



City of Las Vegas

1700 N. Grand Avenue | Las Vegas, NM 87701 | T 505.454.1401 | lasvegasnm.gov

Mayor Louie A. Trujillo

**CITY OF LAS VEGAS
REGULAR CITY COUNCIL MEETING
March 17, 2021–Wednesday– 5:30 p.m.
Virtual Meeting Held by Video Conference Via Google Meet**

The public is invited to submit written comments for public input prior to the meeting. Written comments should be submitted no later than 4:30 p.m. on March 17, 2021, addressed via email to the City Clerk at cfresquez@lasvegasnm.gov or faxed to (505) 425-7335.

AGENDA

*City Council Meetings are
Available via YouTube*

https://www.youtube.com/channel/UCNGDVGRRL0qVevel5JYeRw?view_as=subscriber

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **MOMENT OF SILENCE**
- V. **APPROVAL OF AGENDA**
- VI. **PUBLIC INPUT (comments limited to topics on current agenda)**. Public Input submitted to the City Clerk via email or fax will be read into the record.
- VII. **MAYOR'S APPOINTMENTS/REPORTS AND RECOGNITIONS/PROCLAMATIONS**
- VIII. **COUNCILORS' REPORTS**
- IX. **CITY MANAGER'S REPORT**
- X. **PRESENTATIONS (Not to exceed 10-15 minutes per person)**

- Presentation on Peterson Dam Replacement Project by Ed Toms and Amanda Lopez from engineering firm AECOM.

XI. FINANCE REPORT

XII. BUSINESS ITEMS

1. Request approval of Resolution No. 21-08 authorizing the replacement of Peterson Dam.

Maria Gilvarry, Utilities Director This project will be paid for out of line item 646-0000-650-8736 with City funding and requested capital outlay funding.

2. Request approval of one of the four Website redesign options.

Virginia Marrujo, Multimedia Production Coordinator Community Development staff is recommending Option 1 because of its professional appearance and it's user friendly. This item was tabled from the previous council meeting.

3. Request approval of contract between Mr. Gene Parson and the City of Las Vegas for the purchase of Lot 12-C in the Dee Bibb Industrial Park.

Bill Hendrickson, Community Development Director The sale price of the property is \$25,000.00 plus the cost of the appraisal \$420.00. Mr. Parson plans to build a storage facility for his landscaping business equipment.

4. Request to publish Ordinance No. 21-04 Amending the Code of the City of Las Vegas Section 200-40 and Section 301-11, entitled "Alternative method of abatement".

Bill Hendrickson, Community Development Director This ordinance is enacted pursuant to Sections 2.02 of the City of Las Vegas Municipal Charter, and is an exercise of the City's home rule powers.

5. Request approval to allow Community Development to issue Permits which allow restaurant businesses to extend seating capacity by setting up tents and tables onto their adjacent roadway.

Bill Hendrickson, Community Development Director The permits will be valid until the end of the year. The end of year permit deadline may be extended by majority vote of the Council.

6. Request approval of Resolution No. 21-09 setting the duration of the Charter Review Commission and other terms and duties as the Governing Body deems advisable.

Scott Aaron, City Attorney As per the City of Las Vegas Municipal Charter, Section 1.05A, Charter Review. The Governing Body shall set the duration of the commission

and such other terms and duties as the Governing Body deems advisable, not inconsistent with the provisions herein. The Charter Commission Chair and Vice Chair will provide a status report.

7. Discussion and Selection of a project to be considered for the 2021 Community Development Block Grant (CDBG) application program.

Daniel Gurule, Public Works Manager There were 4 virtual public meetings held to advise citizens of estimated CDBG funds available, type of project available and to obtain recommendations from citizens regarding CDBG and housing needs.

XIII. EXECUTIVE SESSION

THE COUNCIL MAY CONVENE INTO EXECUTIVE SESSION IF SUBJECT MATTER OF ISSUES ARE EXEMPT FROM THE OPEN MEETINGS REQUIREMENT UNDER § (H) OF THE OPEN MEETINGS ACT.

- A. Personnel matters, as permitted by Section 10-15-1 (H) (2) of the New Mexico Open Meetings Act, NMSA 1978.
- B. Matters subject to the attorney client privilege pertaining to threatened or pending litigation in which the City of Las Vegas is or may become a participant, as permitted by Section 10-15-1 (H) (7) of the New Mexico Open Meetings Act, NMSA 1978.
- C. Matters pertaining to the discussion of the sale and acquisition of real property, as permitted by Section 10-15-1 (H) (8) of the Open Meetings Act, NMSA 1978.

XIV . ADJOURN

ATTENTION PERSONS WITH DISABILITIES: The meeting room and facilities are accessible to persons with mobility disabilities. If you plan to attend the meeting and will need an auxiliary aid or service, please contact the City Clerk's Office prior to the meeting so that arrangements may be made.

ATTENTION PERSONS ATTENDING COUNCIL MEETING: By attending the meeting via Google Meet, you consent to photography, audio recording, video recording and its/their use for inclusion on the City of Las Vegas website and to be broadcast on YouTube.

NOTE: A final agenda will be posted 72 hours prior to the meeting. Copies of the Agenda may be obtained from City Hall, Office of the City Clerk, 1700 N. Grand Avenue, Las Vegas, NM 87701 or the City's website at www.lasvegasnm.gov



**CITY OF LAS VEGAS
COUNCIL MEETING AGENDA REQUEST FORM**

Meeting Date: March 17, 2021

Date Submitted: 03/05/2021

Department: Utilities

Item/Topic: Presentation on Peterson Dam Replacement Project by Ed Toms and Amanda Lopez from engineering firm AECOM.

Fiscal Impact: None

Attachments: Power point presentation handout.

THIS REQUEST FORM MUST BE SUBMITTED TO THE CITY CLERK'S OFFICE NO LATER THAN 5:00 P.M. ON FRIDAY ONE AND A HALF WEEKS PRIOR TO THE CITY COUNCIL MEETING.

Approved For Submittal By:

Department Director

City Manager

Reviewed By:

Finance Director

City Attorney (Approved as to Form)

