexico Bureau of Business and Economic Research
& Geospatial and Population Studies
Scope for Lea County Study, 2014-15

4. Collect and analyze data and incorporate into data to be used in estimating and projecting employment.

Task 3. Analysis of the dynamics of labor demand and supply in Lea County, including in- and out-migration

- A. Analysis of labor supply will examine the current and potential supply of labor available to Lea County employers. Sources of data include various data sets and reports produced by the Census Bureau and the Department of Labor, including the Bureau of Labor Statistics and the NM Department of Workforce solutions. (Assembled in Task 2. D). This research will describe the employed and unemployed persons, identify the industries employing large portions of county residents, the occupations held by employed residents, and the relationships between demographic characteristics (such as age and gender) and education and employment. Use of PUMS microdata should enables us to examine demographic and socio-economic characteristics of individuals who commute, who migrate, etc. Those persons not participating in the labor force will also be examined in an attempt to determine the population of discouraged and other marginally attached workers and some of their general characteristics, such as age and geographic location. We would also plan to talk with social service providers, educators, employers and others regarding the existing labor supply.
- B. Analysis of Labor Demand will expand on the analysis of secondary data, assessing current and future labor requirements of existing employers and exploring the needs of those employers, like LES, which have made major facility investments in the area as well as of other proposed/planned projects. We would plan to focus particular attention on the oil and gas industry, so as to better understand how needs for labor may vary depending upon oil (and gas) prices. We will also attempt to identify portions of the local economy showing potential for employment and business growth. Analysis of future labor demand is critical for making population projections as well as forecasting economic variables.
 1. Analyze occupational needs and job skill requirements of existing employers using secondary data sources.
 2. Continue efforts to survey or otherwise talk with a representative group of large and small employers in different industries regarding current and expected future vacancies and their labor force requirements, challenges, etc. Analyze the results.
 3. Collect data on the jobs, pay, and education, training, and skill requirements of any new jobs to be created by LES and other projects.
 4. Using IMPLAN and/or the FORUNM model simulate the additional jobs that may be supported (indirect and induced) within the region from those identified in C. Analyze labor force requirements of these jobs.
 5. Compile results.

FINAL PROPOSAL
University of New Mexico Bureau of Business and Economic Research
& Geospatial and Population Studies
Scope for Lea County Study, 2014-15

Task 4. Produce Employment and Population Estimates and Projections

A. Produce estimates and five-year forecasts of employment

1. Compile data on the US economy (e.g., history and forecasts of oil prices from HIS Global Insight) and New Mexico (from BBER's FOR-UNM model) that will be used in preparing 5-year forecasts of Lea County employment variables..
2. Specify different models to forecast employment variables and run. Review statistics on goodness of fit and perform other diagnostics.
3. Finalize best models.
4. Produce 5-year forecasts under alternative assumptions, e.g., different oil price scenarios.

B. Produce population estimates and five-year forecasts

1. Define modeling framework and forecast scenarios. Using local inputs, GPS demographers will define scenarios relevant to the use of the forecasts. Existing evidence suggests that such scenario building enhances the usefulness and accuracy of demographic forecasts. Methods will be chosen based on their correspondence to the goals of the study—a key component will be to decide upon the extent to which recently observed, short-term patterns and anticipated trajectories will be built into the modeling framework.
2. Technical development of forecasts. Code development for producing projections, applying appropriate controlling and QA/QC algorithms (such as error-checking), and incorporating ancillary information.
3. Draft set production and review. A draft set of five-year forecasts will be produced and submitted for review and comment to the Maddox Foundation as well as to other local stakeholders identified in the scoping process described in Task 1.
4. Revision of draft set and formulation of final set. Appropriate revisions will be made to the draft set in light of stake holder inputs and forecast diagnostics. A final set will be produced based on these inputs.

Task 6. Write up results, including population forecasts tabulated by year to indicate demographic composition for county and sub-county geography. Prepare brief report on findings for distribution and make presentation.

FINAL PROPOSAL
University of New Mexico Bureau of Business and Economic Research
& Geospatial and Population Studies
Scope for Lea County Study, 2014-15

BUDGET

The total budget for Phase 1 is estimated to be \$105,000, including applicable UNM overhead. This is a fixed price contract. A breakdown of cost by task is provided below. Payment for this project will be made in three monthly payments of \$26,250, with a fourth and final payment of \$26,250 due upon completion and delivery of an approved and acceptable work product, which will include report and a presentation of findings.

Breakdown of Costs by Task

Initial Scoping, Field Work	\$ 18,000
Data Collection	\$ 25,500
Analysis of Labor Supply & Demand	\$ 24,500
Estimates & Projections	\$ 23,500
Report & Presentation of Findings	<u>\$ 13,500</u>
	\$ 105,000

TIME FRAME

The initial scoping could begin immediately, with a trip to Lea County scheduled in early February. The work on Task 2 would begin as soon as the contract is signed. We would hope to complete our assembly of secondary data and to identify data gaps prior to our February trip and would be prepared to make a presentation to the community on the project and to elicit their suggestions and support in our data-gathering efforts. The February visit would include a tour of other Lea County communities, with scheduled stops to explain our work and get a local perspective as well as to collect data and fill identified data gaps. Thus some of the field work could be done during our initial scoping visit. We anticipate the need for another trip to complete the field work both for the labor market analysis and for the detailed population projections, and would try to schedule in March or April. The labor market analysis is expected to take at least a month. The estimates and projections depend to some extent on this analysis and are expected to take at least a month. We should have preliminary estimates and projections by July 2015 and a draft before the end of the month. A final presentation could be made in late July or August, depending upon schedules.



CITY OF HOBBS
COMMISSION STAFF SUMMARY FORM

MEETING DATE: January 5, 2015

SUBJECT: APPROVE A DEVELOPMENT AGREEMENT WITH SOMBRA HOMES, LLC. CONCERNING THE DEVELOPMENT OF MARKET RATE SINGLE FAMILY HOUSING LOCATED WITHIN MULTIPLE SUBDIVISION.

DEPT. OF ORIGIN: Planning Division
DATE SUBMITTED: December 29, 2014
SUBMITTED BY: Kevin Robinson – Planning Department

Summary: The City of Hobbs is proposing to enter into a Development Agreement with Sombra Homes, LLC, concerning the development of vacant property located within multiple Subdivision. The property is being developed as market rate single family units, comprised of 5 units ranging in size from 2,200 to 3,500 of heated and cooled square footage.

Staff has been using criteria as established in RFP #440-11 and RFP #443-12 to construct Development Agreements, for Commission Approval, to incentivize the production of Market Rate Rental and Market Rate Single Family housing. The incentive funds are available supporting the installation or reimbursement of public infrastructure only, and units eligible for an incentive must receive a Certificate of Occupancy prior to receiving the incentive. Staff has been using the following criteria for each Agreement presented to the Commission:


1. Incentive not to exceed \$10.00^{sq} north of Sanger or \$20.00^{sq} south of Sanger (living area only)
2. Incentive not to exceed \$10,000.00 per unit
3. Incentive not to exceed \$181.00 per lineal front footage of complete public infrastructure; and
4. Incentive not to exceed \$500,000.00 per Agreement.

Most of the undeveloped lots abut streets containing complete public infrastructure installed after 2006. Developers maximum eligible request is \$35,000.00 in incentives requiring each unit to meet or exceed 700 ^{sq} of heated and cooled living space. Maximum allowed would be \$10,000.00 per unit.

Fiscal Impact: _____
Reviewed By: 
Finance Department

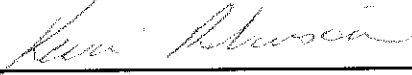
The Developer Agreement would require a reclassification of funds from Account #010100-44901-171 into the Market Housing Account #010100-44901-162 in the amount of \$35,000.00.

Attachments: Resolution, Development Agreement and Developers Proposal.

Legal Review: _____
Approved As To Form:

City Attorney

Recommendation:
Staff recommends that the Commission consider approving the attached Development Agreement.

Approved For Submittal By:



Department Director



City Manager

CITY CLERK'S USE ONLY
COMMISSION ACTION TAKEN

Resolution No. _____

Ordinance No. _____

Approved _____

Other _____

Continued To: _____

Referred To: _____

Denied _____

File No. _____

CITY OF HOBBS

RESOLUTION NO. 6240

A RESOLUTION TO APPROVE A DEVELOPMENT AGREEMENT BETWEEN SOMBRA HOMES, LLC, AND THE CITY OF HOBBS CONCERNING THE DEVELOPMENT OF MARKET RATE SINGLE FAMILY HOUSING LOCATED WITHIN MULTIPLE SUBDIVISION.

WHEREAS, the City of Hobbs is proposing to enter into a Development Agreement with Sombra Homes, LLC, concerning the development of market rate single family housing; and

WHEREAS, the aforementioned Development Agreement allows for an incentive of reimbursement of public infrastructure for this type of development, said agreement being in the best interest of the City.

NOW, THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF HOBBS, NEW MEXICO, that

1. The City of Hobbs hereby approves the Development Agreement, which is attached hereto and made a part of this Agreement as Exhibit #1 and the Mayor, and/or his designee, is hereby authorized to execute the Agreement.
2. That City staff and officials are authorized to do any and all deeds to carry out the intent of this Resolution.

PASSED, ADOPTED AND APPROVED this 5th day of January, 2015.

Sam D. Cobb, Mayor

ATTEST:

Jan Fletcher, City Clerk

Sombra Homes, LLC

Daniel Torres

Residential Projects for Del Norte Heights, Windsor Estates,
and Westminster Estates

PROJECT DESCRIPTION:

This project will consist of development and construction of single-family homes on 5 lots in Hobbs. The lots are located in three developed neighborhoods of North Hobbs.

The project will consist of five different and unique floor plans. The square footage ranges from 2200 sq ft to 3500 sq ft.

All elevations will include stone work, with either brick or stucco exterior, as well as upgraded exterior lighting and front landscaping. The goal is to continue building high end homes that fit in with each of these developed neighborhoods.

Proposed site plans, floor plans and elevations are included for review.

PROJECT NARRATIVE:

The project will be developed by Daniel Torres of Sombra Homes, LLC. Daniel Torres is a local resident of Lea County, currently residing in Hobbs with his family. Torres currently lives in the Del Norte Heights neighborhood, where two of the five new construction homes will be built. Torres initiated the first residential construction of the neighborhood since 2007.

He has already built homes in the Del Norte Heights neighborhood, all of which have sold rapidly, keeping the market value high in the area. With building plans in Windsor estates to come.

Torres specializes in high end residential properties with unique floor plans and upgraded interior finishes with attention to detail.

1601 Chico, <http://www.cornerstone-residential.com/ClientFiles/14095-14081>

1606 Camino Del Arco, <http://www.cornerstone-residential.com/ClientFiles/14096-140729.pdf>

Lot 27 Breanna St. <http://www.cdgmidland.com/ClientFiles/14173-141014.pdf>

Lot 26 Breanna St <http://www.cdgmidland.com/ClientFiles/14172-141008.pdf>

Lot 1 Westminster Hard Copy only

Breakdown of improvements to each project are as follows:

Del Norte Heights: (2 lots)

- Cut driveway Approach x2 800.00
Total 1600.00
- Installation of sidewalks etc
1601 Chico 640 sq feet @ 4.00
Total 2560.00
Corner Lot, 1606 Camino Del Arco 304 SQ feet @ 4.00
Total 1216.00

Windsor Estates: (2 lots)

- Cut driveway x2 800.00
Total 1600.00
- Installation of new sidewalks etc 260sq feet per lot @4.00
Total 2080.00

Westminster Estates: (1 lot) Corner Lot

- Cut driveway approaches 1600
- Installation of sidewalks 948sq feet @ 4.00
Total 3792.00

**HOUSING DEVELOPMENT AGREEMENT BETWEEN
THE CITY OF HOBBS AND SINGLE FAMILY HOUSING DEVELOPER**

THIS AGREEMENT is entered into on this 15th day of December 2014 by and between the City Of Hobbs, New Mexico, a municipal corporation (hereinafter "City"); and Sombra Homes, LLC, 1611 W. Camino Del Arco, Hobbs, NM 88240, (hereinafter "Developer") for the purpose of delivering Housing Developer Services to be provided to the City.

RECITALS:

** The City requires to contract with a Housing Development Company to deliver Single Family Market Rate Housing to the Citizens of Hobbs, New Mexico.

** Developer has submitted a proposal to the City to deliver the required Housing Developer Services work for 5 market rate single-family units within various Subdivisions.

NOW, THEREFORE, the City of Hobbs and Developer do hereby agree as follows:

A. Work To Be Performed.

1. The Developer shall furnish to the City its Professional Housing Developer Services for certain work regarding the Hobbs Single Family Housing Project. All single family structures completed under this agreement shall be located within the municipal boundaries as per the incentive request proposal, which is attached hereto and made a part of this Agreement as Exhibit #1.

2. Developer shall furnish to City its professional Housing Developer Services as provided by this Agreement. The specific duties include the production and delivering to the public market Single Family Market Rate Housing Units in Hobbs. Produced Units receiving an infrastructure incentive reimbursement shall not now or in the future be utilized in a pecuniary manner by renting, leasing, exchanging or bartering habitation privileges to the property for a period of no less than 30 days at a time. The Developer shall build 5 Units of market rate housing on the property identified in the Developer's Proposal.

3. Specific activities required are to develop privately owned real property in the City including designing, building and transferring to the public individual market rate single family housing units. For proposals deemed to best meet the needs of the City, the City shall provide financial incentives in the form of a subsidy for that portion of public infrastructure serving each individual unit. The City's subsidy may include any or all of the following funding assistance from the City:

a) The City will reimburse a developer if the selected housing site(s) has installed infrastructure dedicated and accepted after 2006. Infrastructure installed prior to 2006 will not be eligible for reimbursement. The aforementioned infrastructure will be reimbursed at a "pro rata rate" per lineal foot of parcel frontage abutting the public infrastructure, providing the following is in place; water, sewer, curb, gutter, sidewalk and paving. The "pro rata rate" shall represent a portion of the costs for public infrastructure, including but not limited to valves, fire hydrants, manholes, utility lines, pavement, curb and gutter, etc., and not to exceed the costs as follows:

Water: Twenty Five (\$25) per equivalent front foot of lot to which water service is provided;
Sewer: Thirty Five (\$35) per equivalent front foot of lot to which sewer service is provided;

Street: Ninety (\$90) per equivalent front foot of lot to which street is provided;
Sidewalk: Thirty (\$30) per equivalent front foot of lot to which sidewalk (includes driveway with ADA accessible path) is provided;

Corner Lot Front Foot distances shall be based on the average of the front and side lot dimension bordering public infrastructure, which are eligible for pro rata rate defined above.

Based on quantities of required publicly owned infrastructure installed with the project, the City Engineer shall determine if the value of the infrastructure is adequate as an equal exchange of value for the amount of City subsidy contributed to the housing project. The City Engineer shall resolve any issues concerning value or extent of infrastructure and amount of square footage of constructed housing units. Specifically, the City Engineer will determine the value or unit costs of the publicly owned infrastructure according to the City of Hobbs Annual Pavement/Concrete Work Program, Contract #1430-09, as updated or amended; and the City of Hobbs Annual Utility Work Program, Contract #1442-09, as updated or as amended.

b) Cash payments to the Developer shall be paid by the City on a square foot unit basis, and per Developer's proposal, based on the following maximum subsidy schedule:

** Housing subsidy in infrastructure costs shall be paid by the City up to \$20/square foot (SF) of finished heated and cooled living space in housing units, maximum of \$20,000 per structure, in each approved project constructed south of Sanger Street, and \$10/square foot (SF) for the same north of Sanger Street, maximum of \$10,000 per structure.

During the construction process, the City Engineer may determine that the value of the publicly owned dedicated infrastructure on a project is less than the value of the City subsidy proposed to be contributed to the housing project pursuant to this Agreement, based on quantities of required publicly owned infrastructure installed with the project. In such an instance, the City Engineer may authorize payment of only a portion of the total subsidy originally allocated to the project by the City Commission.

c) Payment For Services.

1) The City shall pay for said services at the rates agreed to and as specified above in the Infrastructure details and the Developer's proposal, as shown herein. Payment will not be made by the City until the construction of the project has been received and accepted by the City as being in compliance with the plans and City specifications, based on this Agreement.

2) The total compensation to be paid to the Developer during the term of this Agreement shall not exceed Thirty Five Thousand Dollars (\$35,000.00), unless the Agreement is amended by the City Commission.

3) City subsidy shall be paid when each individual single family unit is complete and certificate of occupancy is issued. Payment will be made within fifteen (15) days following a written request from the Developer and upon City inspection of project completion.

4) Produced Units receiving an infrastructure incentive reimbursement shall not now or in the future be utilized in a pecuniary manner by renting, leasing, exchanging or bartering habitation privileges to the property for a period of no less than 30 days at a time. Such usage either now or in the future, for a period not to exceed 10 years from date of issuance of a C.O., shall require Developer to return any incentive funds received for any unit thus utilized, upon demand by the City. Developer shall record a "Declaration of Restrictive Covenants", attached hereto as Exhibit 1, to restrict such usage and to notify parties involved in future conveyances.

d) Construction Requirements:

1. Construction shall be of energy-efficient design per New Mexico Energy Conservation Code 2009, utilizing either stucco or brick on the exterior of all buildings. Landscaping to meet minimum City Landscaping standards will be required.

B. Assignment of Agreement.

This Section refers to assignability of this Agreement, and not to assignability of the Project to be developed for housing. Developer shall not assign or transfer any interest in this Agreement. Except that Developer is permitted, upon City approval, to assign its interest to a Partnership or Corporation in which the Developer is the principal party or to an affiliated company, working with the Developer on the Project. Subject to the foregoing provision, this Agreement shall inure to the benefit of and be binding upon the parties to this Agreement and their respective successors and assigns; provided that upon any assignment of this Agreement by either party, the other party shall not be released from any obligation under, or liability accruing pursuant to this Agreement. Consent shall not unreasonably be withheld by either party.