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

Resolution No. _____
Ordinance No. _____
Contract No. _____
Approved _____

Continued To: _____
Referred To: _____
Denied _____
Other _____

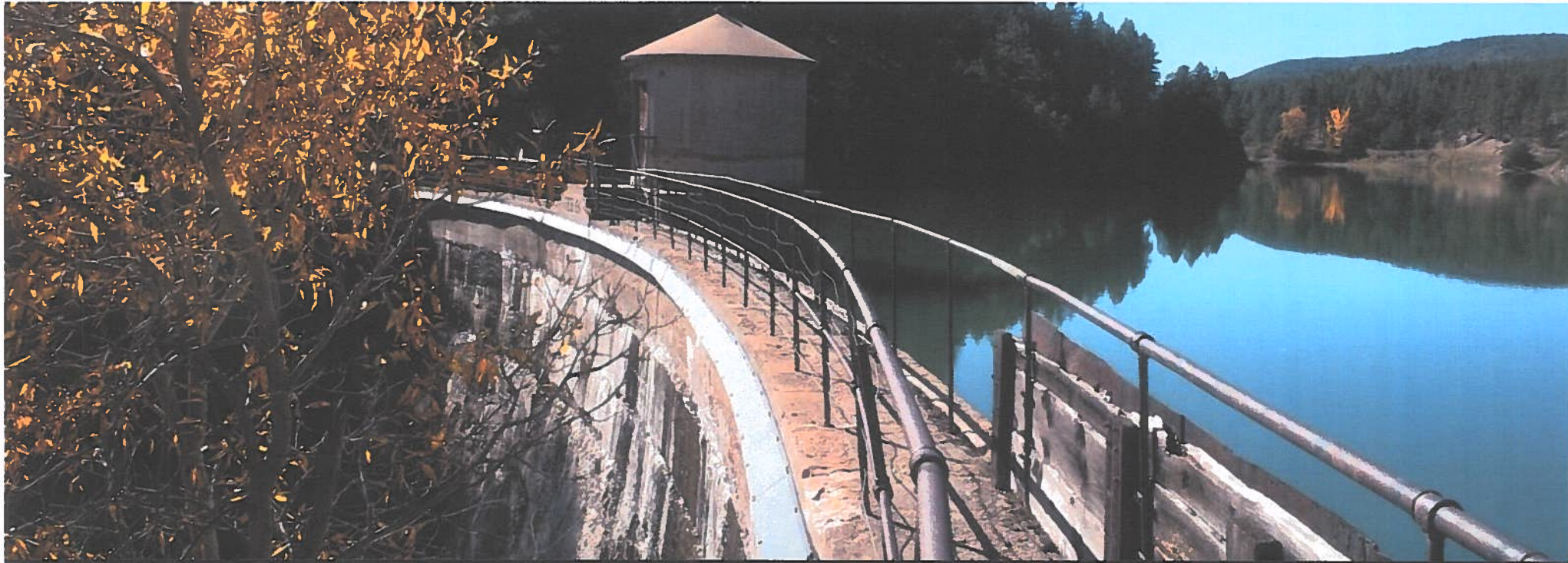
Peterson Dam Replacement Project

**Alternatives Evaluation Meeting
City of Las Vegas
March 17, 2021**

Presentation Overview

- Alternatives Considered
 - Design Basis
 - Alternatives
 - Proposed Alternative
- What's Next
 - Completion of Phase 1
 - Begin Phase 2





Alternatives

Design Basis

– Dam Location

- Similar alignment as existing dam due to location of rock abutments
- Reservoir will be drained for construction – remove and replace

– Reservoir Raise for Additional Storage

- Limited to 10 feet because of the geologic conditions surrounding the reservoir
- The existing rock abutment geometry supports a 10-foot raise
- Additional storage for the City while remaining within the existing water rights

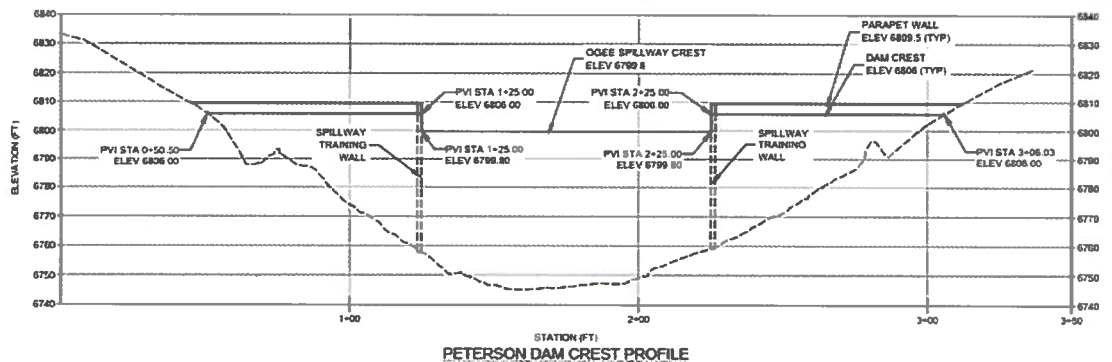
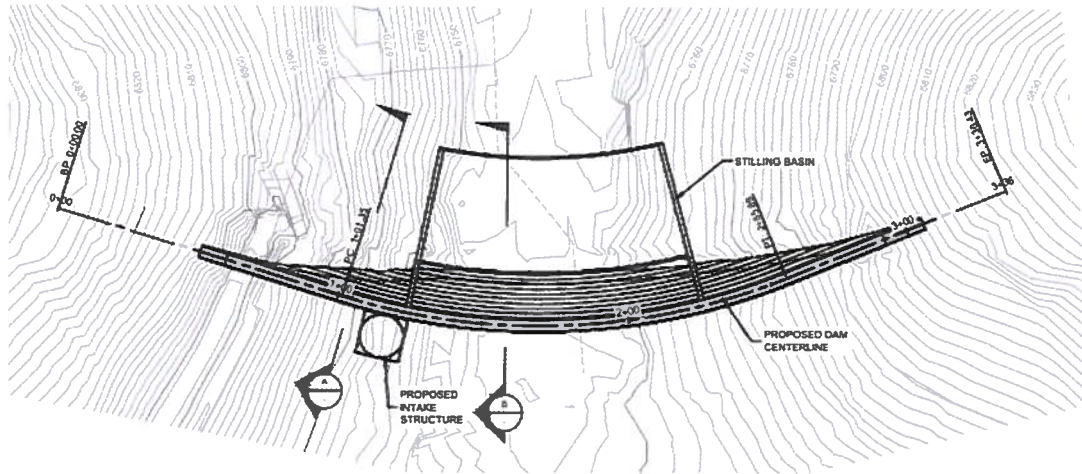
– Spillway Sizing

- Based on updated hydrologic analysis per the CO-NM precipitation tool
- Spillway widths of 50 feet wide to 200 feet wide were considered
- Spillway width of 100 feet was selected

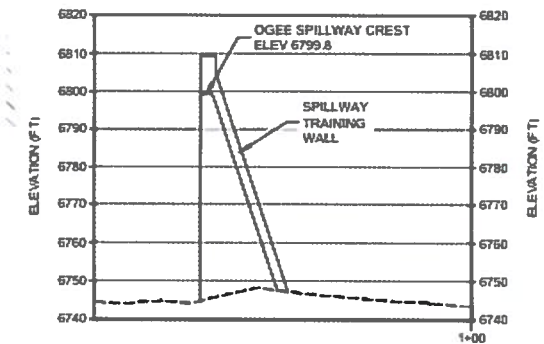
– Consideration of No-Action Alternative

- Remove and replace in-kind, no additional storage
- Required for USACE permitting

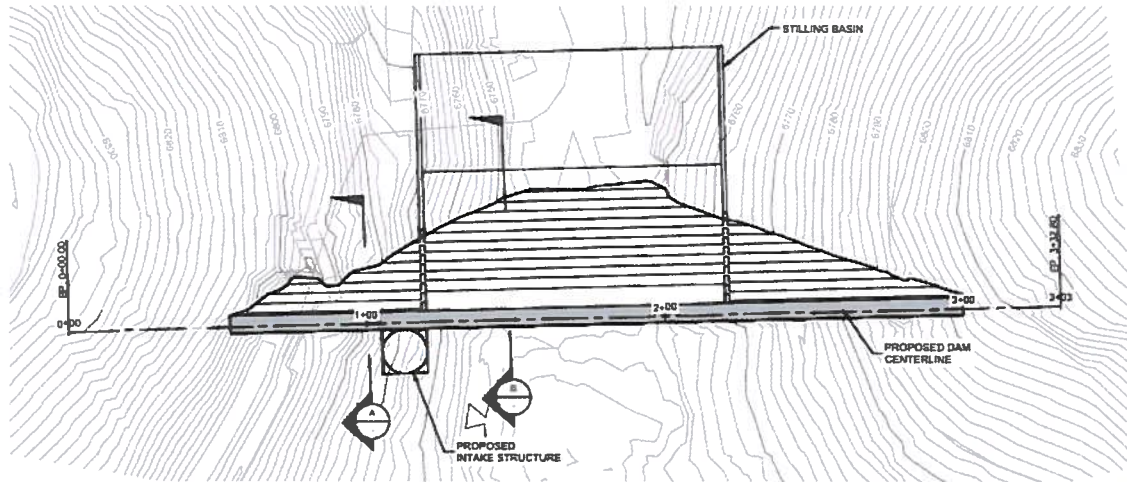
Alternative 1 - Arch Dam (with 10-foot Increase in Normal Reservoir Elevation)