C. Insurance Requirements and Hold Harmless Provision.

1. Developer agrees to obtain and maintain appropriate insurance during the course of the work program with the City of Hobbs, as follows, and shall indemnify and hold harmless City, its employees, agents, officers and officials from any and all claims, losses, causes of action, and/or liabilities resulting from the conduct, negligence, errors or omissions of Developer or any employee or agent of Developer while engaged in performing the services called for herein. Developer will provide a current Certificate of Insurance to be attached to this agreement, with the City of Hobbs as shown as an additional insured party.

2. The Developer shall maintain insurance coverage for General Liability, Automobile Liability, Errors and Omissions Insurance, and Workers' Compensation, subject to review and approval of the City Attorney.

D. Governing Law and Provisions

1. This Agreement shall be governed by the laws of the State of New Mexico. Jurisdiction and venue relating to any litigation or dispute arising out of this Agreement shall be in the District Court of Lea County, New Mexico, only. If any part of this contract shall be deemed in violation of the laws or Constitution of New Mexico, only such part thereof shall be thereby invalidated, and all other parts hereof shall remain valid and enforceable.

2. If any party is found by a court to have breached this Agreement, the breaching party

agrees to pay all reasonable costs, attorney's fees and expenses that shall be made or incurred by another party in enforcing any covenant or provision of this Agreement, including the expenses of in house counsel.

E. Final Payment and Release of Claims.

1. Developer, upon final payment of all amounts due under this Agreement, releases the City and its officers and employees from all liabilities, claims and obligations whatsoever arising from or under this Agreement.

2. City, upon Developer's final completion of all work items and covenants required of the Developer under this Agreement, shall release the Developer from all liabilities, claims and obligations whatsoever arising from or under this Agreement, on the day that is ten (10) years following the date of the City's issuance of a final certificate of occupancy on the Project.

F. Amendments.

This Agreement shall not be altered, changed, or amended except by written instrument approved and executed by both parties hereto.

G. Breach.

1. The following events constitute a breach of this Agreement by Developer:
 - a) Developer's failure to perform or comply with any of the terms, conditions or provisions of this Agreement.

2. The following events constitute a breach of this Agreement by City:
 - a) City's failure to perform or comply with any of the terms, conditions or provisions of this Agreement, including making timely and appropriate payments to the Developer.

H. Remedies Upon Breach.

1. Any party may sue to collect any and all damages that may accrue by virtue of the breach of this Agreement.

2. If any party is found by a court to have breached this Agreement, the breaching party agrees to pay all reasonable costs, attorney's fees and expenses that shall be made or incurred by another party in enforcing any covenant or provision of this Agreement.

3. If Developer fails to complete design plans and obtain a City Building Permit for a single family market rate unit within the initial two hundred seventy (270) day period following the execution of this Agreement, this Agreement shall be automatically terminated.

I. Notice.

All notices given pursuant to or in connection with this Agreement shall be made in writing and posted by regular mail, postage prepaid, to the City, ATTN: City Attorney, 200 E. Broadway, Hobbs, NM 88240; to Developer ATTN and Sombra Homes, LLC, 1611 W. Camino Del Arco, Hobbs, NM 88240 and to such other address as requested by either party. Notice shall be deemed to be received on the fifth day following posting.

J. Entire Agreement.

The foregoing constitutes the entire agreement between the parties hereto and may be modified only in writing by the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first written above.

City of Hobbs

Developer

By: Sam D. Cobb, Mayor

By: Daniel Torres, Managing Member

ATTEST:

APPROVED AS TO FORM:

JAN FLETCHER, City Clerk

Mike H. Stone, City Attorney



CITY OF HOBBS
COMMISSION STAFF SUMMARY FORM

MEETING DATE: January 5, 2015

SUBJECT: RESOLUTION TO APPROVE AN AFFORDABLE HOUSING FUNDING COMMITMENT AND LETTER OF FINANCIAL SUPPORT TO TIERRA REALTY TRUST FOR A PROPOSED AFFORDABLE HOUSING COMPLEX TO BE LOCATED SOUTHWEST OF THE INTERSECTION OF YESO AND JEFFERSON, PHASE 2 OF PLAY ESCONDIDA.

DEPT. OF ORIGIN: Planning Division
DATE SUBMITTED: December 29, 2014
SUBMITTED BY: Kevin Robinson – Planning Department

Summary: Tierra Realty Trust has proposed to finance and develop a 60 unit affordable multi-family housing complex on developer owned property located southwest of the corner of Yeso and Jefferson. The Developer has requested a Local Contribution of \$1,285,000.00 in financial assistance. The projects Total Development Cost is \$12,845,000.00 so a local contribution of 10% of TDC would earn the Developer 10 points in scoring toward LIHTC funding. Resolution #1050 authorizes the City to extend financial incentives to stimulate the development and construction of affordable housing projects for multi-family housing. In order to qualify, the project must be considered as an Affordable Housing Project according to the City's Affordable Housing Plan. The Project must also be approved and funded by the NMMFA and comply with State MFA rules.

The Resolution proposes that the City make a conditional offer of financial assistance in an amount not to exceed \$1,285,000.00, and waiver of development fees to Tierra Realty Trust if the proposed project is funded by the state and developed. The Letter of Financial Support gives approval to the Project and commits the funding, contingent on the Developer receiving an allocation of LIHTC's during the 2015 cycle.


Fiscal Impact:

Reviewed By: 
Finance Department

This resolution will cause the City to incur a maximum expense of \$1,285,000.00 for affordable housing in fund 01-0100-44901-00169, if the application is funded by NMMFA.

Attachments: Resolution, Draft Letter of Commitment, Funding Request from Tierra Realty Trust.

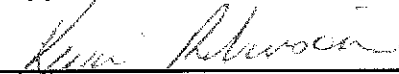
Legal Review:

Approved As To Form: 
City Attorney

Recommendation:

Staff recommends consideration of the Resolution to approve the commitment to Tierra Realty Trust.

Approved For Submittal By:


Department Director



City Manager

CITY CLERK'S USE ONLY
COMMISSION ACTION TAKEN

Resolution No. _____

Ordinance No. _____

Approved _____

Other _____

Continued To: _____

Referred To: _____

Denied _____

File No. _____

CITY OF HOBBS

RESOLUTION NO. 6241

A RESOLUTION TO APPROVE AN AFFORDABLE HOUSING FUNDING COMMITMENT AND LETTER OF FINANCIAL SUPPORT TO TIERRA REALTY TRUST FOR A PROPOSED AFFORDABLE HOUSING COMPLEX TO BE LOCATED SOUTHWEST OF THE INTERSECTION OF YESO AND JEFFERSON, PHASE 2 OF PLAYA ESCONDIDA.

WHEREAS, the City Commission has previously approved Tierra Realty Trust as a qualified housing developer of affordable multi-family housing and certified this company as a "Pre-Qualifying Grantee"; and

WHEREAS, Tierra Realty Trust intends to submit an application to the NMMFA for a 60 unit affordable multi-family project located in the SW corner of Yeso and Jefferson, Phase 2 of Playa Escondida; and

WHEREAS, a proposed letter of financial support is attached to this resolution, along with the local contribution funding request to the City from Tierra Realty Trust.

NOW, THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF HOBBS, NEW MEXICO, that

1. The City of Hobbs hereby approves the Letter of Financial Support for the proposed Affordable Multi-Family Housing Project, and the Mayor is hereby authorized to sign the letter, a copy of which is attached hereto as Exhibit "A" and made a part of this Resolution.

2. The City of Hobbs hereby approves a commitment of financial support in an amount not to exceed One Million Two Hundred Eighty Five Thousand Dollars (\$1,285,000) as a contribution to Tierra Realty Trust, under the City of Hobbs Affordable Housing Funding Programs, subject to NMMFA funding.

PASSED, ADOPTED AND APPROVED this 5th day of January, 2015

SAM D. COBB, Mayor

ATTEST:

JAN FLETCHER, City Clerk



Office of the Mayor

200 E. Broadway St.
Hobbs, NM 88240

575-397-9206 bus
575-397-9227 fax

City of Hobbs, New Mexico

January 5, 2015

Mr. Stephen G. Crozier
Tierra Realty Trust, LLC
440 Gausteo Street
Santa Fe, NM 87501

RE: City of Hobbs issuance of a Letter of Financial Support and Conditional Approval of Tierra Realty Trust's Application for Affordable Housing Incentive Funding.

Dear Mr. Crozier:

This letter is an affirmation that the City of Hobbs welcomes and supports Tierra Realty Trust's proposed 60 unit affordable multi-family housing complex, to be located southwest of the intersection of Yeso and Jefferson, Phase 2 of Playa Escondida, in the City of Hobbs.

The City Commission has approved a commitment of financial support in an amount not to exceed One Million Two Hundred Eighty Five Thousand Dollars (\$1,285,000.00) as Gap Financing to Tierra Realty Trust's proposed affordable multi-family housing complex, under the City of Hobbs Affordable Housing Funding Programs, and subject to the conditions as stated in the attached Resolution. Also, the City shall waive all applicable City development fees including building permit fees and utility connection fees on the project. These commitments are subject to approval and funding of your project by NMMFA, City governmental appropriations and/or referendum. This offer will expire on December 31, 2015.

The proposed multi-family housing development will be subject to all rules, regulations and requirements as promulgated within the City of Hobbs Municipal Code, Major Thoroughfare Plan, Building Codes and Fire Codes. This project will require full buffering from adjacent properties, drainage improvements that reduce post development off site discharge and a security system tied into the Hobbs Public Security System. Additionally, the property will be subject to a long term maintenance agreement to maintain the exterior in an "as new" condition to include building facades, landscaping, lighting and any public hardscape.

If we can be of any assistance during the development process please feel free to call us. Should you or your staff have any questions please contact JJ Murphy, City Manager at (575) 397-9206. We look forward to working with you.

Sincerely,

CITY OF HOBBS, NEW MEXICO

Sam D. Cobb – Mayor

REQUEST FOR CITY FUNDING FOR ESSENTIAL WORKFORCE HOUSING

9% Housing Tax Credit

SUBMITTED TO

THE CITY OF HOBBS

BY

TIERRA REALTY TRUST, LLC

FOR

PLAYA ESCONDIDA-PHASE 2

60 UNITS OF AFFORDABLE LUXURY APARTMENT HOMES

NOVEMBER 29, 2014

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- II. Scoring Criteria i-iv
- III. TRT Financial Position
- IV. Projections
- V. Tierra Realty Trust, LLC Entity Information
- VI. Deed/Site Control/Land Appraisal
- VII. No Default Certification
- VIII. Campaign Contribution and NM Bidder Forms

I. Executive Summary

Tierra Realty Trust, LLC ("TRT") is pleased to respond to the City of Hobbs' ("City") need for the development and construction of Essential Workforce Low to Moderate Income Rent Restricted Housing.

TRT, founded in 1997 by Stephen G. Crozier, is a vertically integrated real estate operating company with extensive experience in the development, construction and long term ownership and management of apartment home communities throughout New Mexico. TRT is a long-term owner and operator of the communities it develops. TRT sister companies are Tierra Realty Services, LLC ("TRS") and Century Communities II, LLC ("CCII"). TRS provides professional property management services and CCII provides construction services for TRT's growing property portfolio.

TRT is interested in only creating communities that are architecturally significant, sustainable and of the highest quality.

TRT is proposing Playa Escondida ("Playa") PHASE 2, 60 units of affordable luxury apartment homes located on a vacant 4 acre site owned by TRT located at the southwest corner of Yeso and Jefferson Streets at a density of 16 units/acre. 100% of the units will be set-aside for households earning 60% or less of the area's gross median income ("AGMI"). The unit mix shall be 6 one bed one bath units, 48 two bed one bath units and 6 three bed 1.75 bath units. The community will also offer a Community Building to include common laundry, fitness and computer room, leasing office and great room. Playa will also provide community gardens and playground areas for its residents. The total conditioned square feet of Playa is 61,660 sf. Playa will be restricted as a low to moderate income community for a minimum period of 45 years.

As with all TRT communities, Playa will be a very green extremely energy efficient community. Playa is targeting LEED Platinum.

Playa's landscaping will be xeriscaped and use only drought tolerant plantings.

Playa will provide on-site 24 hour professional property management services provided by TRS a wholly owned subsidiary of TRT.

Total development costs for Playa are estimated at \$12,485,000. Permanent Sources of funding for Playa are proposed to be as follows:

- i. 9% Housing Tax Credit ("HTC") Equity of \$9,600,000
- ii. Permanent Loan of \$1,560,000
- iii. HOME Funds of \$400,000
- v. City of Hobbs Gap Funding of \$1,285,000

The City's contribution rate of return is 1,132% based on the formula provided in the City's 2015 LIHTC Local Contribution Policy.

Playa's estimated development timeline is as follows:

- i. Submit Funding of 9% HTC Application to New Mexico Mortgage Finance Authority ("NMMFA") by 2/2/15
- ii. Receive 9% HTC Funding Reservation from NMMFA by 5/31/15
- iii. Close Funding and Commence Construction by 5/31/16
- iv. Construction Completion by 5/31/17
- v. Stabilized Occupancy/Permanent Loan closing by 12/31/2017

II. Scoring Criteria

i. Scoring Criteria - TRT has recently completed in 2011 La Pradera, a 60-unit 100% affordable LEED Platinum apartment home community located at the southeast corner of Del Paso and Glorietta Streets in Hobbs, NM. La Pradera was constructed by CCI, is managed by TRS and owned by TRT. La Pradera was completed on time and on budget and constructed in accordance with the Hobbs' building codes and all of Hobbs' development regulations and policies. La Pradera was financed with essentially the same sources of funds as proposed for Playa with the exception of no deferred developer fee.

La Pradera is an example of TRT's strong development experience, technical expertise and financial capacity to develop a community that is architecturally significant, sustainable and of the highest quality.

Since 1997, TRT has completed 14 other similarly funded affordable, market and mixed income housing communities throughout New Mexico as follows:

Tierra Montosa, Taos, NM: 44 Apartment Units of Housing Tax Credit/1997 Tax Credit Award
La Tierra Apartment Homes, Ruidoso, NM: 60 Units of Housing Tax Credit/1997 Tax Credit Award
Loma Parda Courtyard Homes, Taos, NM: 60 Units of Housing Tax Credit/1999 Tax Credit Award
Eagle View Plaza, Picuris Pueblo: 16 Units of Housing Tax Credit/1999 Tax Credit Award
Ladera Apartment Homes, Ruidoso Downs, NM: 60 Units of Housing Tax Credit/2000 Tax Credit Reservation
Walnut Street Courtyard Homes, Clayton, NM: 25 Units of Housing Tax Credit/2000 Tax Credit Reservation
Azotea Senior Apartment Homes, Alamogordo, NM: 60 Units of Housing Tax Credit/2004 Tax Credit Award
Cottonwood Commons, Alamogordo, NM: 60 Units of Housing Tax Credit/2005 Tax Credit Award
El Cerrito, Taos, NM: 60 Units of Housing Tax Credit/2005 Tax Credit Award
Taos Live/Work:Off the Grid Live/Work Housing/Completed 2006
Wilshire Gardens, Roswell, NM: 90 Units of Housing Tax Credit/2006 Tax Credit Award
Lolomas, Clovis, NM: 55 Units of Housing Tax Credit/2007 Tax Credit Award
La Pradera, Hobbs, NM: 60 Units of Housing Tax Credit/2009 Tax Credit Award
Hotel Clovis Lofts: 60 Units of Housing Tax Credit/2010 Tax Credit Award
Taos Haus +6: 31 units of Housing Tax credits/2012 Tax Credit Award-Under Construction
Andausia: 60 units of Housing Credits/2013 Tax Credit Award-In Planning

TRT has also received numerous design awards for its communities as follows:

Providence Preservation Society – 1990 Restoration of the Year Award- Armory District- Providence, RI
NMMFA 2002 Design Excellence Award – Eagle View Plaza – Picuris Pueblo, NM
NMMFA 2001 HTC Design Competition Award-P'oh'kay Village-San Juan Pueblo, NM
NMMFA 2003 HTC Design Competition Award-Ladera Apartment Homes-Ruidoso Downs, NM
NMMFA 2003 HTC Design Competition Award-Walnut Street Courts, Clayton, NM
NM Apartment Association- 2003 Senior Housing Design Excellence Award- Loma Parada – Taos, NM
NMMFA 2004 HTC Design Competition Award-Azotea Senior Apartment Homes- Alamogordo, NM
NMMFA 2005 HTC Design Competition Award-Cottonwood Commons- Alamogordo, NM
NMMFA 2005 HTC Design Competition Award-El Cerrito- Taos, NM
NMMFA 2006 HTC Design Competition Award-Wilshire Gardens- Roswell, NM
NMMFA 2009 HTC Design Competition Award-La Pradera- Hobbs, NM
NMMFA 2010 HTC Design Competition Award-Playa Escondida- Hobbs, NM
NMMFA 2011 HTC Design Competition Award-Playa Escondida- Hobbs, NM
Lolomas, Clovis, NM-2010 RADA Residential Architect Magazine-Affordable Merit of the Year Award
La Pradera, Hobbs, NM- 2012 Charles L. Edison Tax Credit Excellence Award
Hotel Clovis Lofts, Clovis, NM- 2013 Charles L. Edison Tax Credit Excellence Award

Project Readiness

As stated in the executive summary above TRT owns debt-free the 4 acre site on which Playa is proposed. Upon the City awarding the RFP to TRT, TRT could proceed immediately with the development process and securing financing. TRT has completed basic design development of Playa as demonstrated by the following architectural submittals consisting of a site plan, elevations and perspectives.

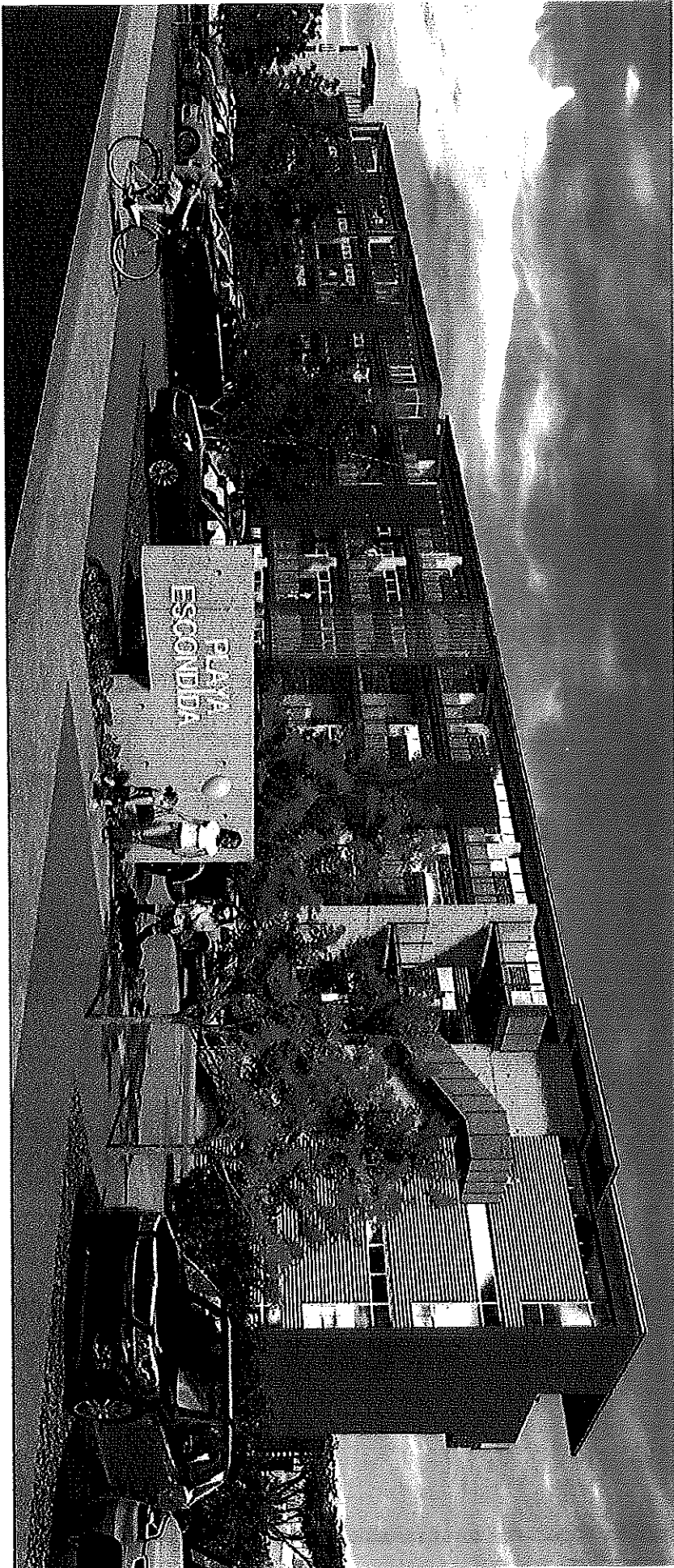
Community Services

As with most of TRT communities, TRT provides supportive services to its residents. TRT is proposing the following services to the residents of Playa:

1. Community Gardens and gardening seminars provided Lea County Master Gardeners.
2. Quarterly Financial Literacy and Job Seeking Training
3. Health Screening

Infrastructure Needs

Due to the infill nature of Playa's proposed site off-site site infrastructure needs are anticipated as being minimal to none.



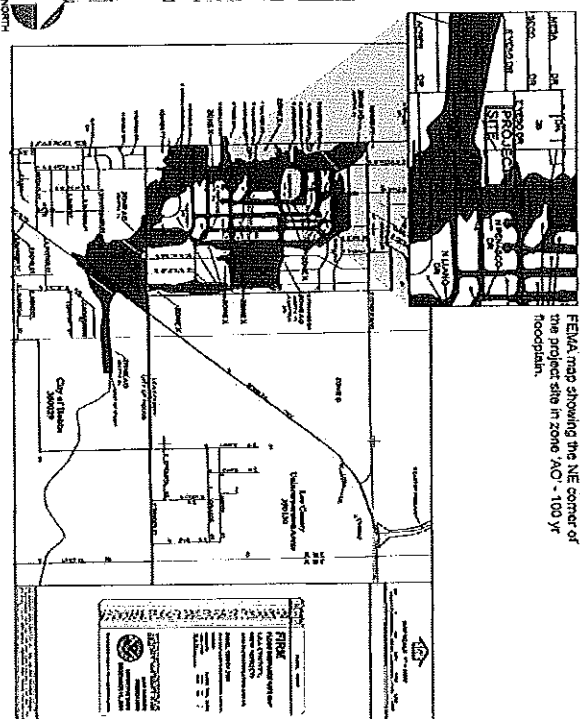
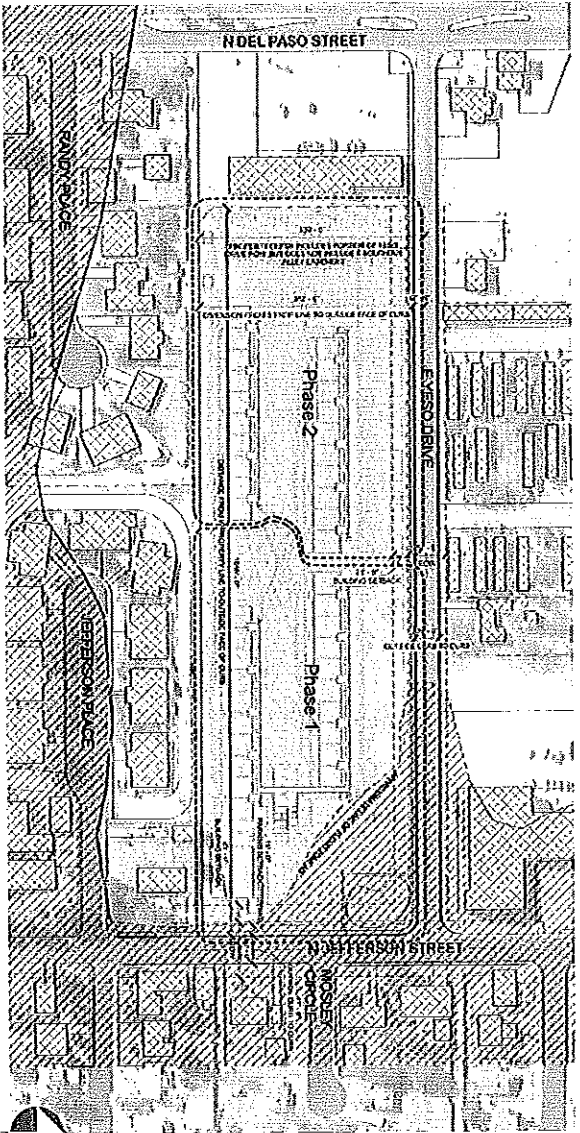
Developer : Tierra Realty Trust
 440 Galisteo Street
 Santa Fe, New Mexico 87501
 p: 505.954.1486
 f: 505.819.5849

Architect : RMKM Architecture
 400 Gold Avenue SW, Studio 1100
 Albuquerque, NM 87102
 p: 505.243.5454
 f: 505.243.5858



|| 2014 || CITY OF HOBS, NEW MEXICO || tierra realty || trust-RMKM ||
 JANUARY 29 || PLAYA ESCONDIDA || ARCHITECTURE ||

PROJECT INFORMATION



PROJECT SUMMARY

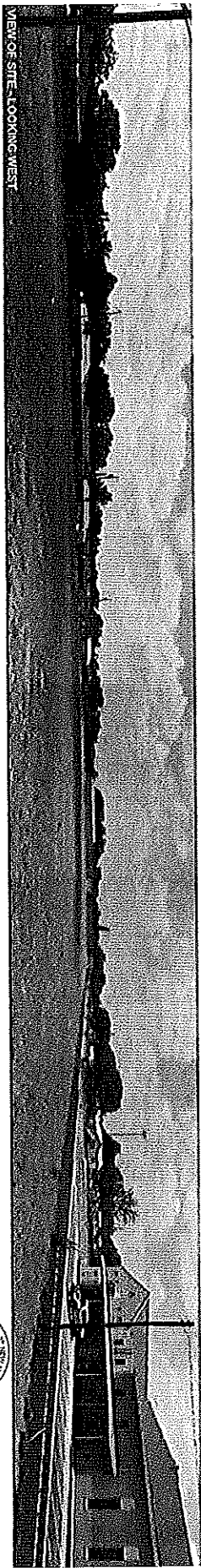
lot size : 7.99 Acres
 120 : total number of dwelling units
 8 : total number of ADA dwelling units
 217 : total on-site parking spaces
 11 : total on-site ADA parking spaces

RESIDENTIAL DWELLING UNITS

Mfn. Unit Size Requirements	Sizes Provided	Type 1,1A : 840 Gross SF	Type 2,1A : 1155 Gross SF
1 Bedroom : 425 Gross SF	Type 1,1 : 785 Gross SF	Type 1,1A : 840 Gross SF	Type 2,1A : 1155 Gross SF
2 Bedroom : 575 Gross SF	Type 2,2 : 995 Gross SF	Type 2,1A : 1155 Gross SF	
3 Bedroom : 750 Gross SF	Type 3,1 : 1210 Gross SF	Type 3,1A : 1420 Gross SF	

SUSTAINABILITY GOAL

LEED for Homes - Platinum



VIEW OF SITE - LOOKING WEST

2014 PLAYA ESCONDIDA CITY OF HOBBBS, NEW MEXICO
 JANUARY 29 trust REALITY ARCHITECTURE RMAKM



A-01

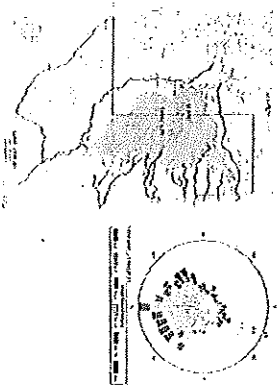
EXISTING SITE AND CONTEXT

REGION

Hobbs Elevation: 3,822 ft.
 The Hobbs climate is semi-arid, like much of eastern New Mexico. Summers are hot, and winters are cold and dry. Precipitation, consisting mostly of light rain and thunderstorms, is heaviest in autumn. Winds vary/ing between 1 mph to 20 mph are present throughout the year, with winds highest during spring months. Wind direction is highly variable with winds blowing from various directions throughout the year.

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Annual

Average High Temperature (F)	54.4	58.4	63.4	68.4	73.4	78.4	81.4	80.4	75.4	68.4	60.4	53.4
Average Low Temperature (F)	27.4	31.4	36.4	41.4	46.4	51.4	54.4	53.4	48.4	41.4	34.4	27.4
Average Precipitation (in)	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4



Hobbs population: 43,405 (2011)

The land in and around Hobbs is key to understanding the growth of the city and character of the area. The Llano Estacado and Ogallala aquifer are Hobbs' very reason for being.

The Llano Estacado is one of the largest mesas on the continent, stretching across eastern New Mexico and Northwestern Texas. But millions of years ago, it was submerged. As the sea above the Llano Estacado evaporated, marine life decayed, its layers compacting a vast oil field. Oil has been the basis of Hobbs' economy for more than 8 decades.

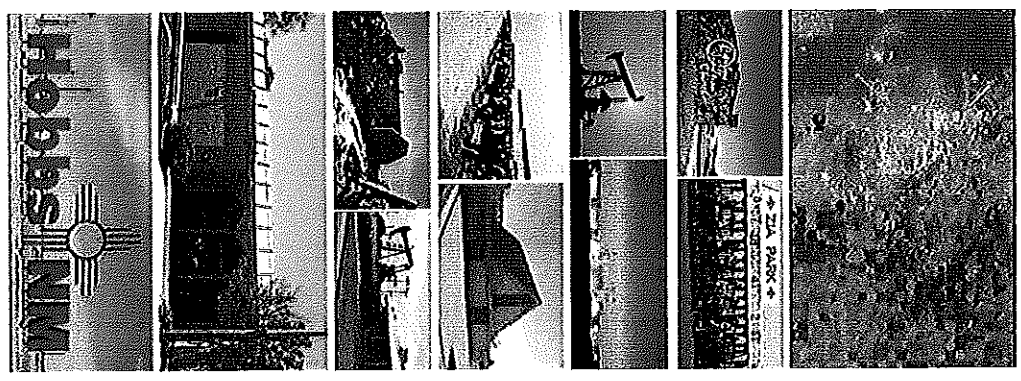
The Ogallala aquifer, a huge underground lake, was Hobbs' other great draw. Agricultural settlers and cattle ranchers came to Hobbs to access the plentiful water.

Oil and agriculture are two industries that demand real human-power and the year-round toil of workers, even in the most extreme of weather conditions. Along with the workers, a distinct character has grown in Hobbs - one reflective of the Western frontier: roots, homesteaders, beginnings, and the entrepreneurial spirit surrounding oil.

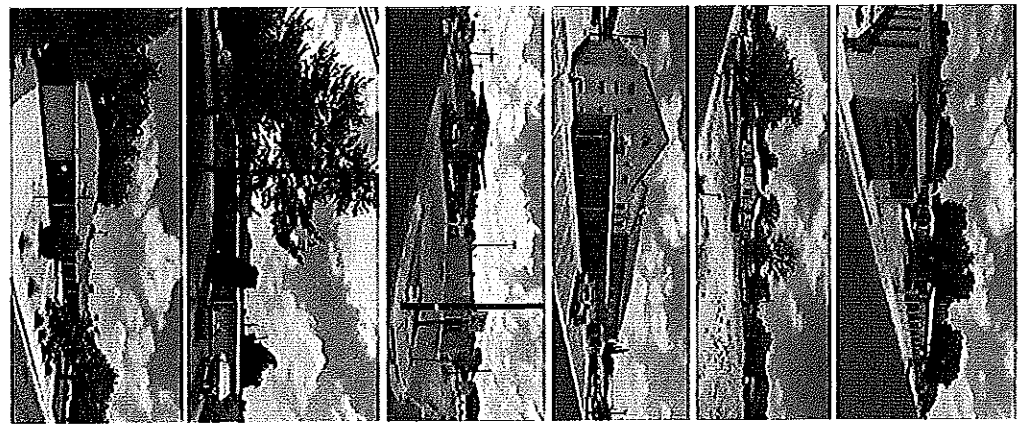
The energy economy has supported the growth of Hobbs' workforce. Receptively, the workers' talent and competency is poised to fuel current and future development efforts in the energy economy.

Hobbs' workers need housing that will work as hard as they do and also provide a comfortable respite from a day's toil.

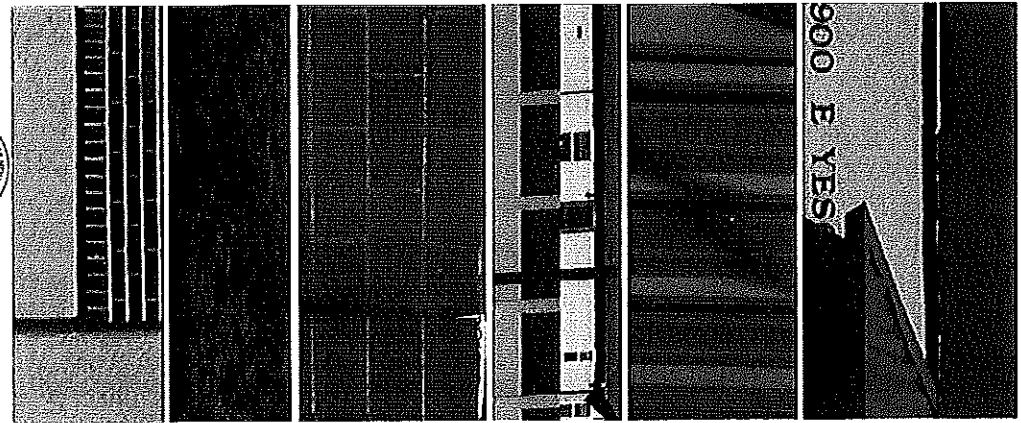
CITY



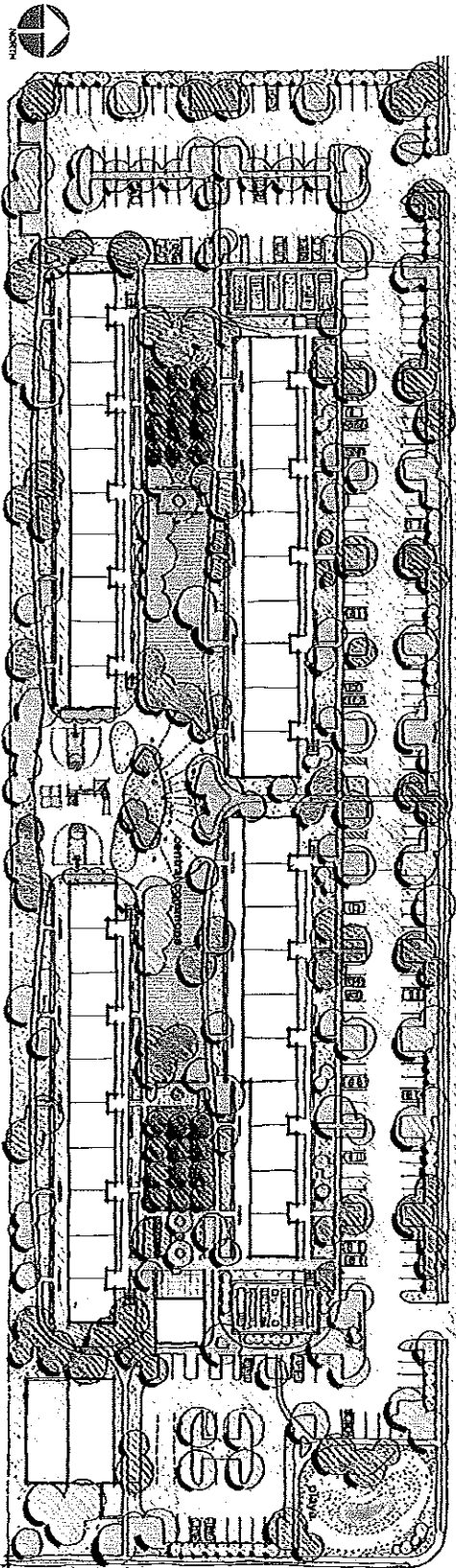
SITE



TEXTURAL CONTEXT



LANDSCAPE PLAN



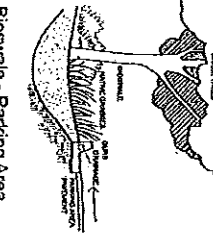
LANDSCAPE NARRATIVE

The landscape for Playa Esccondida is based on providing attractive and comfortable outdoor spaces that will serve the functional needs of the residents.