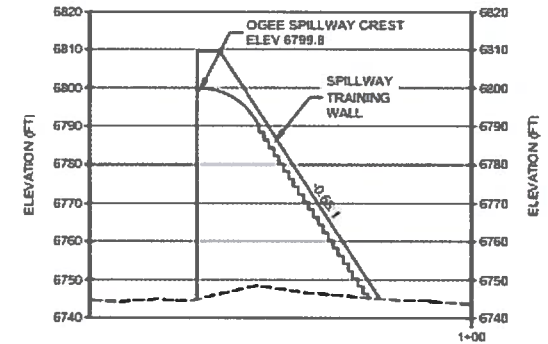
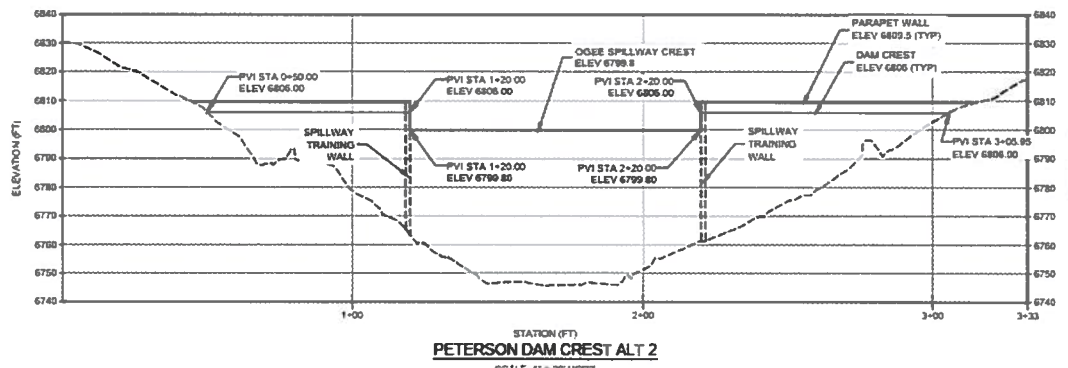
- Spillway crest at El. 6799.8 (100-ft wide)
- Top of Parapet at El. 6809.5
- Downstream stilling basin
- New outlet works including intake tower



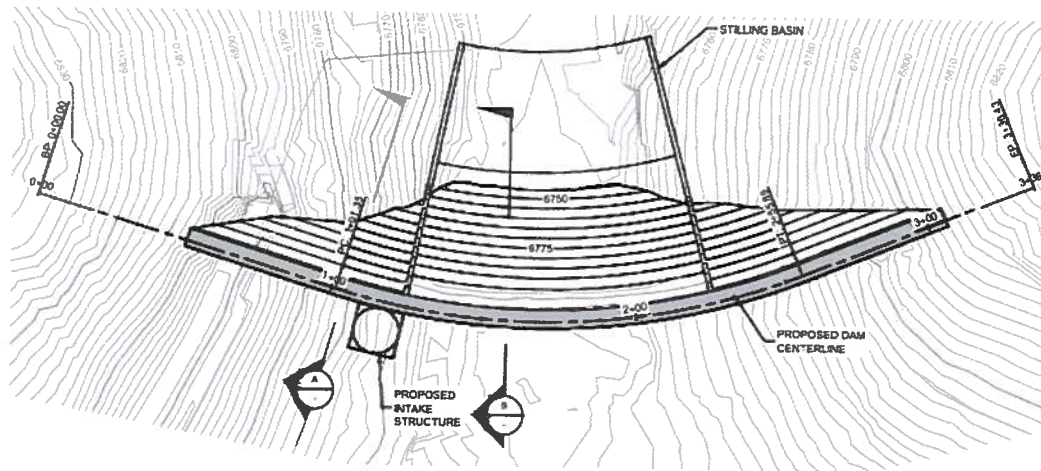
Alternative 2 - RCC Dam (with 10-foot Increase in Normal Reservoir Elevation)



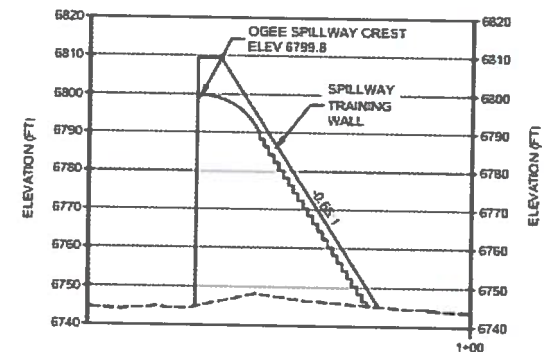
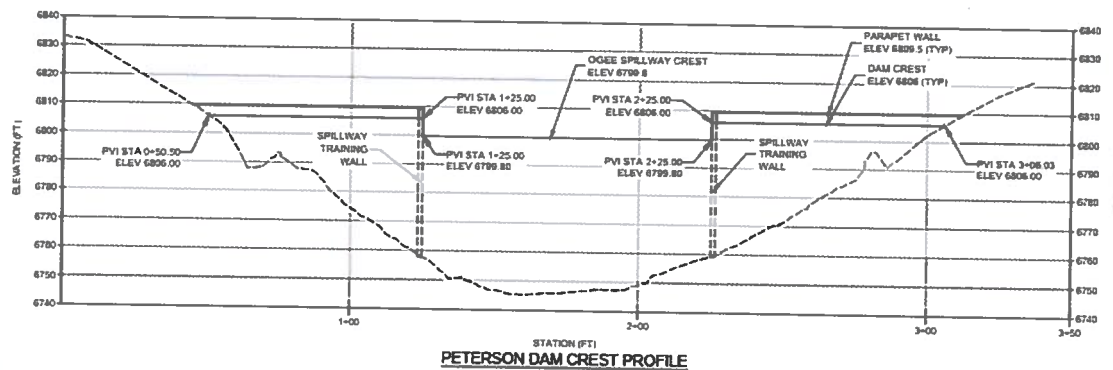
- Spillway crest at El. 6799.8 (100-ft wide)
- Top of Parapet at El. 6809.5
- Downstream stilling basin
- New outlet works including intake tower



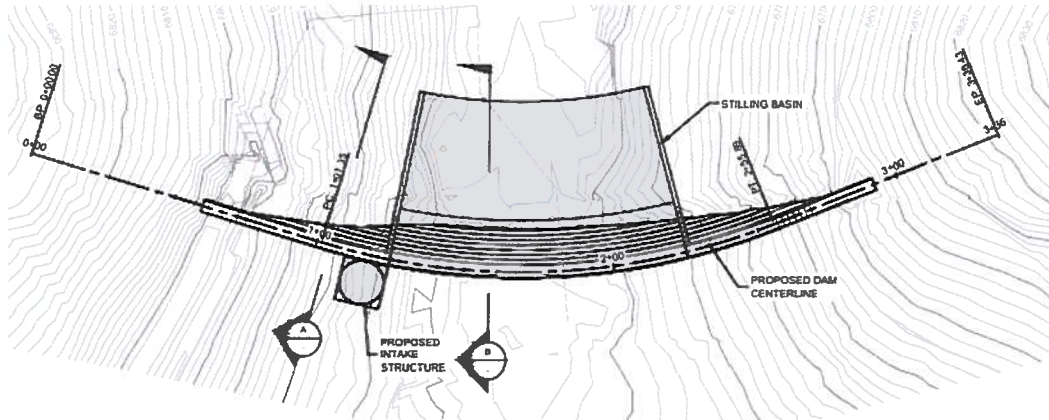
Alternative 3 - Curved RCC Dam (with 10-foot Increase in Normal Reservoir Elevation)