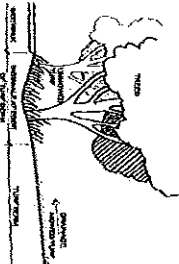
The landscape includes two distinct zones: one external and one internal relative to the residences. The external landscape includes the parking lots and the outward areas adjacent to the buildings. This area also includes the 'Playa'. Landscape areas adjacent to buildings will be open gravel containing groupings of trees. Rowing/tennis will be buffered with shrub massing and trees. The playa will be fed by storm runoff from the parking area. A recessed area of concrete gravel will delineate the parking area. Simply groupings of native grasses and trees will frame parts of the playa and offer habitat for birds that are attracted to these open areas. The natural area will serve as an amenity for the residents and also a 'sightpost' for the complex.

The internal landscape comprises the Central Commons area. The Central Commons includes gathering areas, play areas, and community fruit orchards. Two large open spaces are comprised of bermud turf. This is an ideal surface for recreation, gathering, and relaxation. The green turf provides a cooling contrast to the adjacent pavement and gravel areas. Groupings of trees will provide pools of shade to temper summer's heat. The trees will also soften the adjacent architecture and provide a sense of privacy between residences and the Commons with a leafy screen.

ELEMENTS OF THE CENTRAL COMMONS



Bioswale - Parking Area



Bioswale - Commons

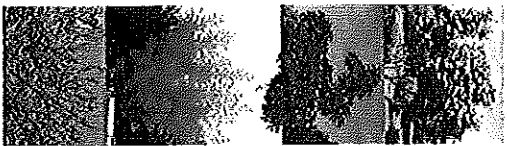
The Plaza
A central place where residents may gather and sit. Concrete pods and benches provide seating. Residents can also watch their children at play in the adjacent play areas. A canopy of deciduous trees will provide shade and help to cool the air in summer. The plaza will be open to warming sun in winter. A sundial will add interest by marking the day's hour.

Grass Berms
An open area of turf that will offer a place for children to run and tumble. Small groups of trees will provide shaded areas to sit under on the edges. Placed between the orchards and the grass berms, smaller paths areas offer alternative places for users who may prefer an adjacent seating or a shady woodland backdrop.

Fruit Tree Orchards
Communal fruit trees for the common use of residents. The orchards also serve to highlight the seasons. This area would be mulched with shredded bark.

Garden Beds
Raised planters assigned by request to residents will give them the opportunity to participate in the healthy trend of growing some of their own food and flowers. This also adds to the complex's social opportunities.

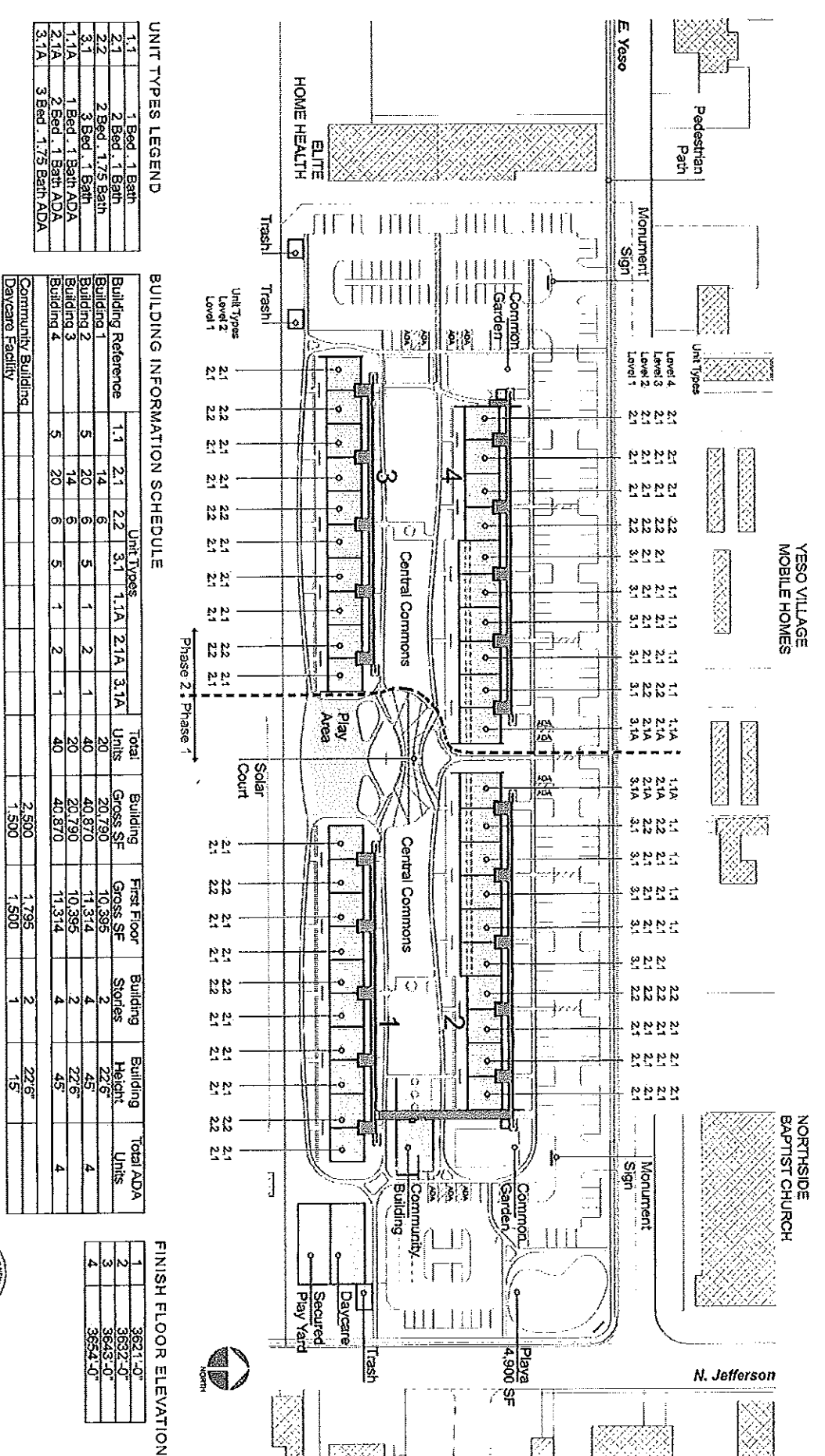
PLANT LIST



- Trees**
- Chinese Elm (*Ulmus chinensis*)
 - Chinese Parasol (*Pseuda alstonii*)
 - Teak (*Tilia cordata*)
 - Yucca Redwood (*Castanea chinensis*)
 - Easton Willow (*Salix integra*)
 - Eastern Red Cedar (*Juniperus chinensis*)
- Shrubs**
- Arundo (*Phragmites communis*)
 - Yucca Redwood (*Castanea chinensis*)
 - Shagreened Juniper (*Juniperus chinensis*)
 - Autumn Glow (*Spirea arguta*)
 - Golden Spice (*Rhus aromatica*)
 - Chinquapin (*Prunella frutescens*)
- Grasses and Accents**
- Red Wattlegrass (*Elymus caput-medusae*)
 - Pink Muhly (*Liatris scariosa*)
 - Blue Muhly (*Liatris scariosa*)
 - Blue Muhly (*Liatris scariosa*)
 - Blue Muhly (*Liatris scariosa*)
 - Blue Muhly (*Liatris scariosa*)
- Turfgrasses (Green Berms)**
- Bermud Turf (*Cynodon dactylon*)
 - St. Augustine (*Stenotaphrum secundatum*)
 - Centipede (*Cenchrus ciliaris*)
 - Paspalum (*Paspalum conjugatum*)
 - St. Augustine (*Stenotaphrum secundatum*)
 - St. Augustine (*Stenotaphrum secundatum*)
- Fruit Trees (not confined to orchards)**
- Apple
 - Peach
 - Pine
 - Apple
 - Peach
 - Purple Leaf Plum



SITE PLAN



UNIT TYPES LEGEND

1.1	1 Bed - 1 Bath
2.1	2 Bed - 1 Bath
2.2	2 Bed - 1.75 Bath
3.1	3 Bed - 1 Bath
1.1A	1 Bed - 1 Bath ADA
2.1A	2 Bed - 1 Bath ADA
3.1A	3 Bed - 1.75 Bath ADA

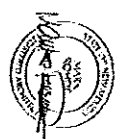
BUILDING INFORMATION SCHEDULE

Building Reference	1.1	2.1	2.2	3.1	1.1A	2.1A	3.1A	Total Units	Building Gross SF	First Floor Gross SF	Building Stories	Building Height	Total ADA Units
Building 1	14	6	20	5	1	2	1	20	20,790	10,395	2	22'6"	4
Building 2	5	20	6	5	1	1	1	40	40,870	10,395	4	45'	4
Building 3	14	6	20	5	1	2	1	40	20,790	10,395	2	22'6"	4
Building 4	5	20	6	5	1	1	1	40	40,870	11,314	4	45'	4
Community Building									2,500	1,795	2	22'6"	
Daycare Facility									1,500	1,500	1	15'	

FINISH FLOOR ELEVATIONS

1	3621'-0"
2	3632'-0"
3	3643'-0"
4	3654'-0"

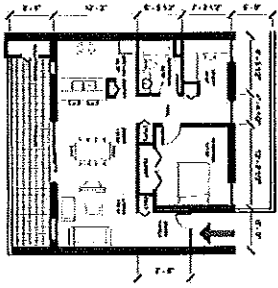
2014 PLAYA ESCONDIDA
 CITY OF HOUSTON, NEW MEXICO
 terra realty
 RPKM
 drawing scale: 1"=40'



LA-04

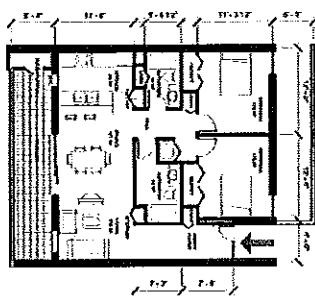
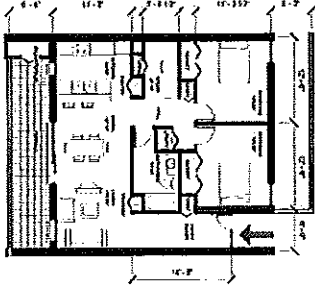
UNIT PLAN TYPES

1.1
785 GSF



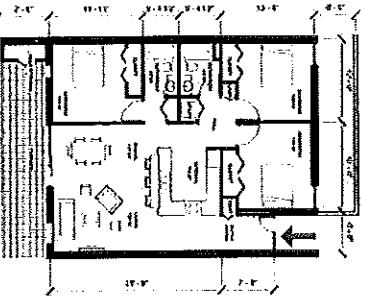
The development consists of seven different unit types - one, two, and three bedrooms floor plan options, including Type A - fully accessible - units to accommodate the disabled. The buildings have been planned on a 3T - spanning wall module that accommodates all typical unit sizes. Accessible units are configured in a 33' wide structural bay on the west end of the four-story building. Plumbing walls are efficiently sited and organized to the building's interior to minimize risk of "frozen pipes" during winter. The unit plans are arranged to maximize the sense of interior spaciousness. Kitchens, dining rooms and living spaces are enclosed as one clear "great room" expanding seamlessly to the unit's private exterior terrace. Bedrooms are tightly organized on the unit's right side but are buffered from the outdoor public circulation access by a 3' wide "buffer zone" to provide privacy and security. Bathrooms are fully open and functional kitchens equipped with generous counter space and modern appliances.

2.1
995 GSF

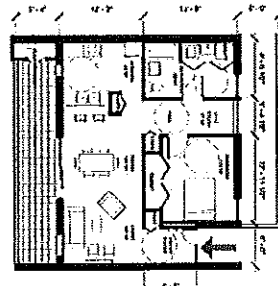


2.2
995 GSF

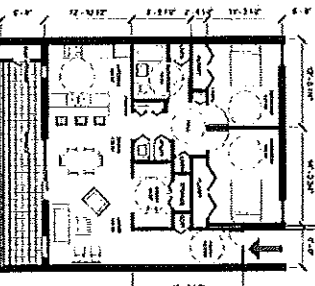
3.1
1210 GSF



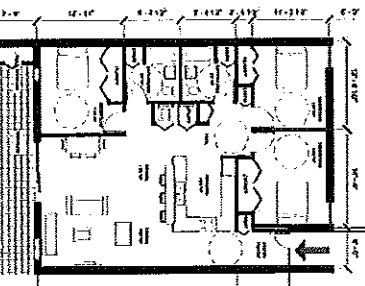
- ALL UNITS HAVE ONE ZERO STEP ENTRANCE
- ALL INTERIOR PASSAGE DOORS ARE AT LEAST 32 IN. WIDE
- ALL HOT AND COLD WATER LINES ARE INSULATED
- ALL VENTILATION DUCTWORK IS AIR SEALED AND LOCATED WITHIN THE THERMAL ENVELOPE
- ALL KITCHENS ARE EQUIPPED WITH PAINTRIES
- ALL PLUMBING FIXTURES ARE LOW-FLOW:
- TOILETS: 1.6 GPF; SHOWERHEADS: 2.0 GPM;
- KITCHEN FAUCETS: 1.5 GPM; BATHROOM FAUCETS: 1.0 GPM
- ALL UNITS INCLUDE LINEN CLOSETS AND BULK STORAGE
- ALL KITCHEN RANGES INCLUDE HOODS AND VENT-TO-THE-EXTERIOR
- BATHROOM EXHAUST FANS AND DRYER VENTS VENT DIRECTLY TO THE EXTERIOR
- ENERGY STAR LIGHTING SYSTEMS AND APPLIANCES INSTALLED IN ALL UNITS
- INSULATION VALUES:
- ROOF: R-30; EXTERIOR WALL: R-13
- ALL RESIDENTIAL DOORS INCLUDE SINGLE LEVER DEADBOLTS AND EYE VIEWERS
- ALL UNITS INCLUDE W/D HOOKUPS
- 100% OF FLOORING IS VCT
- ALL HVAC SYSTEMS ARE ELECTRIC



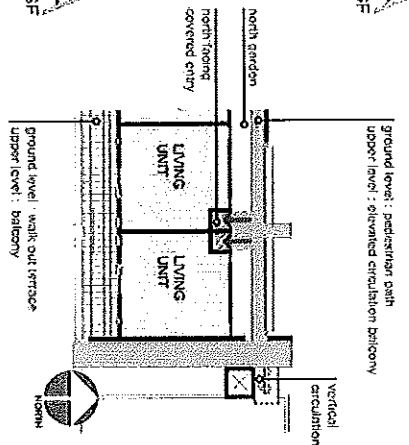
1.1A
840 GSF



2.1A
1155 GSF



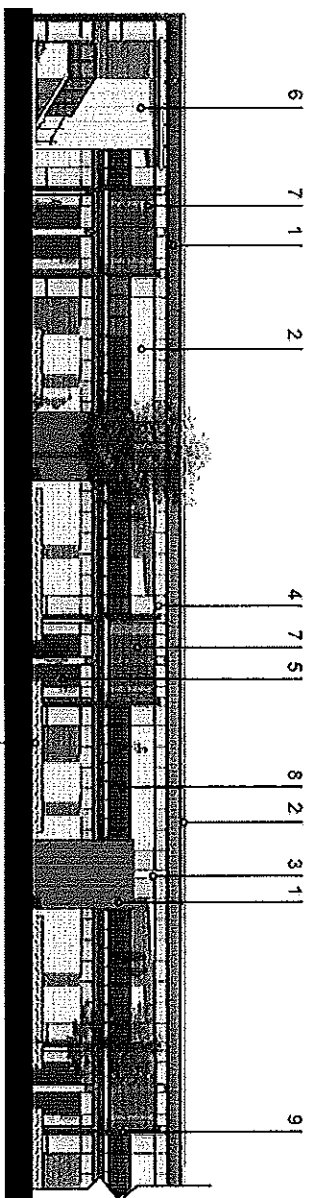
3.1A
1420 GSF



UNIT TYPE PLANNING AND CIRCULATION DIAGRAM



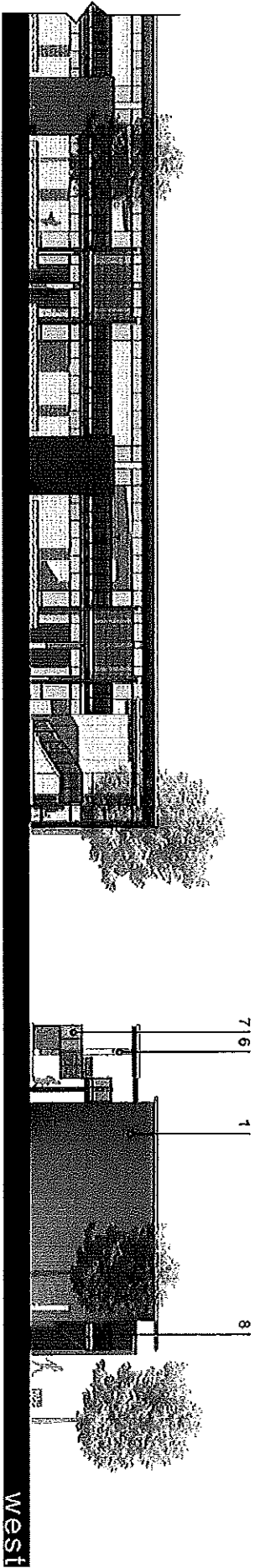
ELEVATIONS - BUILDING 1



north

MATERIALS

1. Metal Cladding - Natural Patina
2. Metal Cladding - Clear Finish and/or Stucco
3. Colored Stucco Finish System
4. High Efficiency Insulated Window System
5. High Efficiency Insulated Glass Door System
6. Cast-in-Place Concrete
7. Perforated Metal Screening
8. Steel Cable Guardrail System
9. Structural Metal Framing
10. Natural Rock Gabion Wall