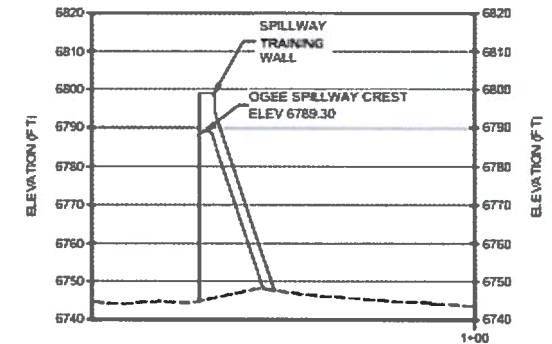
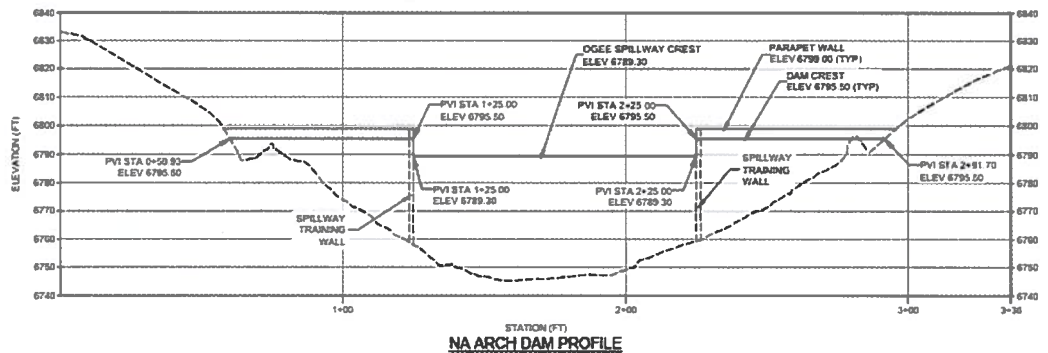
- Spillway crest at El. 6799.8 (100-ft wide)
- Top of Parapet at El. 6809.5
- Downstream stilling basin
- New outlet works including intake tower



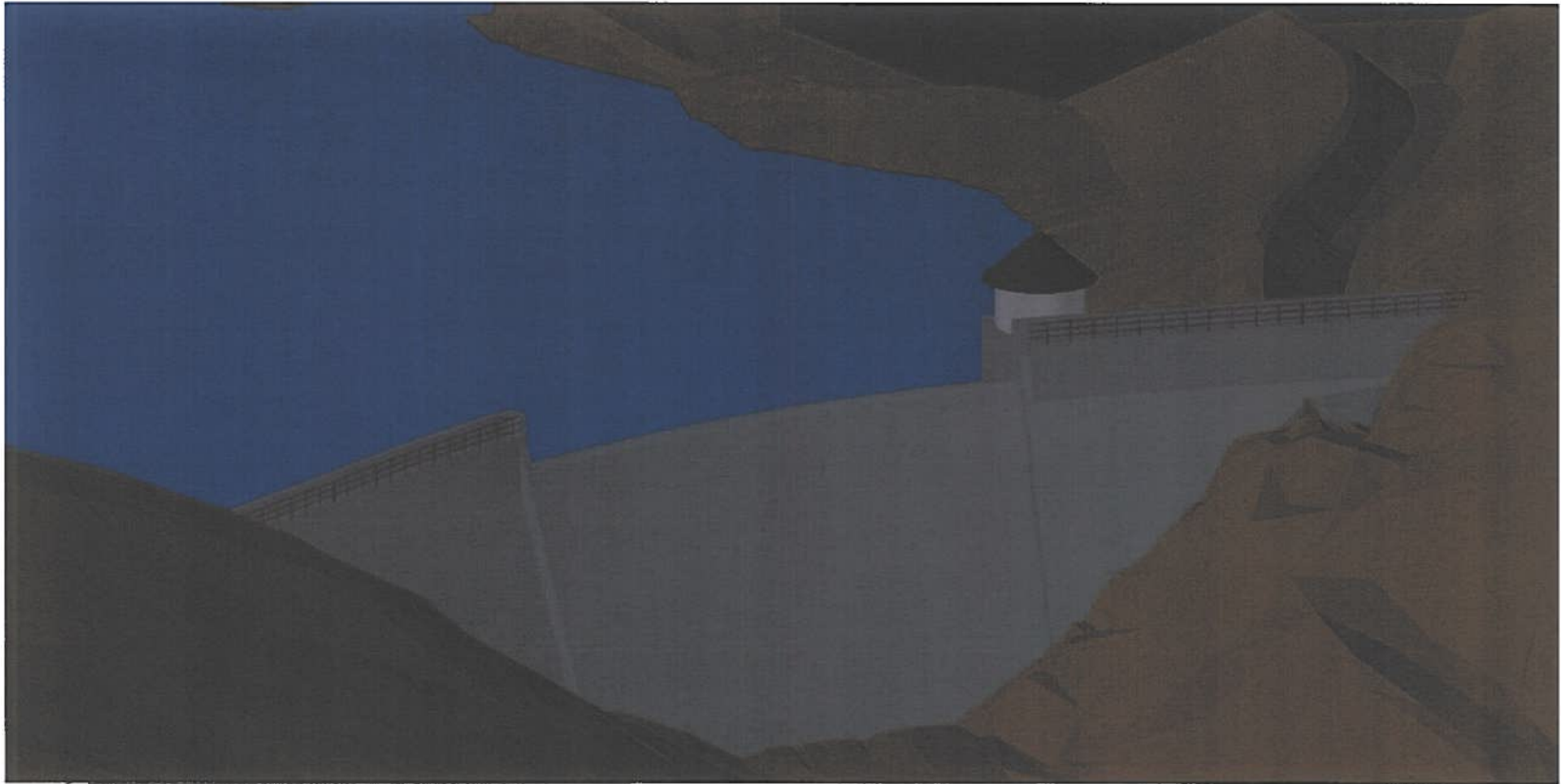
Alternative 4 - Arch Dam– No-Action Alternative (no Increase in Normal Reservoir Elevation)

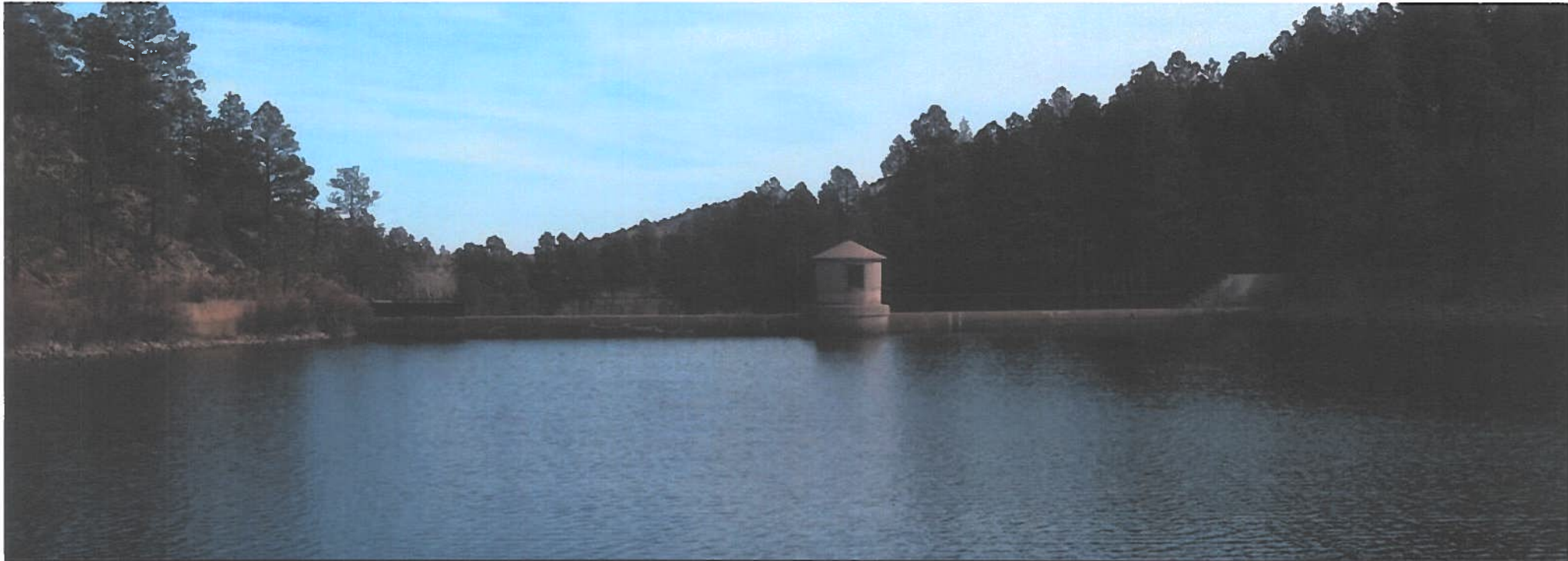


- Spillway crest at El. 6789.3 (100-ft wide)
- Top of Parapet at El. 6799.0
- Downstream stilling basin
- New outlet works including intake tower



Proposed Alternative – Alternative 1 - Arch Dam (with 10-foot Increase in Normal Reservoir Elevation)





What's Next

AECOM

Remaining Scope

Phase 1 Remaining Scope

- **Preliminary Design of the Selected Alternative**
 - Preliminary hydraulic and structural calculations
 - Preliminary Drawings
 - Preliminary Design Report
 - Construction Cost Estimate

Phase 3 Scope

- Final Design
 - Drawings
 - Specifications

Phase 2 Scope

- **Environmental Scope**
 - Complete reports based on field work completed in 2020
 - Continue coordination with USACE and begin coordination with SHPO
- **Additional Geotechnical Exploration**
- **Additional Survey**

Phase 4 Scope

- Construction
 - Bidding support
 - Construction management



Questions?

GENERAL FUND REVENUE COMPARISON
THRU FEBRUARY 28, 2021 67% OF YEAR LAPSED (8 of 12 months)
FISCAL YEAR 2021

	<u>Total Budget to Actual Comparison</u>					
	A	B	C	D	E	G
	FY 2020 BUDGET	FY 2021 BUDGET	FY 2021 YTD - BUDGET	FY 2020 YTD - ACTUAL	FY 2021 YTD - ACTUAL	(E/B) FY 2021 % REV
PROPERTY TAX	1,312,372	1,417,060	944,707	984,909	1,114,697	79%
GROSS RECEIPT TAX 1.225	3,550,000	3,058,351	2,038,901	2,686,701	2,593,042	85%
FRANCHISE TAX	750,000	750,000	500,000	494,158	498,715	66%
GROSS RECEIPT TAX .75	2,449,125	2,008,316	1,338,877	1,764,554	1,701,810	85%
1/8 INFRASTRUCTURE	372,000	318,763	212,509	279,606	270,533	85%
GRT .25 (JAN 2011)	1,060,000	877,561	585,041	762,617	752,761	86%
LICENSE & FEES	63,000	47,000	31,333	28,291	34,448	73%
INTERGOVERNMENTAL	76,500	71,500	47,667	44,781	51,525	72%
LOCAL-FINES	66,500	61,000	40,667	45,681	32,560	53%
LOCAL-MISC	1,667,450	1,798,485	1,198,990	1,190,995	1,371,686	76%
TOTAL	11,366,947	10,408,036	6,938,691	8,282,293	8,421,777	81%

(License& Fees-Business Licenses, Liquor Licenses and Building Permits,Development Fees)
(Local Fines- Court Fines, Library Fines, Traffic Safety Fines)

	<u>Total Budget to Actual Comparison</u>						
	A	B	C	D	E	F	H
	FY 2020 BUDGET	FY 2021 BUDGET	FY 2021 YTD - BUDGET	FY 2020 YTD - ACTUAL	FY 2021 YTD - ACTUAL	FY 2021 AVAIL. BAL.	(E/B) % BDGT
JUDICIAL (4100)	300,157	298,993	199,329	201,163	177,554	121,439	59%
GOVERNING BODY (4210)	72,409	62,383	41,589	47,250	38,124	24,259	61%
MAYOR (4220)	43,484	97,561	65,041	10,944	58,514	39,047	60%
MANAGER (4230)	264,452	222,013	148,009	155,886	166,274	55,739	75%
MUNICIPAL CLERK (4300)	270,729	253,841	169,227	162,948	162,413	91,428	64%
CITY ATTORNEY (4400)	218,052	226,928	151,285	113,962	142,365	84,563	63%
PERSONNEL/HR (4500)	249,961	320,034	213,356	134,895	158,975	161,059	50%
FINANCE (4600)	475,653	537,566	358,377	322,567	338,570	198,996	63%
COMMUNITY DEV. (4700)	506,791	573,555	382,370	224,825	322,610	250,945	56%
POLICE (4800)	4,277,031	3,957,102	2,638,068	2,514,160	2,279,948	1,677,154	58%
CODE ENFORCEMENT (4810)	142,021	80,517	53,678	38,629	35,659	44,858	44%
ANIMAL SHELTER	150,424	146,450	97,633	92,370	85,967	60,483	59%
FIRE	1,384,729	1,446,316	964,211	912,123	848,752	597,564	59%
PUBLIC WORKS/AIRPORT	487,071	659,693	439,795	281,425	275,137	384,556	42%
PARKS	290,323	543,116	362,077	152,552	276,820	266,296	51%
LIBRARY	232,272	191,488	127,659	172,253	142,475	49,013	74%
MUSEUM	154,939	157,881	105,254	74,651	75,692	82,189	48%
GENERAL SERVICES	2,723,568	1,889,997	1,259,998	1,500,012	804,497	1,085,500	43%
TRANSFERS	744,667	994,991	663,327	494,333	666,749	328,242	67%
TOTAL	12,988,733	12,660,425	8,440,283	7,606,948	7,057,096	5,603,329	56%

Surplus to date

1,364,681

ENTERPRISE FUNDS-REVENUE COMPARISON
THRU FEBRUARY 28, 2021 67% YEAR LAPSED (8 of 12 months)
FISCAL YEAR 2021

	<u>Total Budget to Actual Comparison</u>					G (E/B) % BUDGET
	A	B	C	D	E	
	FY 2020 BUDGET	FY 2021 BUDGET	FY 2021 YTD - BUDGET	FY 2020 YTD - ACTUAL	FY 2021 YTD - ACTUAL	
WASTE WATER (610)	3,419,600	3,143,800	2,095,867	1,888,704	2,012,233	64%
NATURAL GAS (620)	5,041,250	5,036,000	3,357,333	2,954,999	3,096,065	61%
SOLID WASTE (630)	3,413,400	3,394,107	2,262,738	2,317,511	2,291,444	68%
WATER (640)	5,172,720	5,172,720	3,448,480	3,388,989	3,478,819	67%
<i>Total of Enterprise Funds</i>	<u>17,046,970</u>	<u>16,746,627</u>	<u>11,164,418</u>	<u>10,550,204</u>	<u>10,878,562</u>	65%

ENTERPRISE FUNDS-EXPENDITURES COMPARISON
THRU FEBRUARY 28, 2021 67% YEAR LAPSED (8 of 12 months)
FISCAL YEAR 2021

	<u>Total Budget to Actual Comparison</u>					H (E/B) % BUDGET
	A	B	C	D	E	
	FY 2020 BUDGET	FY 2021 BUDGET	FY 2021 YTD - BUDGET	FY 2020 YTD - ACTUAL	FY 2021 YTD - ACTUAL	
WASTE WATER(610)	4,671,737	3,225,006	2,150,004	2,318,831	1,805,117	56%
NATURAL GAS (620)	6,930,179	6,084,827	4,056,551	3,003,477	3,091,515	51%
SOLID WASTE (630)	3,781,260	4,205,030	2,803,353	2,197,230	2,226,377	53%
WATER (640)	5,481,285	5,645,564	3,763,709	3,474,349	3,079,049	55%
<i>Total of Enterprise Funds</i>	<u>20,864,461</u>	<u>19,160,427</u>	<u>12,773,618</u>	<u>10,993,888</u>	<u>10,202,057</u>	53%

Surplus to date 676,504.09

RECREATION DEPARTMENT-REVENUE COMPARISON
THRU FEBRUARY 28, 2021 - 67% OF YEAR LAPSED 8 OF 12 MONTHS
FISCAL YEAR 2021

	A	B	C	D	E	G (E/B)
	FY 2020 BUDGET	FY 2021 BUDGET	FY 2021 YTD - BUDGET	FY 2020 YTD - ACTUAL	FY 2021 YTD - ACTUAL	% REV
WELLNESS CENTER	115,000	60,000	40,000	58,313	20,505	34%
OPEN SWIM	10,000	0	0	4,449	0	#DIV/0!
YABL/ADULT BASKETBALL	16,500	5,000	3,333	2,526	0	0%
SUMMER FUN PROGRAM	30,000	2,500	1,667	28,680	0	0%
RECREATION-OTHER	62,500	11,500	7,667	23,610	97	1%
GEN FUND TRANSFER	400,000	325,000	216,667	266,560	216,580	67%
TOTAL	634,000	404,000	269,333	384,138	237,182	59%