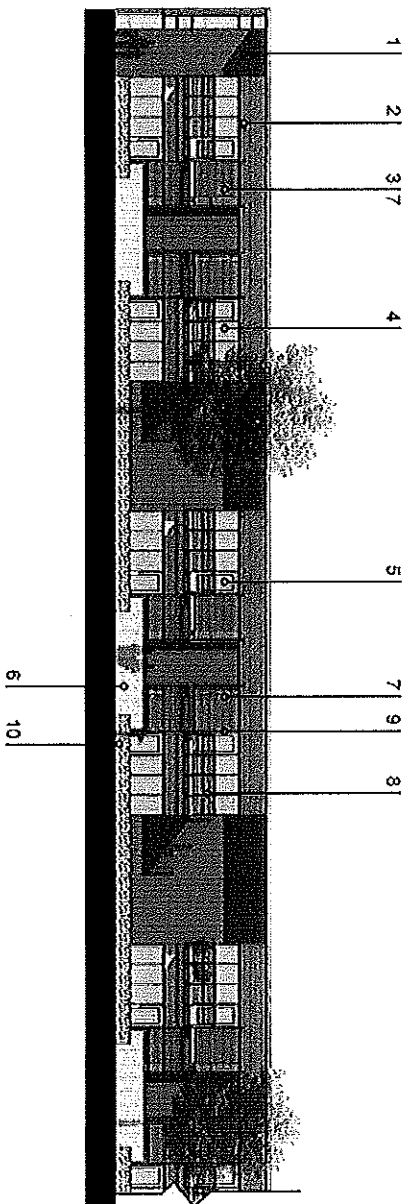
west

2014 PLAYA ESCONDIDA CITY OF HOSES, NEW MEXICO
 JANUARY 29 Urra Family Trust - RMKM ARCHITECTURE
 drawing scale : 1/8" = 1'



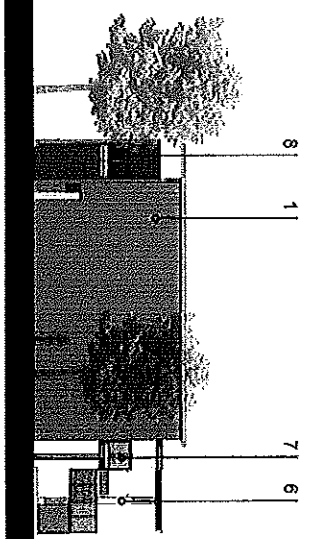
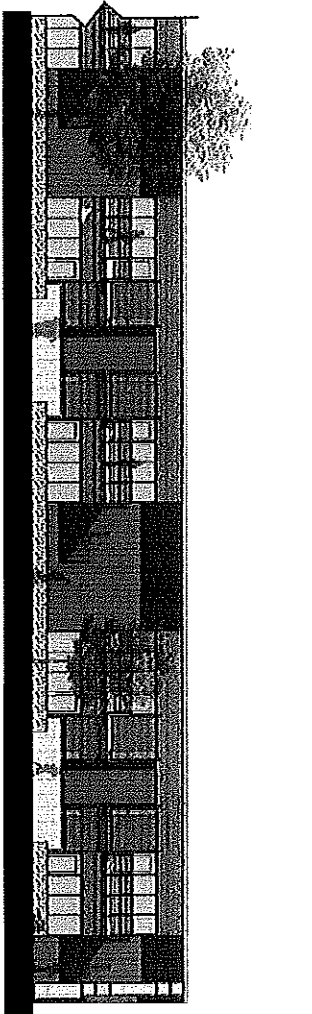
A-06

ELEVATIONS - BUILDING 1



MATERIALS

1. Metal Cladding - Natural Patina
2. Metal Cladding - Clear Finish and/or Stucco
3. Colored Stucco Finish System
4. High Efficiency Insulated Window System
5. High Efficiency Insulated Glass Door System
6. Cast-in-Place Concrete
7. Perforated Metal Screening
8. Steel Cable Guardrail System
9. Structural Metal Framing
10. Natural Rock Gabion Wall



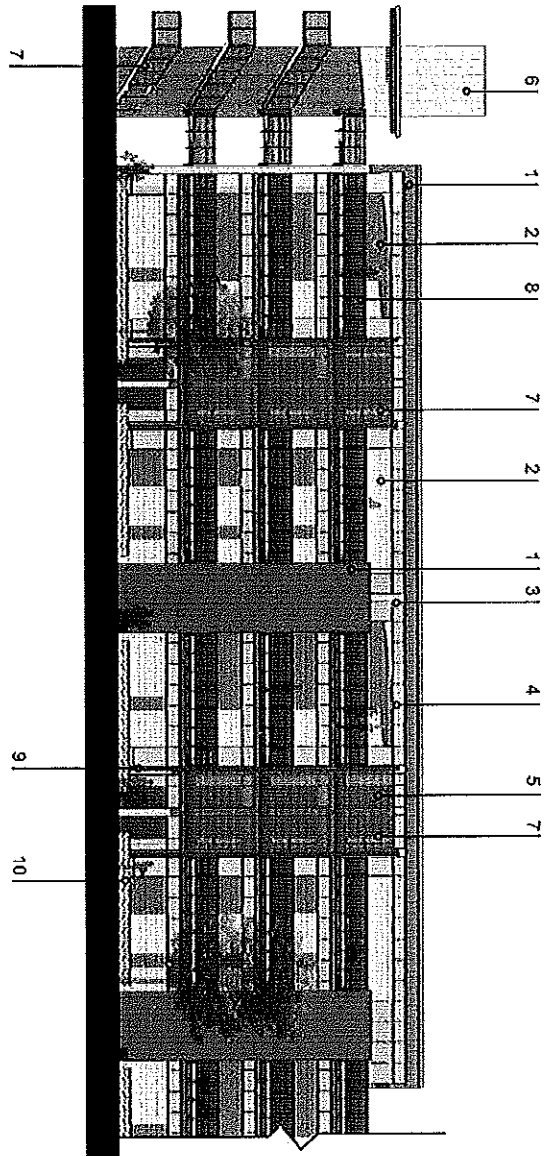
2014 | PLAYA ESCONDIDA | CITY OF HOESB, NEW MEXICO | LANDARY 29 | tierra realty | RPKM | ARCHITECTURE

drawing scale : 1/8" = 1'



A-07

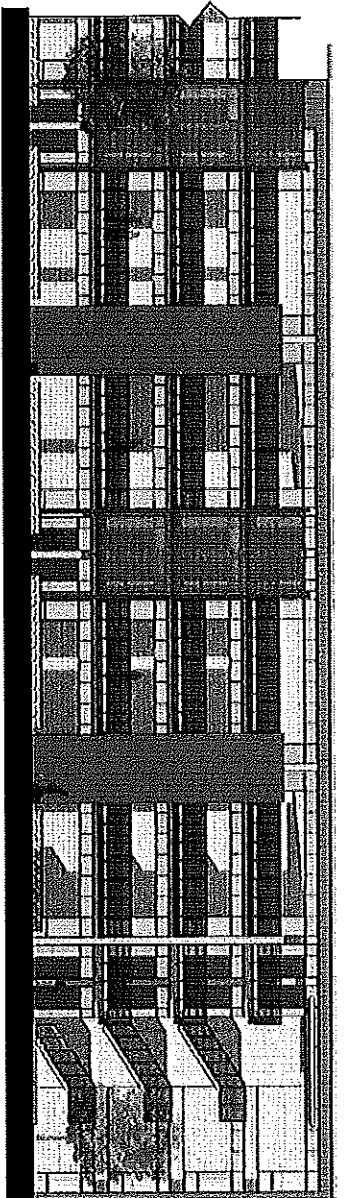
ELEVATIONS - BUILDING 2



north

MATERIALS

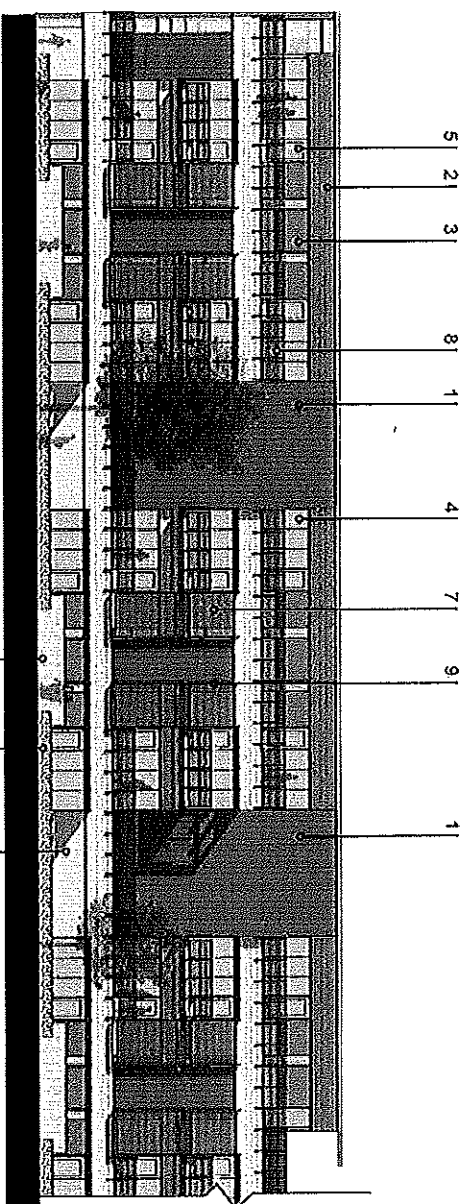
1. Metal Cladding - Natural Patina
2. Metal Cladding - Clear Finish and/or Stucco
3. Colored Stucco Finish System
4. High Efficiency Insulated Window System
5. High Efficiency Insulated Glass Door System
6. Cast-in-Place Concrete
7. Perforated Metal Screening
8. Steel Cable Guardrail System
9. Structural Metal Framing
10. Natural Rock Gabion Wall



west



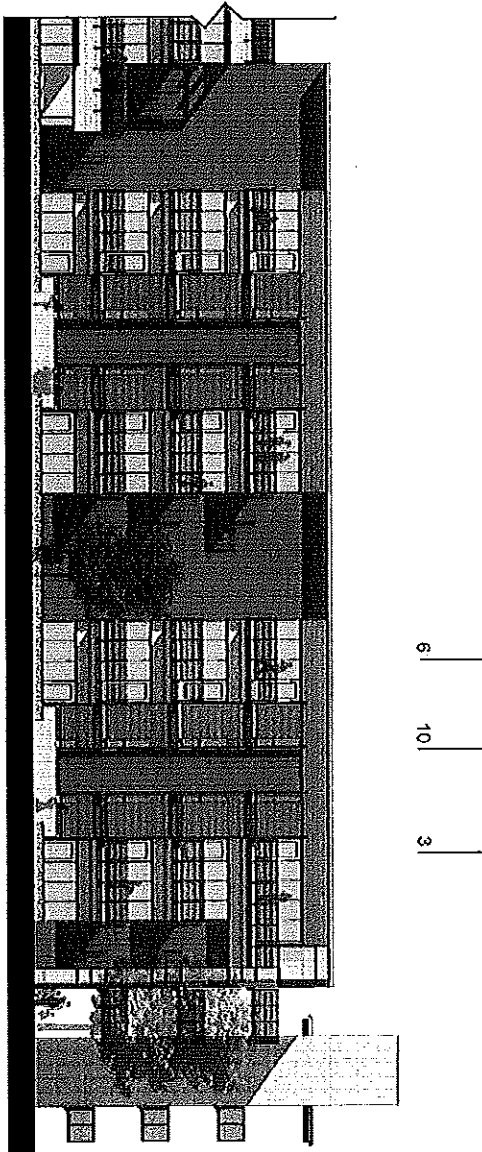
ELEVATIONS - BUILDING 2



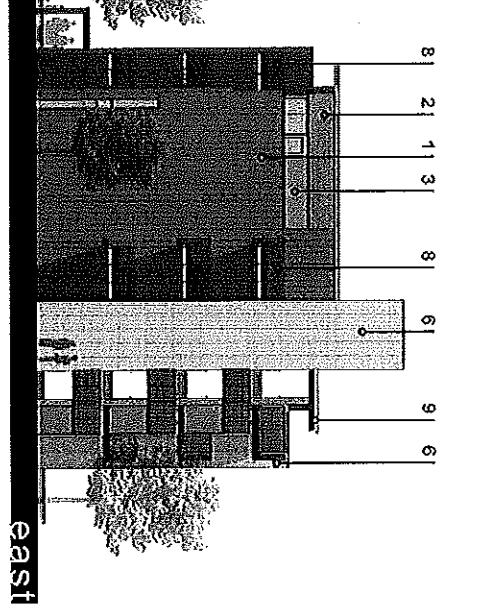
South

MATERIALS

1. Metal Cladding - Natural Patina
2. Metal Cladding - Clear Finish and/or Stucco
3. Colored Stucco Finish System
4. High Efficiency Insulated Window System
5. High Efficiency Insulated Glass Door System
6. Cast-in-Place Concrete
7. Perforated Metal Screening
8. Steel Cable Guardrail System
9. Structural Metal Framing
10. Natural Rock Gabion Wall



East



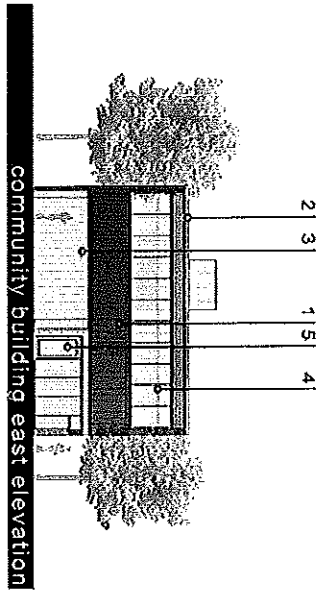
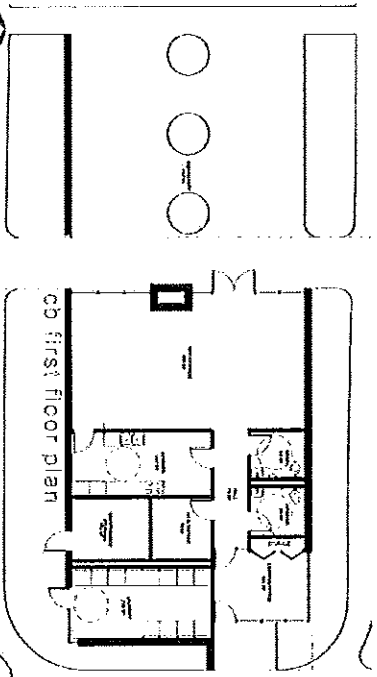
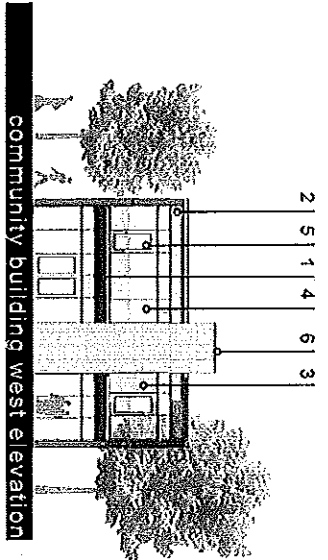
West

2014 PLAYA ESCONDIDA CITY OF HOBBES, NEW MEXICO terra realty trust - RPKM ARCHITECTURE drawing scale : 1/8" = 1'



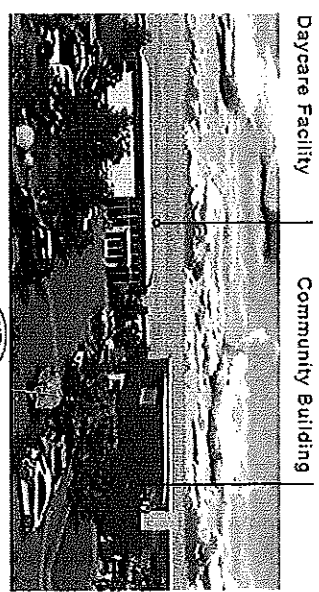
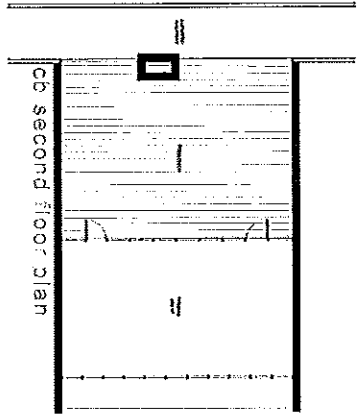
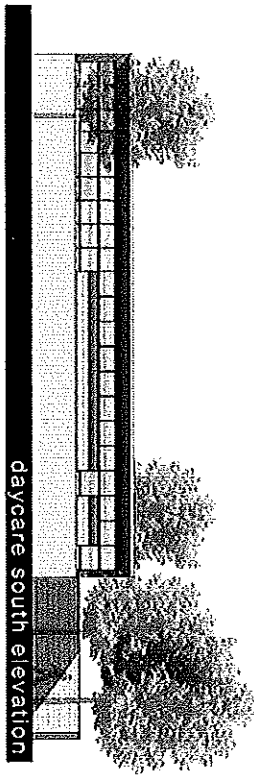
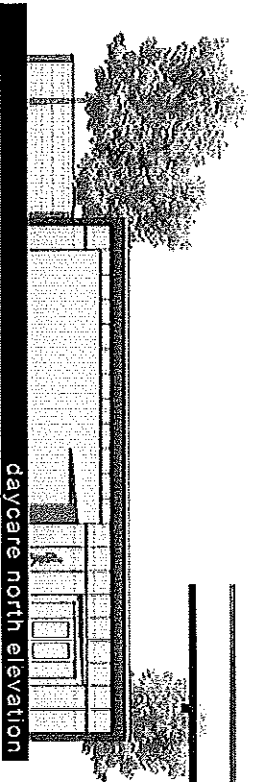
A-09

COMMUNITY BUILDING + DAYCARE FACILITY



MATERIALS

1. Metal Cladding - Natural Patina
2. Metal Cladding - Clear Finish and/or Stucco
3. Colored Stucco Finish System
4. High Efficiency Insulated Window System
5. High Efficiency Insulated Glass Door System
6. Cast-in-Place Concrete
7. Perforated Metal Screening
8. Steel Cable Guardrail System
9. Structural Metal Framing
10. Natural Rock Gabion Wall



2014 JANUARY 29 CITY OF HOBBS, NEW MEXICO terra realty trust RPKM drawing scale : 1/8" = 1'



IA-10

WALL SECTIONS

OUTLINE SPECIFICATION SECTIONS

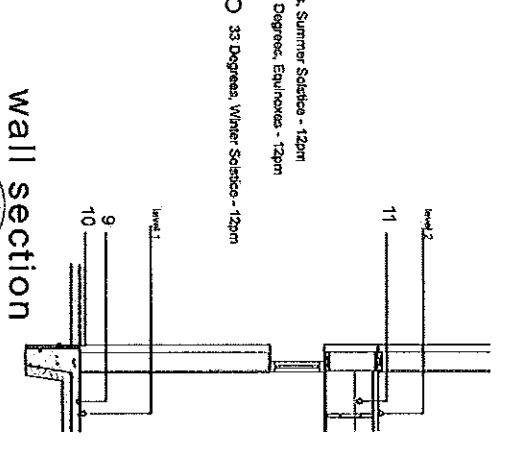
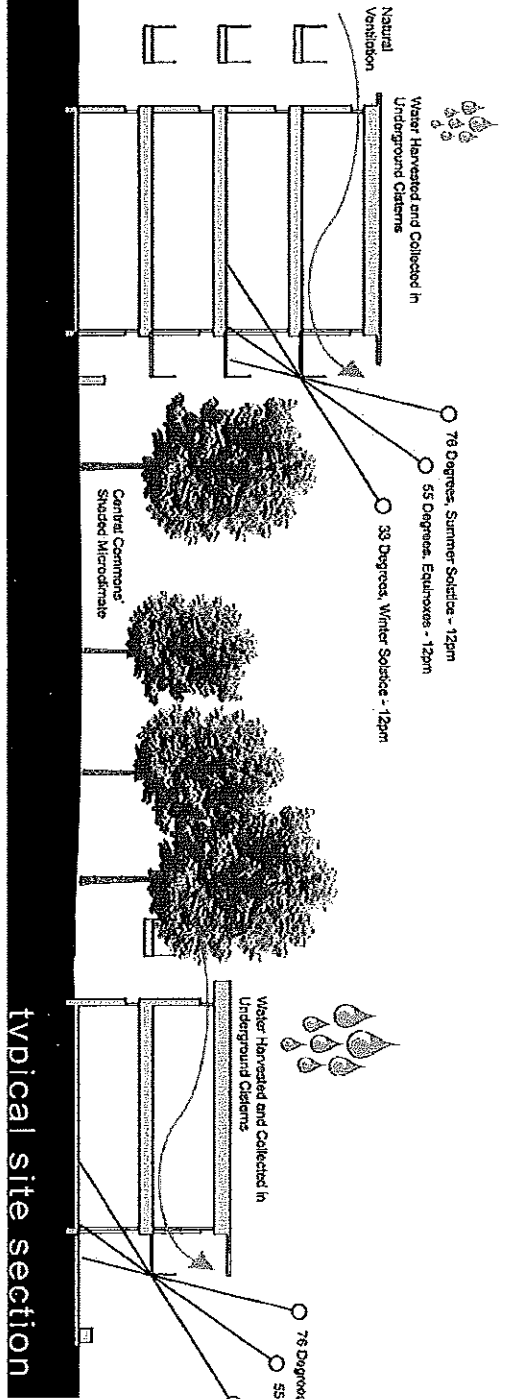
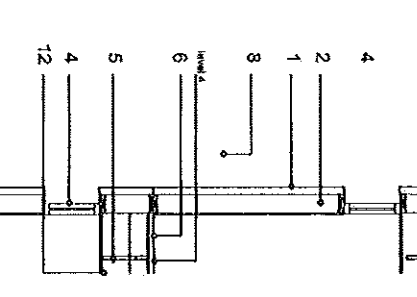
ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE	1.00	CU YD
2	INSULATION	1.00	SQ YD
3	BRICK	1.00	SQ YD
4	PLASTER	1.00	SQ YD
5	PAINT	1.00	SQ YD
6	ROOFING	1.00	SQ YD
7	GLASS	1.00	SQ YD
8	DOORS	1.00	EA
9	WINDOWS	1.00	EA
10	MECHANICAL	1.00	EA
11	ELECTRICAL	1.00	EA
12	FINISHES	1.00	SQ YD

ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE	1.00	CU YD
2	INSULATION	1.00	SQ YD
3	BRICK	1.00	SQ YD
4	PLASTER	1.00	SQ YD
5	PAINT	1.00	SQ YD
6	ROOFING	1.00	SQ YD
7	GLASS	1.00	SQ YD
8	DOORS	1.00	EA
9	WINDOWS	1.00	EA
10	MECHANICAL	1.00	EA
11	ELECTRICAL	1.00	EA
12	FINISHES	1.00	SQ YD

ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE	1.00	CU YD
2	INSULATION	1.00	SQ YD
3	BRICK	1.00	SQ YD
4	PLASTER	1.00	SQ YD
5	PAINT	1.00	SQ YD
6	ROOFING	1.00	SQ YD
7	GLASS	1.00	SQ YD
8	DOORS	1.00	EA
9	WINDOWS	1.00	EA
10	MECHANICAL	1.00	EA
11	ELECTRICAL	1.00	EA
12	FINISHES	1.00	SQ YD

ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE	1.00	CU YD
2	INSULATION	1.00	SQ YD
3	BRICK	1.00	SQ YD
4	PLASTER	1.00	SQ YD
5	PAINT	1.00	SQ YD
6	ROOFING	1.00	SQ YD
7	GLASS	1.00	SQ YD
8	DOORS	1.00	EA
9	WINDOWS	1.00	EA
10	MECHANICAL	1.00	EA
11	ELECTRICAL	1.00	EA
12	FINISHES	1.00	SQ YD

- MATERIALS**
1. Metal Cladding
 2. Natural Paving with Weather Barrier
 3. High Performance Insulation (R-21 or better)
 4. High Performance Roofing (R-38 or better)
 5. High Efficiency Insulated Window System
 6. Wood Joist - Open Veeb
 7. Metal Facade
 8. Open Cable Paving
 9. Slip-on-Cable
 10. Perimeter Insulation
 11. Acoustic Insulation
 12. Fire Sprinkler System within Jet Zone



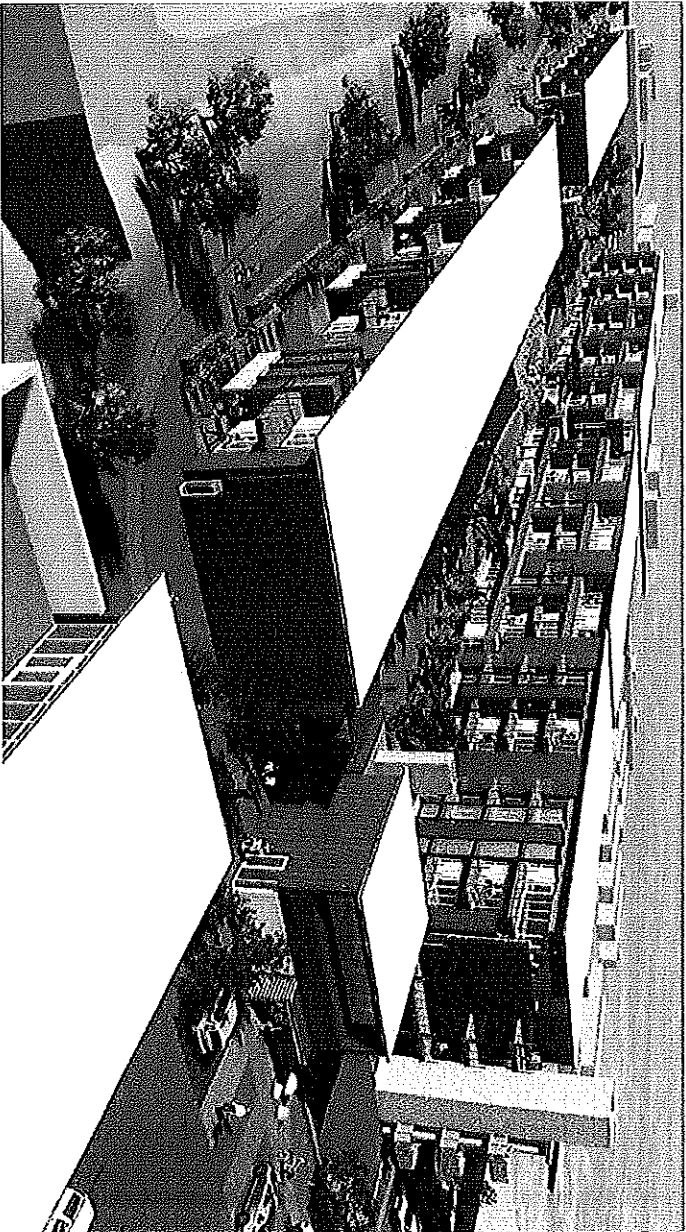
2014 PLAYA ESCONDIDA CITY OF HOBBS, NEW MEXICO
 JANUARY 29 Urra really RRMKM
 ARCHITECTURE drawing scale : 1/8" = 1' - site section
 1/2" = 1' - wall section



PERSPECTIVES



top: view from nw corner . bottom: view of ne corner



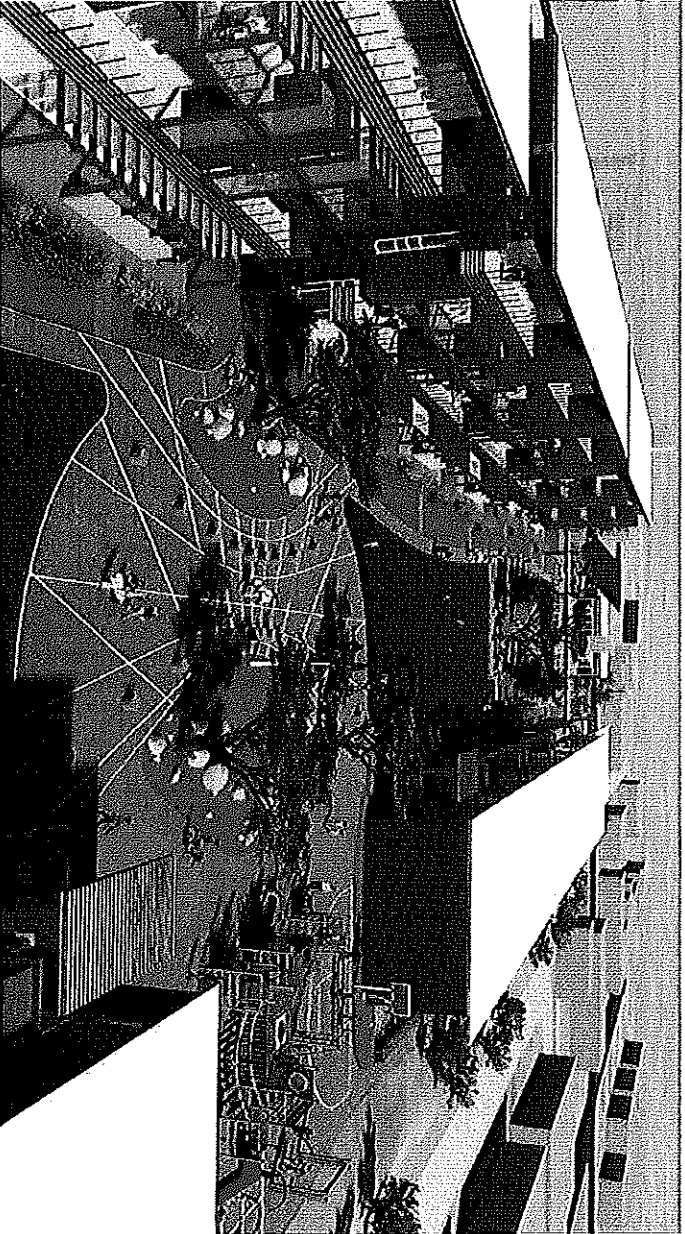
view from se corner

2014 JANUARY 26 CITY OF HOBBS, NEW MEXICO PLAYA ESCONDIDA terra realty trust - R/M/K/M ARCHITECTURE



A-12

PERSPECTIVES



central commons



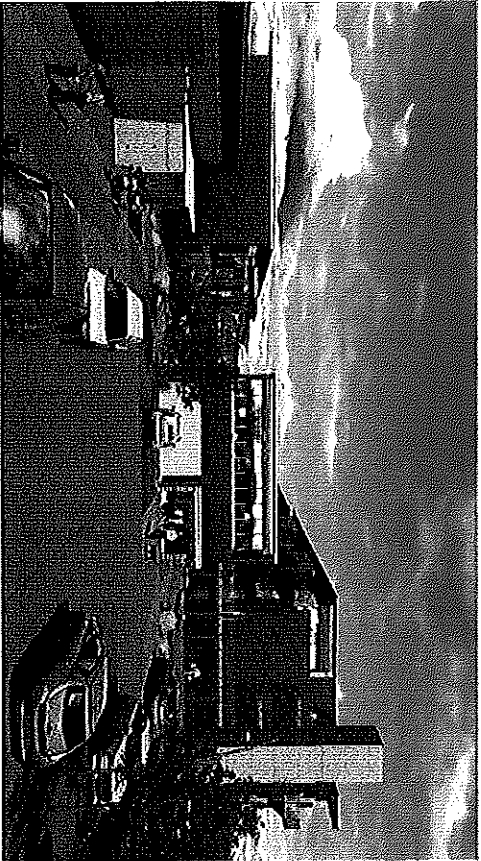
central commons solar court and play area

2014 | PLAYA ESCONDIDA | CITY OF HOESB, NEW MEXICO | terra really trust - RJKM | ARCHITECTURE | JANUARY 25



A-13

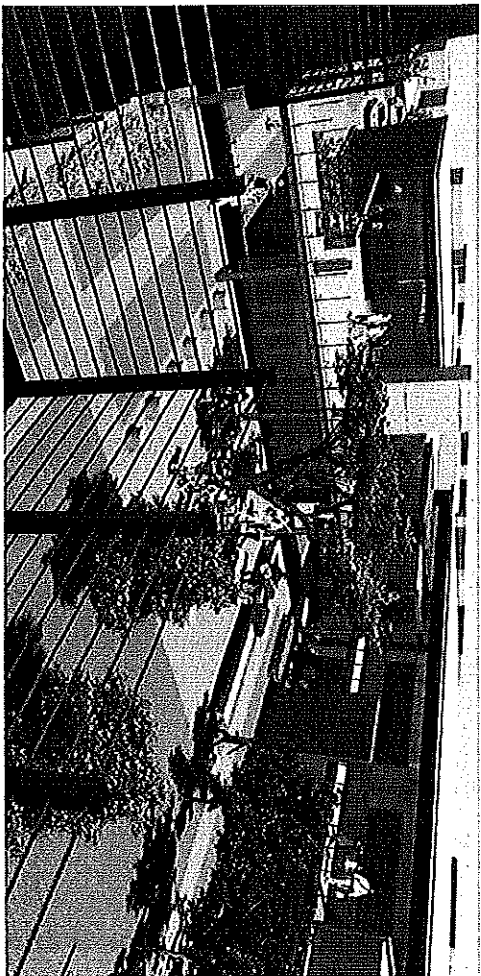
PERSPECTIVES



view looking west at community building



elevated circulation balcony



view looking east at community building



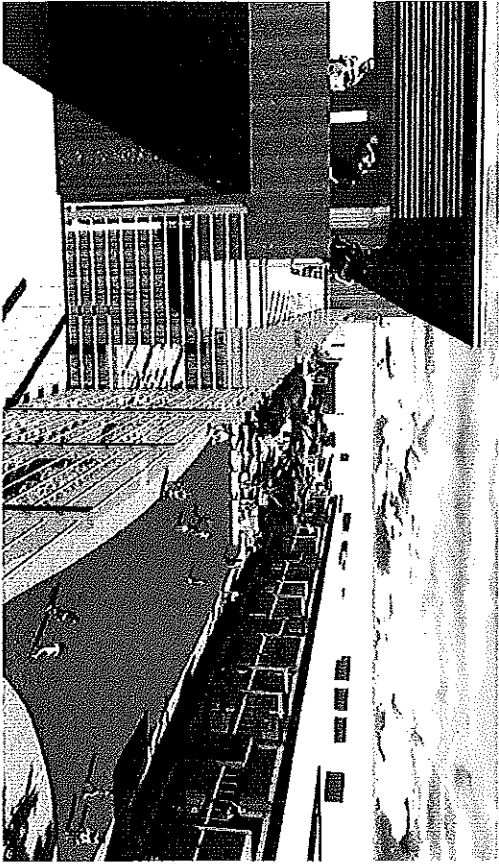
elevated circulation balcony and community building