RECREATION DEPARTMENT- EXPENDITURE COMPARISON
THRU FEBRUARY 28, 2021 - 67% OF YEAR LAPSED 8 OF 12 MONTHS
FISCAL YEAR 2021

	A	B	C	D	E	F	H (E/B)
	FY 2020 BUDGET	FY 2021 BUDGET	FY 2021 YTD - BUDGET	FY 2020 YTD - ACTUAL	FY 2021 YTD - ACTUAL	FY 2021 AVAIL. BAL.	% BDGT
EMPLOYEE EXP.	619,444	285,215	190,143	370,844	164,360	120,855	58%
YABL/ADULT BASKETBALL	8,500	1,500	1,000	0	0	1,500	0%
OTHER OPERATING EXP.	83,850	100,135	66,757	51,044	42,133	58,002	42%
CAPITAL OUTLAY	9,500	2,800	1,867	1,734	1,927	873	69%
TOTAL	721,294	389,650	259,767	423,623	208,419	181,231	53%

Surplus to date 28,762

LODGERS TAX PROMOTION - REVENUE COMPARISON
THRU FEBRUARY 28, 2021 - 58% OF YEAR LAPSED 8 OF 12 MONTHS
FISCAL YEAR 2021

	A	B	C	D	E	G (E/B)
	FY 2020 BUDGET	FY 2021 BUDGET	FY 2021 YTD - BUDGET	FY 2020 YTD - ACTUAL	FY 2021 YTD - ACTUAL	% REV
LODGER'S TAX PROMO	301,600	89,600	52,267	259,081	184,200	206%
LODGER'S TAX - INFRASTRUCTURE	75,400	22,400	13,067	49,604	34,336	153%
TOTAL	377,000	112,000	65,333	308,684	218,536	195%

LODGERS TAX PROMOTION - EXPENDITURE COMPARISON
THRU FEBRUARY 28, 2021 - 58% OF YEAR LAPSED 8 OF 12 MONTHS
FISCAL YEAR 2021

	A	B	C	D	E	F	H (E/B) % BDGT
	FY 2020 BUDGET	FY 2021 BUDGET	FY 2021 YTD - BUDGET	FY 2020 YTD - ACTUAL	FY 2021 YTD - ACTUAL	FY 2021 AVAIL. BAL.	
EMPLOYEE EXP.	42,389	2,992	1,745	12,356	2,873	119	96%
OPERATING EXPENSES	24,100	12,328	7,191	11,270	3,960	8,368	32%
PUBLICATIONS & ADVERT	140,900	65,000	37,917	57,294	7,113	57,887	11%
CONTRACTUAL SERVICES	229,738	100,000	58,333	99,849	30,701	69,299	31%
CAPITAL OUTLAY	76,400	42,000	24,500	29,140	0	42,000	0%
TRANSFERS	41,956	40,002	23,335	27,959	26,658	13,344	67%
TOTAL	555,483	262,322	153,021	237,868	71,305	191,017	27%

Surplus to date 147,231



**CITY OF LAS VEGAS
COUNCIL MEETING AGENDA REQUEST FORM**

Meeting Date: March 17, 2021

Date Submitted: 03/05/2021

Department: Utilities

Item/Topic: Resolution No. 21-08 authorizing the replacement of Peterson Dam.

Fiscal Impact: This project will be paid for out of line item 646-0000-650-8736 with City funding and requested capital outlay funding.

Attachments: Resolution No. 21-08.

THIS REQUEST FORM MUST BE SUBMITTED TO THE CITY CLERK'S OFFICE NO LATER THAN 5:00 P.M. ON FRIDAY ONE AND A HALF WEEKS PRIOR TO THE CITY COUNCIL MEETING.

Approved For Submittal By:

Reviewed By:

Department Director

Finance Director

City Manager

City Attorney (Approved as to Form)

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

Resolution No. _____
Ordinance No. _____
Contract No. _____
Approved _____

Continued To: _____
Referred To: _____
Denied _____
Other _____

CITY OF LAS VEGAS, NEW MEXICO
Resolution No. 21-08

A RESOLUTION AUTHORIZING THE REPLACEMENT OF PETERSON DAM

WHEREAS, Peterson Dam is a 50 foot high concrete arch dam originally constructed in 1911 (the "Dam"), which creates the City-owned Peterson reservoir (the "Reservoir"); and

WHEREAS, the Reservoir is the City's primary storage facility of municipal water; and

WHEREAS, the Office of the State Engineer, Dam Safety Bureau has assessed the Dam's condition as "fair"; and

WHEREAS, the Reservoir is currently leaking 150 acre feet of water annually from the downstream face, equivalent to one month of City water consumption; and

WHEREAS, overfilling the Reservoir will erode the abutment rock, which will cause instability; and

WHEREAS, a proper spillway must be constructed in order for the Reservoir to function properly; and

WHEREAS, engineering firm AECOM has been tasked with the Peterson Dam Replacement Project; and

WHEREAS, AECOM has completed and submitted the geologic and geotechnical baseline report to the Office of the State Engineer (OSE); and

WHEREAS, AECOM has provided several alternatives to complete the replacement of Peterson Dam.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Las Vegas that the recitals are hereby incorporated herein by reference and the Governing Body approves the replacement of the Peterson Dam.

PASSED, APPROVED AND ADOPTED this ____ day of March, 2021.

Louie A. Trujillo, Mayor

ATTEST:

Reviewed and approved as to legal sufficiency only:

Casandra Fresquez, City Clerk

Scott Aaron, City Attorney



**CITY OF LAS VEGAS
COUNCIL MEETING AGENDA REQUEST FORM**

Meeting Date: March 17, 2021

Date Submitted: 3/11/21

Department: Community Development

Item/Topic: Request approval of one of the four Website redesign options. Community Development staff is recommending Option 1 because of its professional appearance and its user friendly.

Fiscal Impact: N/A

Attachments:

THIS REQUEST FORM MUST BE SUBMITTED TO THE CITY CLERK'S OFFICE NO LATER THAN 5:00 P.M. ON FRIDAY ONE AND A HALF WEEKS PRIOR TO THE CITY COUNCIL MEETING.

Approved For Submittal By:



Department Director


City Manager

Reviewed By:

Finance Director

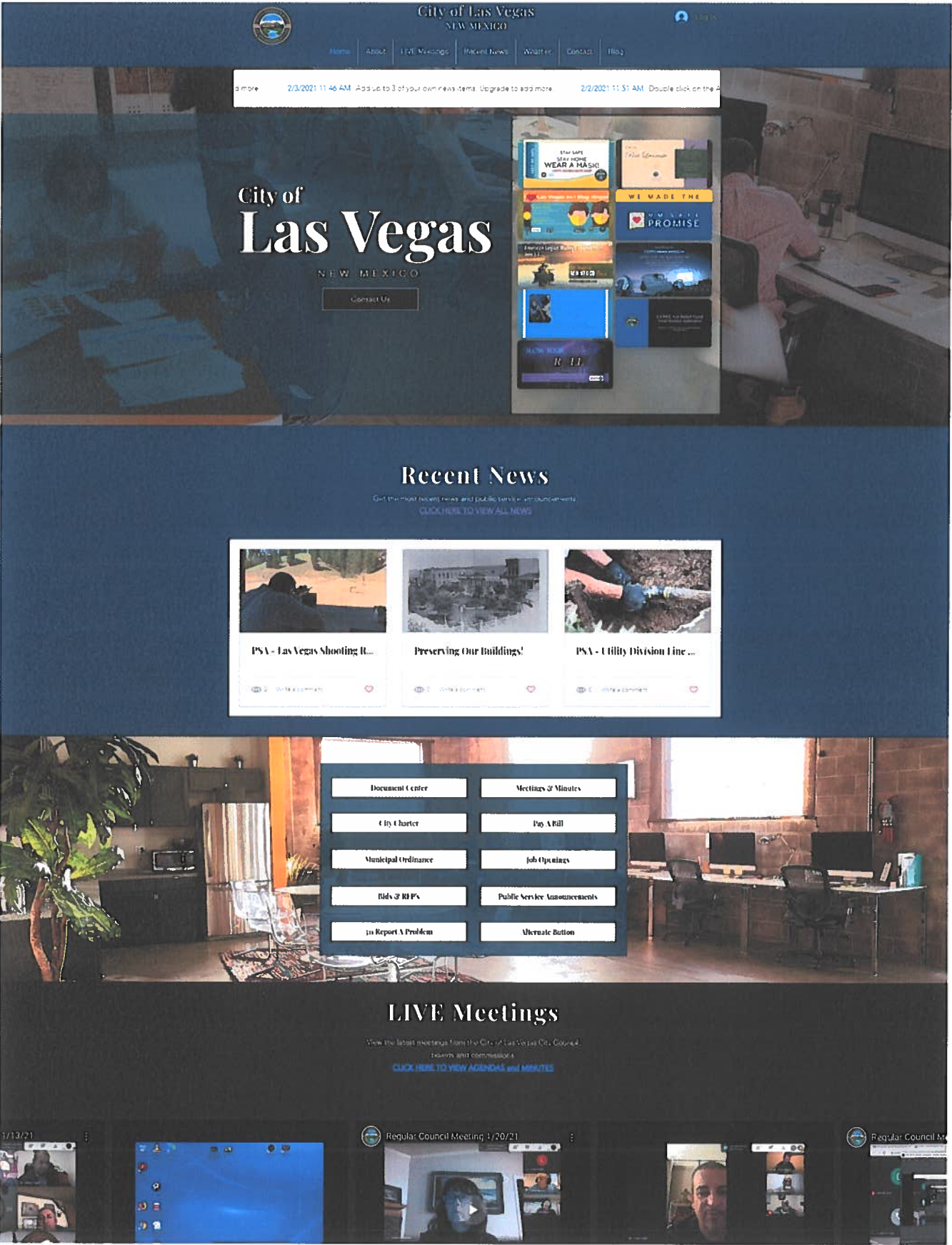
City Attorney (Approved as to Form)

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COUNCIL ACTION TAKEN**

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Ordinance No. _____
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Denied _____
Other _____

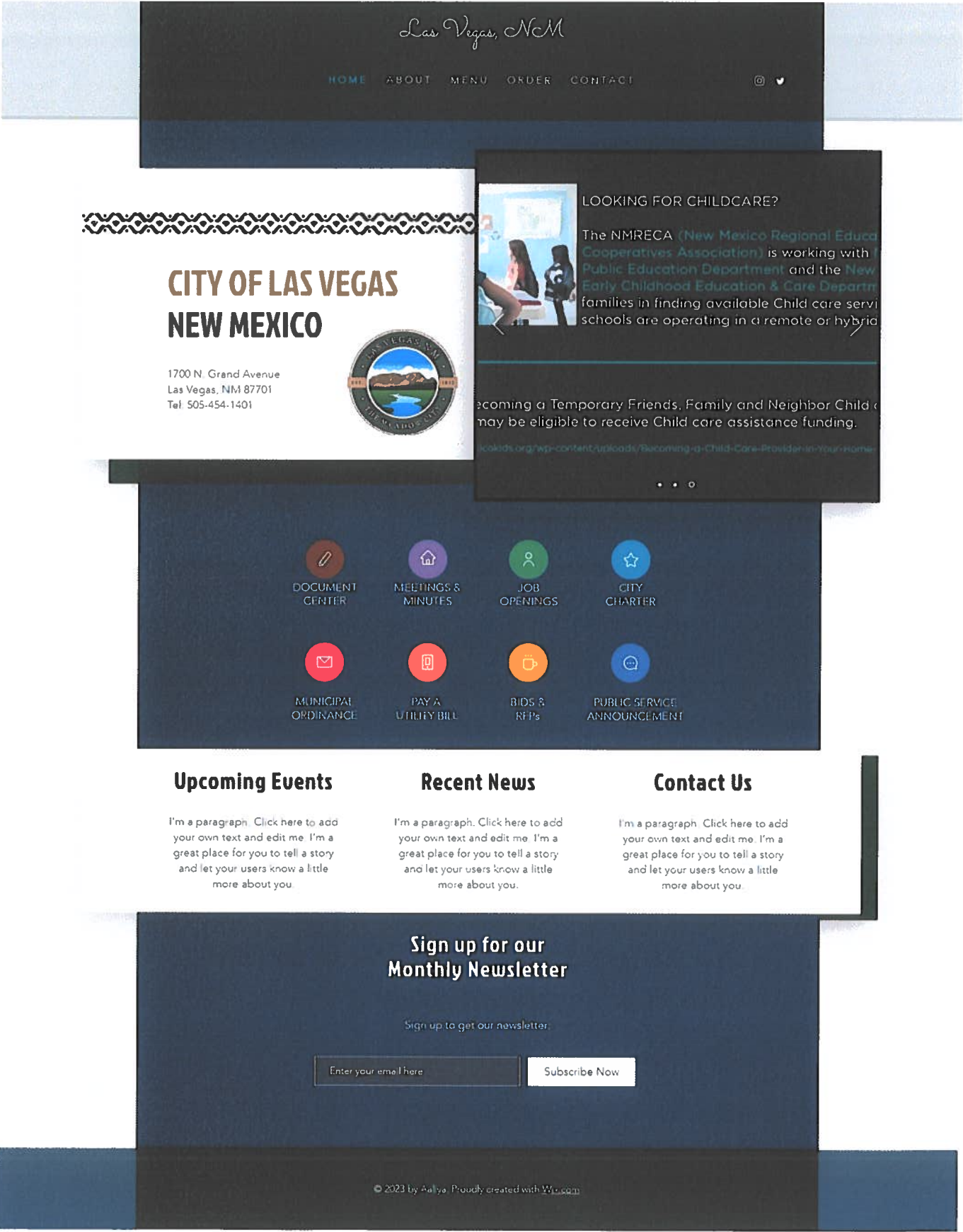
Website Design
Option 1



The latest weather in Las Vegas, NM

Website Design

Option 2



Website Design
Option 3



Log In

CITY OF LAS VEGAS

HOME

DEPARTMENTS

MAYOR'S OFFICE

EVENTS

ABOUT

CONTACT

News & Notices

BREAKING NEWS:

San Miguel County remains the only County in the **RED!**

SOLID WASTE SCHEDULE FOR THANKSGIVING WEEK
11/23/20 through 11/28/20

Monday, November 23, 2020
Commercial routes will run as usual.
Monday and Tuesday residential routes will be picked up.

Tuesday, November 24, 2020
Commercial routes will run as usual.
Wednesday and Thursday residential routes will be picked up.

Wednesday, November 25, 2020
Commercial routes will run as usual.
Residential routes will be completed and Special needs route will be picked up.

Thursday, November 26, 2020
In observance of the Thanksgiving holiday.
Commercial routes and residential routes will NOT be picked up.
The transfer station will be closed.

Friday, November 27, 2020
In observance of the Thanksgiving holiday.
Commercial routes will run as usual and residential routes will NOT be picked up.
The transfer station will be closed.

Saturday, November 28, 2020
Commercial routes will run as usual.
The transfer station will be closed.

Please have rollouts out by 6:30 a.m.
Feel free to contact the transfer station at 505-426-0350 with any questions. Thank you.

City Charter

Meetings

COVID-19

Documents

Events

NEWS

9/29/2020 01:23 PM

Transfer Statio...

The City of Las Vegas Solid Waste Transfer Station will be closed Monday, September 28, 2020, beginning at 12:00 p.m. due to the facility being at maximum capacity.

We will reopen at 12:00 p.m. on September 29, 2020.
Please call the Solid Waste Transfer Station at 505-426-0350 with any questions. We apologize for the inconvenience.

WELCOME



FIND AN ORDINANCE

NM STAY SAFE PROMISE

WE MADE THE

JOB OPPORTUNITIES

More Videos on Facebook Watch

1:24

DO YOUR CENSUS

Rio Arriba...