2014 PLAYA ESCONDIDA CITY OF HOBBS, NEW MEXICO TERRA REALTY RPKM trust ARCHITECTURE JANUARY 29



A-14

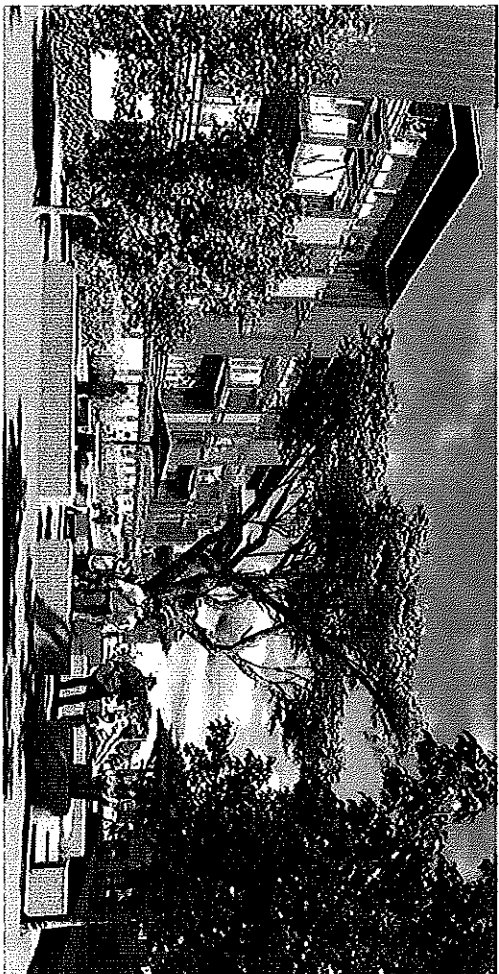
PERSPECTIVES



looking down on central commons



central commons and elevated circulation balcony



central commons



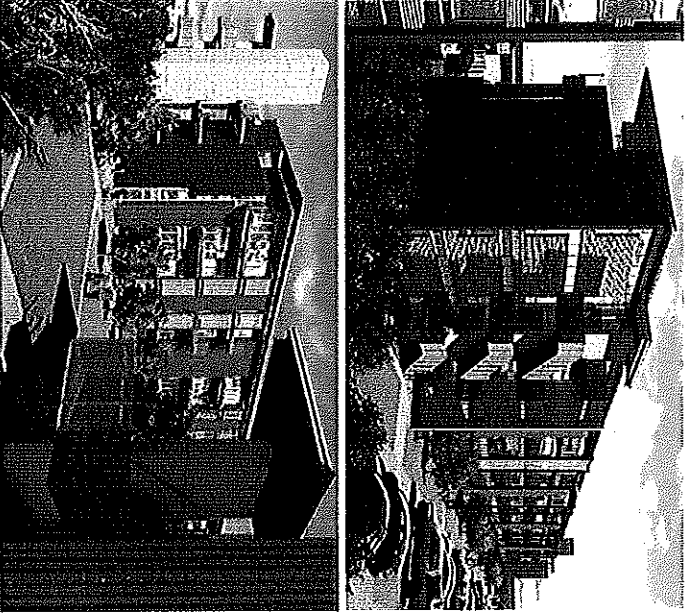
central commons

2014 PLAYA ESCONDIDA CITY OF HOJES, NEW MEXICO
JANUARY 29 terra reilly trust - RMKM ARCHITECTURE

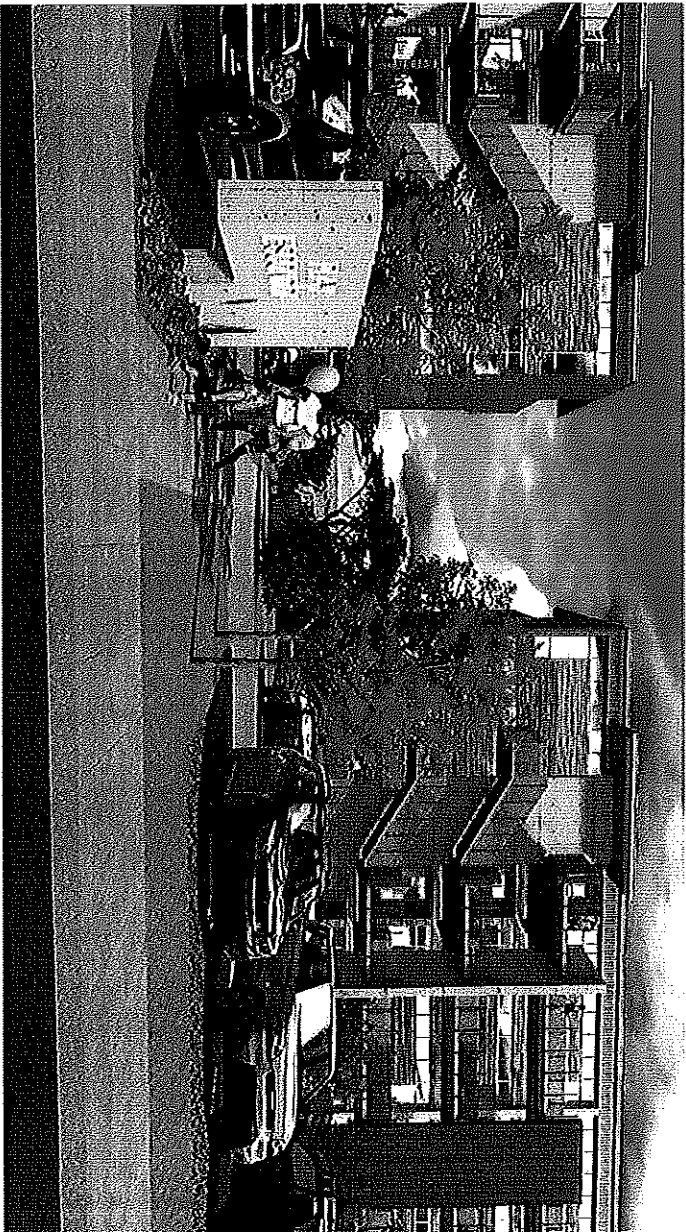


A-15

PERSPECTIVES



building 4 and common garden



site signage and buildings 2+4

2014 CITY OF HOBBES, NEW MEXICO
JANUARY 29 PLAYA ESCONDIDA terra reilly
RMKM trust-ARCHITECTURE



A-16

ii. Scoring Criteria - As stated above, TRT has completed 14 other similarly funded affordable, market and mixed income housing communities throughout New Mexico.

All communities were developed on-time and on-budget and all are performing above initial proforma projections.

Stephen G. Crozier, founder and CEO of TRT, has developed over 4,000 apartment units in various parts of the US. The following is Stephen G. Crozier's curriculum vitae:

Resume of Experience
**Tierra Realty Trust/
Stephen G. Crozier**

Stephen G. Crozier has 25 years of real estate development, acquisition and asset management experience and is President and Founder of Tierra Realty Trust. Crozier has been responsible for the planning and development of over 4,000 housing units in various parts of the country.

Tierra Realty Trust (TRT) located in Taos, New Mexico, is a real estate development and investment company focusing on the development, opportunistic acquisition and long-term ownership and asset management of TRT's affordable and mixed-income multifamily communities in rural and select urban infill markets throughout the State of New Mexico.

It is Crozier's philosophy that the built environment where people live, work, shop and recreate has a significant and underlying impact on one's quality of life and psyche. Crozier believes through the use of good architecture, sensitive land planning, and sustainable building practices the built environment will enhance a community, a neighborhood, a streetscape and even the individual. If one has the opportunity to create or redevelop the built environment then one has the responsibility to utilize these fundamental building elements.

Prior to the formation of Tierra Realty Trust, Crozier was a Development Manager for Security Capital Pacific Trust located in Santa Fe, NM. Security Capital Pacific Trust is one of the country's preeminent real estate investment trusts focusing on the development and acquisition of multifamily communities in the Southwest, Pacific Northwest and California. Crozier was responsible for the development, acquisition and long-term property performance of multifamily projects in Albuquerque, NM, Santa Fe, NM, Reno, NV and the San Francisco Bay Area. In addition, Crozier was responsible for the construction management of Homestead Village corporate affordable housing in Austin, TX and Houston, TX.

Prior thereto, while attending Columbia University's Masters Program in Real Estate Finance, Crozier was an Associate with Related Capital Company. Related Capital Company, now Centerline, is one of the country's leading syndicator and developer of Housing Tax Credit communities.

Crozier is also a founding member of the Great Plains Restoration Council (GPRC). A non-profit organization devoted to restoring the ecological health of a significant portion of the North American Great Plains ecosystem. To learn more, visit GPRC's web page at www.gprc.org.

Education

BA Economics Brown University - 1987
BA Business Management

MS Real Estate Finance Columbia University - 1994

Professional Affiliations

NMAA Member
ULI Member

Tierra Realty Trust
Stephen G. Crozier

COMPLETED DEVELOPMENTS

Housing

Tierra Montosa, Taos, NM: 44 Apartment Units of Housing Tax Credit/1997 Tax Credit Award
La Tierra Apartment Homes, Ruidoso, NM: 60 Units of Housing Tax Credit/1997 Tax Credit Award
Loma Parda Courtyard Homes, Taos, NM: 60 Units of Housing Tax Credit/1999 Tax Credit Award
Eagle View Plaza, Picuris Pueblo: 16 Units of Housing Tax Credit/1999 Tax Credit Award
Ladera Apartment Homes, Ruidoso Downs, NM: 60 Units of Housing Tax Credit/2000 Tax Credit
Reservation
Walnut Street Courtyard Homes, Clayton, NM: 25 Units of Housing Tax Credit/2000 Tax Credit
Reservation
Azotea Senior Apartment Homes, Alamogordo, NM: 60 Units of Housing Tax Credit/2004 Tax
Credit Award
Cottonwood Commons, Alamogordo, NM: 60 Units of Housing Tax Credit/2005 Tax Credit Award
El Cerrito, Taos, NM: 60 Units of Housing Tax Credit/2005 Tax Credit Award
Wilshire Gardens, Roswell, NM: 90 Units of Housing Tax Credit/2006 Tax Credit Award
Lolomas, Clovis, NM: 55 Units of Housing Tax Credit/2007 Tax Credit Award
La Pradera, Hobbs, NM: 60 Units of Housing Tax Credit/2009 Tax Credit Award
Hotel Clovis Lofts: 60 Units of Housing Tax Credit/2010 Tax Credit Award

The Meadows, Santa Fe, NM: 296 Units Multifamily Moderate Income
Vistas at Seven Bar, Albuquerque, NM: Phase I 364 Units Multifamily Moderate Income
Vista Ridge Apartments, Reno, NV: 464 Units Multifamily Moderate Income
The Foothills, Santa Fe, NM: 414 Units Multifamily Moderate Income- Zoning Approvals Only
Villas at Santa Rita, Dublin, CA: 324 Units Multifamily Middle Income- In Planning Process
Hacienda Park, Pleasanton, CA: 520 Units Multifamily Middle Income- In Planning Process

Homestead Village, Austin, TX: 112 Units of Corporate Affordable Housing
Homestead Village, Austin, TX: 96 Units of Corporate Affordable Housing
Homestead Village, Austin, TX: 96 Units of Corporate Affordable Housing
Homestead Village, Houston, TX: 112 Units of Corporate Affordable Housing

UNDER CONSTRUCTION

Housing

Taos Haus +6, 30 Units of Housing Tax Credit/2012 Tax Credit Award

AWARDS

Providence Preservation Society – 1990 Restoration of the Year Award- Armory District-
Providence, RI
NMMFA 2002 Design Excellence Award – Eagle View Plaza – Picuris Pueblo, NM
NMMFA 2001 HTC Design Competition Award-P'oh'kay Village-San Juan Pueblo, NM
NMMFA 2003 HTC Design Competition Award-Ladera Apartment Homes-Ruidoso Downs, NM
NMMFA 2003 HTC Design Competition Award-Walnut Street Courts, Clayton, NM
NM Apartment Association- 2003 Senior Housing Design Excellence Award- Loma Parda – Taos,
NM
NMMFA 2004 HTC Design Competition Award-Azotea Senior Apartment Homes- Alamogordo,
NM
NMMFA 2005 HTC Design Competition Award-Cottonwood Commons- Alamogordo, NM
NMMFA 2005 HTC Design Competition Award-El Cerrito- Taos, NM
NMMFA 2006 HTC Design Competition Award-Wilshire Gardens- Roswell, NM
NMMFA 2009 HTC Design Competition Award-La Pradera- Hobbs, NM
NMMFA 2010 HTC Design Competition Award-Playa Escondida- Hobbs, NM
NMMFA 2011 HTC Design Competition Award-Playa Escondida- Hobbs, NM

iii. Scoring Criteria - As stated above, TRT has completed 14 other similarly funded affordable, market and mixed income housing communities throughout New Mexico. All communities were developed on-time and on-budget and all are performing above initial proforma projections. TRT is a long term owner and has no interest in selling its portfolio of properties. With this business plan in mind, TRT carefully designs its communities to age gracefully over time or in other words TRT chooses exterior and interior materials and finishes that do not require any long term maintenance. In addition, TRS is the property management company of all of TRT's properties. TRS is a wholly owned subsidiary of TRT. TRS resume is as follows:

**TIERRA
REALTY
SERVICES, LLC**

440 galisteo street
santa fe, nm 87501
505.428.0190
505.428.0191 f

Tierra Realty Services, LLC

Lead Social Service Provider Organization

Overview

A wholly owned-subsiidary of Tierra Realty Trust, LLC ("TRT"), Tierra Realty Services , LLC ("TRS"), is a full service property management firm focusing on the on-site property management and overall asset management of TRT's affordable and mixed-income multifamily communities in the State of New Mexico. TRS is chartered with meeting all of TRT Community Property NMMFA Social Service Programs, NMMFA LURA and NMMFA/Federal Section 42 Regulations.

TRS currently provides 24 hour property management services to the following properties:

Tierra Montosa, Taos, NM: 44 Apartment Units/Housing Tax Credit/1997 Tax Credit Award
La Tierra Apartment Homes, Ruidoso, NM: 60 Units/Housing Tax Credit/1997 Tax Credit Award
Loma Parda Courtyard Homes, Taos, NM: 60 Units/Housing Tax Credit/1999 Tax Credit Award
Ladera Apartment Homes, Ruidoso Downs, NM: 60 Units/Housing Tax Credit/2000 Tax Credit Award
Azotea, Alamogordo, NM: 60 Units/Housing Tax Credit/2004 Tax Credit Award
Cottonwood Commons, Alamogordo, NM: 60 Units/Housing Tax Credit/2005 Tax Credit Award
El Cerrito, Taos, NM: 56 Units/Housing Tax Credit/2005 Tax Credit Award
Wilshire Gardens, Roswell, NM: 90 Units/Housing Tax Credit/2005 Tax Credit Award
Lolomas, Clovis, NM: 55 Units/Housing Tax Credit/2007 Award
La Pradera, Hobbs, NM: 60 Units/ Housing Tax Credit/2009 Award

Each property offers 24 hour professional property management services provided by on-site experienced and certified Community Managers and Maintenance Technicians. The property personnel are supported by TRS's corporate office located in Taos, NM employing five (5) full time professionals dedicated to providing the best possible living and working experience for all of TRS employees and residents.