1:21

DO YOUR CENSUS

Rio Arriba...

1:12

DO YOUR CENSUS FO...

Rio Arriba...

0:00

Settings

Full Screen

Facebook

Volume

Hours of Operations

CALL US TODAY AT 1-505-454-1401

Operations

CALL US TODAY AT
1-505-454-1401

OPENING HOURS

MONDAY-FRIDAY
8.00AM-5.00PM

ADDRESS

1700 N Grand Ave.
Las Vegas, NM, 87701

Tel: 505-454-1401

FIND AN ORDINANCE

NM STAY SAFE PROMISE

WE MADE THE

WWW.NMSAFEPROMISE.ORG

COVID
★★★★★SAFE★★★★★
CERTIFIED

TRAINED IN COVID-SAFE PRACTICES

WWW.NMSAFCERTIFIED.ORG

City of Las Vegas September Newsletter

NEWS LETTER

Web site for Las Vegas, NM where the plans meet the community at the base of the Rocky Mountains
ELEVATION: 7271 MILES 9, 2020

Breaking News
Governor Michelle Lujan Grisham announces a two week restart

The Governor has ordered a two week restart but what does that mean?

- * New Mexicans are instructed to shelter in place
Stay home except for essential trips for health, safety and welfare
- * All non-essential businesses and nonprofits must cease in-person activities
- * Essential businesses may operate if they reduce their operations and in person workforce to the greatest possible extent

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FromDocToPDF Extension

fromDOCtoPDF

HIGHLIGHTS

- LVVD Receives Second Truck
Back Cover
- LV Senior Center
Page 2
- CARES Act 1st Group Registrants
Page 1
- LVNM Safe Certifications
Page 1

A Letter from the Mayor

Thank you to everyone doing a great job for our community with the new Governor's health orders. We are required to stay home except for necessary services such as shopping for food, pharmacy and medical services.

The early may we can request use retail spaces and indoor dining if we do what we need to do as according to the new health order.

I ask everyone to help our community by following efforts of distancing, regular hand washing, and avoid socializing in groups and indoor public places.

CERTIFIED



TRAINED IN
COVID-SAFE
PRACTICES

WWW.NMSAFECERTIFIED.ORG

1700 N Grand Ave.
Las Vegas, NM, 87701

Tel: 505-454-1401



City of Las Vegas September Newsletter

NEWS LETTER

Web page by Las Vegas, NM where the plants meet the traditions of the Navajo Indians.
(CITY OF LAS VEGAS, NM 87701)

Breaking News

Governor Michelle Lujan Grisham announces a two week restart

The Governor has ordered a two week restart but what does that mean?

* New Mexicans are instructed to shelter in place

Stay home except for essential trips for health, safety and welfare

* All non-essential businesses and nonprofits must cease in person activities

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HIGHLIGHTS

LYED Receives Second Truck

Back Cover

LV Senior Center

Page 2

CARES Act 1st Group Recipients

Page 3

NMSAFE Certifications

Page 7

A Letter from the Mayor

Introduction

Thank you to everyone doing a great job for our community. With the new Governor's health orders, we are required to stay home except for necessary services such as shopping for food, groceries, and banking etc.

The only way we can reopen our retail spaces and indoor dining is if we all do what we need to do as a community to stay healthy and safe.

It is our goal to help our community by providing physical distancing, regular hand washing, and avoid socializing in groups and visit your home family.

We are at a critical point in our history with this crisis. We need to do our part to protect ourselves, others, and our community.

We each all need to follow the rules of distancing and avoid socializing in groups.

We need to do our part to protect ourselves, others, and our community.

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PDF

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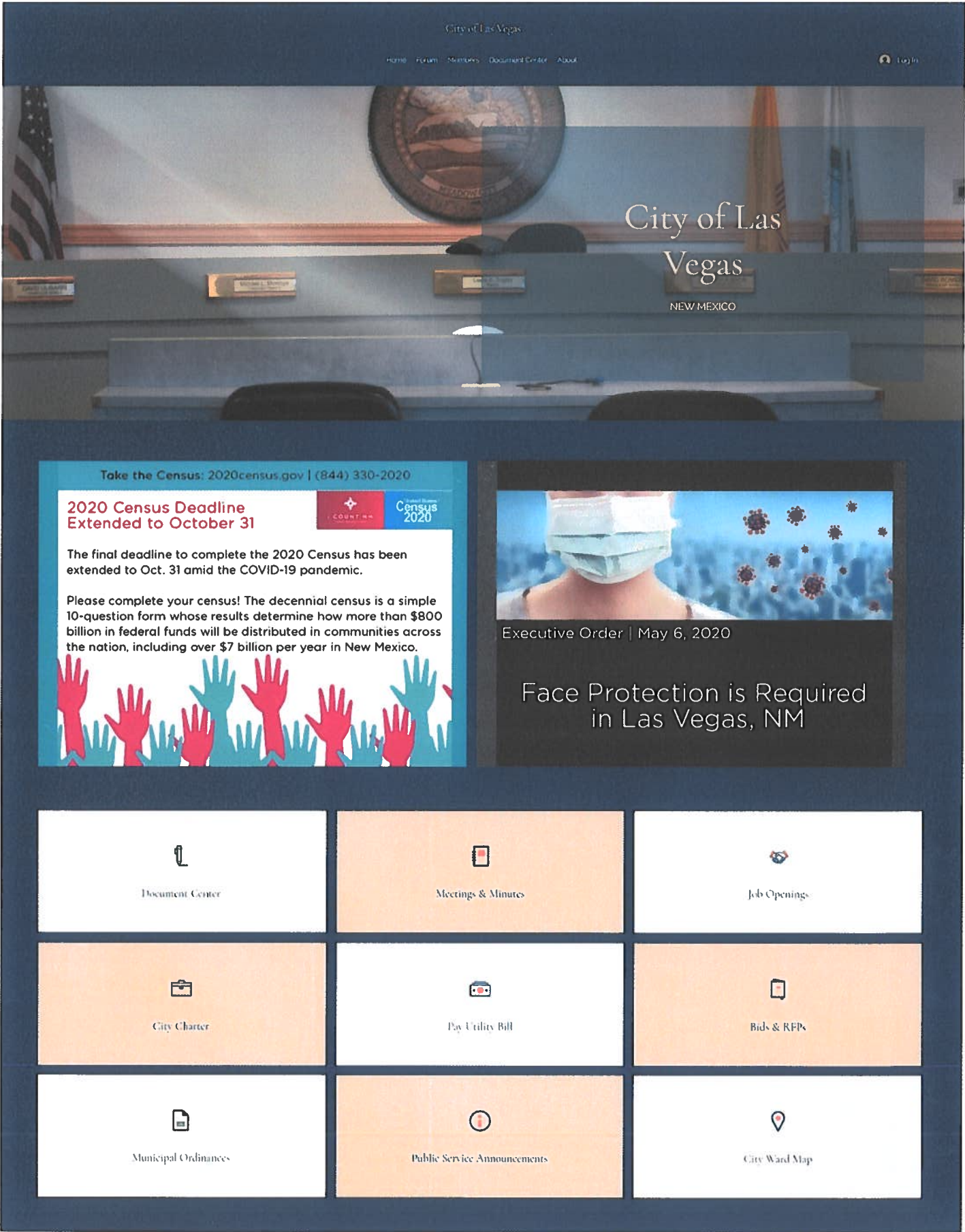
fromDOCtoPDF

FlipbookPDF.net

1700 N. Grand Ave., Las Vegas, NM 87701 Tel: 505-454-1401
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Website Design

Option 4



Recent News



July 15 Water Main Line Repair

Jul 15, 2020

[Download PDF](#)

July 16 Recreation Hours Update

July 16, 2020

[Download PDF](#)



July 17 Street Repair

July 17, 2020

[Contact Information](#)

[READ ALL NEWS](#)

Upcoming Events

Event

Thu, Jan 09 | San Francisco

[Click Here](#)

Event

Thu, Feb 06 | San Francisco

[Click Here](#)

Event

Mon, Mar 17 | San Francisco

[Click Here](#)