Key Personnel

Stephen G. Crozier:	Founder and Chief Executive Officer
Melissa Babcock:	Regional Social Service Coordinator Regional Compliance Manager
Melissa Webber:	Director of Accounting
Rex Goodin:	Regional Maintenance Supervisor
Christopher D. Crozier:	Research and Development/Project Manager

Social Service Experience

Since 1998, Tierra Realty has been delivering exceptional social living experiences for its residents throughout New Mexico from Taos to Alamogordo. With a combined real estate and property management experience of key personnel of over 50 years, Tierra Realty's management depth provides a highly coordinated and meaningful Social Service program to its residents. Tierra Realty has been involved in providing numerous social service programs at its properties as follows:

Programs

Community Gardens and Harvesting
Fruit Orchards and Harvesting
Farmers' Markets
Resident Sustainability Education
Master Gardeners Educational Seminars
Financial, Job and Computer Literacy Training
Meals on Wheels
Art Education and Art Exhibits
Thanksgiving Turkey Giveaways
On-site Healthcare Education and Awareness

Partnership Agencies

Community Against Violence, Taos, NM
COPE, Alamogordo, NM
Los Ancianos, Taos, NM
Meals on Wheels
Regions VI Housing Authority, Roswell, NM
Taos County Housing Authority, Taos, NM
Master Gardeners of NM
Positive Energy, Santa Fe, NM
Alamogordo Senior Center, Alamogordo, NM
Joy Center, Roswell, NM
City of Clovis Older Adults Center, Clovis, NM
Interim Healthcare of New Mexico
Ruidoso Senior Center, Ruidoso, NM
Ruidoso Downs Senior Center, Ruidoso Downs, NM
Recycle Taos, Taos, NM
Clovis Housing and Redevelopment Agency, Clovis, NM
Golden Spread Rural Frontier Coalition
Taos Center for the Arts, Taos, NM
Neighborhood Housing Services, Santa Fe, NM
Cradles and Crayons Daycare of NM

Professional Affiliations

Member of Apartment Association on NM
ULI Member

PLAYA ESCONDIRA
9% HTC
60 UNITS-PHASE II
SOURCES AND USES OF FUNDS

SOURCES OF FUNDS	
LP HTC Contribution	9,600,000
Permanent Loan	1,560,000
HOME Funds	400,000
NIMSBTC	0
Developer Note	0
City	1,285,000
TOTAL SOURCES OF FUNDS	12,845,000

USES OF FUNDS	TOTAL USES	ELIGIBLE 30% PV	ELIGIBLE 70% PV	NON ELIGIBLE	TOTAL PER UNIT	ASSUMPTIONS REAL ESTATE/EQUITY	DEBT	#REFI
Land/building acquisition	304,000	0	0	304,000	5,067	Total Units	Type:	0
Cost Certifications/Avail	15,000	0	15,000	0	230	Credit Price	60	0
Title Insurance/Closing & Recording	75,000	0	37,500	37,500	1,250	Credit Rate 30% PV	\$0.9413	0
HTC Legal Fee	45,000	0	35,000	10,000	750	Credit Rate 70% PV	3.24%	360
Hard Cost Residential	9,885,600	0	9,885,600	0	164,427	Credit Rate 70% PV	7.50%	6,50%
Owner's G/L/Builder's Risk	24,927	0	24,927	0	415	30% Bonus	Yes	0
Landscaping	150,000	0	150,000	0	2,500	%Age Market Rate	0.00%	400,000
Architect	100,000	0	100,000	0	1,667	%Age Low Income	100.00%	480
Architect Inspection	10,000	0	10,000	0	167	Hard Cost \$/sf	180.00	0.00%
Engineer	65,000	0	65,000	0	1,083	Rehab Cost/Unit	-	0
Engineer Inspection	2,500	0	2,500	0	42	Building Acquisition Cost/Unit	-	0
Boundary Survey	5,500	0	5,500	0	92	Land Cost \$/land sf	\$1.74	0
As-Built Survey	5,500	0	5,500	0	92	Site Average	4.00	0
Phase I Environmental	8,000	0	8,000	0	138	Total Gross sq-New	174,240	0
Geotechnical	7,500	0	7,500	0	125	Total Gross sq-Rehab	61,690	0
Market Study	6,500	0	6,500	0	108	Total Heated sf-CB	-	0
Soft Cost/Recurture Contingency	0	0	0	0	0	Constr. Period (Months)	12	1.00%
Appraisal	7,500	0	7,500	0	125	Lease-up Period (Months)	12	1.00%
Predevelopment Loan Interest/Fees	7,500	0	7,500	0	125	Construction Start/UP Closing	5/31/2016	1.34
Reproducible	2,500	0	2,500	0	42	PIS/Construction Complete	5/31/2017	1.29
Lease-up/Marketing	15,000	0	0	15,000	250	Permt. Loan Conversion	12/15/2017	1.33
Community Building F&E	15,000	0	15,000	0	230	P&BVC TEST		
Sewer/Water Tap Fees	0	0	0	0	0	%Age of Eligible Basis	NA	
Building Permit Fees	0	0	0	0	0	%Age of Total Permanent Funds	NA	
Bonding	87,270	0	87,270	0	1,455	AVERAGE RENT	\$539	
Construction Interest	295,000	0	105,000	190,000	4,917			
Construction Loan Fees	150,000	0	150,000	0	2,500			
Permt. Loan Fees/Fees/Screws	75,000	0	0	75,000	1,250			
Operating Reserves	163,707	0	0	163,707	2,728			
HTC Fees	76,496	0	0	76,496	1,275			
Developer Fee	1,260,000	0	0	0	0			
Deferred	11,03%	0	0	0	0			
Paid	10.88%	0	1,260,000	0	21,000			
TOTAL	12,845,000	0	11,973,297	\$71,703	214,083			

BASIS ADJUSTMENTS
30% Bonus/Hard to Develop
Percentage Market Rate
TOTAL ADJUSTMENTS

Yes	No
0	3,591,989
0	0
0	3,591,989

QUALIFIED BASIS
Credit Rate
Credit Amount
WFA 2015 Allocation Cap
WFA 2015 Allocation Request

0	15,565,287
3.24%	7,50%
0	1,167,397
0	1,150,000
0	1,019,940



CITY OF HOBBS
COMMISSION STAFF SUMMARY FORM

MEETING DATE: January 5, 2015

SUBJECT: Resolution Approving a Memorandum of Understanding With Southwestern Public Service Company Extending the Current Franchise Agreement with the City of Hobbs Until September 30, 2016

DEPT. OF ORIGIN: Legal Department
DATE SUBMITTED: December 30, 2014
SUBMITTED BY: Michael H. Stone, City Attorney

Summary:

The City has been in negotiations with Xcel (Southwestern Service Company) regarding their Franchise Agreement with the City. The City has proposed to include provisions for Xcel to replace the City's street lighting to LED. The upgrade to LED lighting would be a significant energy savings to the City. The project will require Xcel to make application with the Public Regulation Commission to seek approval for a new tariff. Xcel estimates it will take approximately a year and one-half to accomplish the process.

The current Franchise Agreement will be extended until September 30, 2016, on a month-to-month basis. The proposed Memorandum of Understanding is attached hereto.

Fiscal Impact:

There is no additional fiscal impact to the City during the extension period.

Reviewed By:
Finance Department

Attachments:

Memorandum of Understanding

Legal Review:

Approved As To Form:
City Attorney

Recommendation: The Commission approve the Resolution

Approved For Submittal By:

Department Director

City Manager

CITY CLERK'S USE ONLY
COMMISSION ACTION TAKEN

Resolution No. _____ Continued To: _____
Ordinance No. _____ Referred To: _____
Approved _____ Denied _____
Other _____ File No. _____

CITY OF HOBBS

RESOLUTION NO. 6242

A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING WITH SOUTHWESTERN PUBLIC SERVICE EXTENDING THE CURRENT FRANCHISE AGREEMENT WITH THE CITY OF HOBBS UNTIL SEPTEMBER 30, 2016

WHEREAS, the City of Hobbs has been in negotiations with Xcel (Southwestern Service Company) regarding their Franchise Agreement with the City; and

WHEREAS, the City of Hobbs proposes to include a provision for Xcel to replace City streetlights to LED; and

WHEREAS, the upgrade to LED lighting will be a significant energy savings to the City; and

WHEREAS, the project will require Xcel to make application to the Public Regulation Commission for approval of a new tariff and Xcel estimates that this will take approximately a year and one-half; and

WHEREAS, the current Franchise Agreement will be extended on a month-to-month basis until September 20, 2016;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF HOBBS, NEW MEXICO, that the Mayor be and hereby is, authorized and directed to execute on behalf of the City of Hobbs this resolution approving the Memorandum of Understanding with Southwestern Public Service extending the current Franchise Agreement until September 30, 2016 on a month-to-month basis.

PASSED, ADOPTED AND APPROVED this 5TH day of January, 2015.

SAM D. COBB, Mayor

ATTEST:

JAN FLETCHER, City Clerk

Memorandum of Understanding
City of Hobbs, New Mexico and Southwestern Public Service Company
Franchise Agreement – Ordinance 782 Dated March 30, 1989

The City of Hobbs, New Mexico ("Hobbs") and Southwestern Public Service Company ("SPS") enter into this memorandum of understanding concerning the extension of the existing Franchise Agreement ("Agreement"), Ordinance 782, dated March 30, 1989.

1. Hobbs and SPS agree that the Agreement is extended until September 30, 2016. Hobbs and SPS agree that the Agreement shall continue on a month-to-month basis after September 2016 until Hobbs and SPS negotiate a long-term franchise agreement.

2. SPS recognizes the desire of Hobbs to implement energy efficiency measures and the desire for SPS to begin a process to convert the SPS-owned municipal street lights within the city limits of Hobbs to LED lighting. SPS and Hobbs agree to discuss and evaluate the development and implementation of a detailed project plan to achieve the goal of street light conversion to LED lighting including type of lighting, costs associated, and relamping timeframe among other items. The plan may include Hobbs utilizing a portion of the collected franchise fee, on an annual basis, to pay for the cost of this conversion to LED street lighting. Realizing that this will also require SPS to make a tariff filing at the New Mexico Public Regulation Commission ("NMPRC") and to obtain the NMPRC's approval for the tariff, Hobbs and SPS agree that this plan will be completed during the month-to-month extension periods of the Agreement and is contingent on NMPRC tariff approval prior to implementation.

AGREED TO AND ACCEPTED BY:
City of Hobbs, New Mexico

By: _____
Sam D. Cobb
Mayor

Date: _____

AGREED TO AND ACCEPTED BY:
Southwestern Public Service Company

By: _____
David T Hudson
President and CEO

Date: _____



CITY OF HOBBS
COMMISSION STAFF SUMMARY FORM

MEETING DATE: January 5, 2015

SUBJECT: CONSIDER APPROVING RE-CLASSIFICATION OF FUNDS TO FUND THE INSTALLATION OF ADDITIONAL SYNTHETIC TURF IN THE OUTFIELDS ON PAUL WHITE, NICHOL SHEPARD, McNEIL AND CAMPBELL FIELDS AT COMPLEX I

DEPT. OF ORIGIN: Parks and Recreation
DATE SUBMITTED: December 29, 2014
SUBMITTED BY: Doug McDaniel, Director of Parks and Recreation

Summary:

Currently, Sprinturf is in the process of installing synthetic turf on 12 baseball/softball fields and one football field at Complex I, II, III. In the original project, synthetic turf is only being installed on the infields at Paul White, Nichol Shepard, McNeil and Campbell Fields which are used for youth baseball/softball at Complex I.

It is anticipated that there will be budget funds remaining in the original project in the amount of \$206,301.55 once all work in the original project is complete. There are also change order credits in the amount of \$345,888.43 from Sprinturf which are attached.

Staff is recommending that consideration be given to approving the re-classification of funds (\$424,230) to fund the installation of additional synthetic turf in the outfields on these four youth baseball/softball fields. The playing surface on these four fields would then be completely covered with synthetic turf just as Varsity, Junior Varsity, Sanger and Baker Fields.

By installing synthetic turf on the entire fields on these four fields, it will eliminate watering, fertilizing/weed control, mowing, painting foul lines and other costs associated with the labor of maintaining the outfields. It will also provide a safe (bad hops are eliminated) and top quality playing surface for the youth softball and baseball participants.

If funding is approved, each of the 8 softball/baseball fields at Complex I & II will have playing surfaces made up entirely of synthetic turf which will result in the reduction of costs associated with maintaining natural grass fields mentioned above as well as no longer having to chalk batter's boxes and foul lines and maintain infields.

Below, is a re-cap of the cost associated with funding the installation of turf in the outfields:

Sprinturf Change Order for additional 115,630 square feet of synthetic turf:	\$766,373
Allowance for Sand:	\$ 65,020
Contingency:	\$ 82,750
GRT on above three (3) items:	<u>\$ 62,276</u>
	Total
	\$976,419
Budget funds remaining from original project:	\$206,301
Sprinturf Change Order #6, #8, #9 Credits	\$345,888
Re-classification of Jefferson Park Expansion project funds:	\$ 51,764*
Re-classification of Del Norte Park funds :	<u>\$372,466</u>
	\$976,419

*This project is complete

Fiscal Impact:

Reviewed by: 
Finance Department


There will be no budgetary cash impact.

If the above request is approved by the City Commission, funds remaining from the original project (\$206,301), funds reclassified (\$424,230) and the change order credits (\$345,888) will fund this request in the amount of \$976,419.00.

		<u>Balance</u>
Synthetic Turf Project Budget Line:	001-0321-050-44901-00186	\$206,301
Jefferson Park Expansion Budget Line:	001-0320-050-44901-00060	\$ 51,764
Del Norte Park Improvements Budget Line	001-0320-050-44901-00013	\$372,612

Additionally, there will be a substantial overall reduction in re-occurring costs related to eliminating irrigation where synthetic turf replaces natural grass. There will also be a reduction in maintenance performed by staff (chalking, dragging infields, mowing, irrigating, spraying of chemicals, irrigation repairs, etc.).

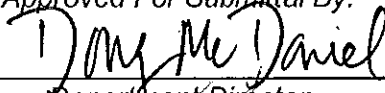

Legal Review:

Approved As To Form:

City Attorney

Recommendation:

Staff recommends reclassification of funds in the amount of \$415,508 as noted above to provide funding in the amount of \$951,432 (includes GRT) for the installation of additional synthetic turf in the outfields on Paul White, McNeil, Campbell and Nichol Shepard Fields at Complex I. .

Approved For Submittal By:


Department Director

City Manager

CITY CLERK'S USE ONLY
COMMISSION ACTION TAKEN

Resolution No. _____	Continued To: _____
Ordinance No. _____	Referred To: _____
Approved _____	Denied _____
Other _____	File No. _____



CHANGE ORDER # 6

900 Circle 75 Pkwy, Ste. 1750, Atlanta, GA 30339 770-933-4070

PROJECT: East Sanger Sports Complex
LOCATION: 2501 East Sanger St., Hobbs, NM 88240

C.O #: 6

DATE: 12/29/2014

OWNER: City of Hobbs
ADDRESS: 2501 East Sanger., Hobbs, NM 88240

ATTENTION: Doug McDaniel

Description of changes to Contract by this Change Order:

Scope of Work

- Delete alternate areas 1, 2, & 4 from scope of work.

Attachments:

References:

The Contract sum will be modified by this Change Order in the amount of _____	\$192,178.00
Gross Receipt Sales Tax _____	\$13,093.09
Total Contract Deduct Change order	\$205,271.09

Architect

Contractor

Owner

Address

Address

Address

By

By

By

Date

Date

Date

Notes:



CHANGE ORDER # 7

900 Circle 75 Pkwy, Ste. 1750, Atlanta, GA 30339 770-933-4070

PROJECT: East Sanger Sports Complex
LOCATION: 2501 East Sanger St., Hobbs, NM 88240

C.O #: 7

DATE: 12/29/2014

OWNER: City of Hobbs
ADDRESS: 2501 East Sanger., Hobbs, NM 88240

ATTENTION: Doug McDaniel

Description of changes to Contract by this Change Order:

Scope of Work

- Expand Nichol, McNeil, Paul white, & Campbell to fence line limits.
- Final change Value order may change based on unit price provided below once survey is performed after execution of change order.

Change order based on the following square footages per field

Nichol – 31,850 Square feet
 Mcneil – 43,100 Square feet
 Paul White – 35,000 Square feet
 Campbell – 42,900 Square feet

Total cost for the above four fields is	\$1,144,900.00 (\$7.4904/S.F)
Credit from original bid	\$378,527.00
Total Change order	\$766,373.00

The Contract sum will be modified by this Change Order in the amount of _____	\$766,373.00
Gross Receipt Sales Tax _____	\$52,212.99
Total Contract Change order	\$818,585.99

_____ Architect	_____ Contractor	_____ Owner
_____ Address	_____ Address	_____ Address
_____ By	_____ By	_____ By
_____ Date	_____ Date	_____ Date

Notes:



CHANGE ORDER # 8

900 Circle 75 Pkwy, Ste. 1750, Atlanta, GA 30339 770-933-4070

PROJECT: East Sanger Sports Complex
LOCATION: 2501 East Sanger St., Hobbs, NM 88240

C.O #: 8

DATE: 12/29/2014

OWNER: City of Hobbs
ADDRESS: 2501 East Sanger., Hobbs, NM 88240

ATTENTION: Doug McDaniel

Description of changes to Contract by this Change Order:
Scope of Work

- Deduct change order for deviation in actual square footage from bid schedule for alternate areas 3 and 5-18

Attachments: Change order breakdown

The Contract sum will be modified by this Change Order in the amount of _____	\$65,695.81
Gross Receipt Sales Tax _____	\$4,475.86
Total Contract Deduct Change order	\$70,171.67

_____ Architect	_____ Contractor	_____ Owner
_____ Address	_____ Address	_____ Address
_____ By	_____ By	_____ By
_____ Date	_____ Date	_____ Date

Notes:



CHANGE ORDER # 9

900 Circle 75 Pkwy, Ste. 1750, Atlanta, GA 30339 770-933-4070

PROJECT: East Sanger Sports Complex
LOCATION: 2501 East Sanger St., Hobbs, NM 88240

C.O #: 9

DATE: 12/29/2014

OWNER: City of Hobbs
ADDRESS: 2501 East Sanger., Hobbs, NM 88240

ATTENTION: Doug McDaniel

Description of changes to Contract by this Change Order:
Scope of Work

Credits for unused credits

- \$40,000.00 of drainage improvements contingency (\$10,000 Remaining)
- \$25,952.34 of sand contingency

Phase 1 sand contingency: 1.25 Pounds of sand installed per square feet @ \$0.15625/S.F. Total of 332,705 Square feet. Total Contract Value \$51,985.16

Phase 2 sand contingency: 1.25 Pounds of sand to be installed per square feet @ \$0.15625/S.F. Total of 314,000 Square feet. Total Contract Value \$49,062.50

Total sand contingency to be used 101,047.66

The Contract sum will be modified by this Change Order in the amount of _____	\$65,952.34
Gross Receipt Sales Tax _____	\$4,493.33
Total Contract Deduct Change order	\$70,445.67

_____ Architect	_____ Contractor	_____ Owner
_____ Address	_____ Address	_____ Address
_____ By	_____ By	_____ By
_____ Date	_____ Date	_____ Date

Notes: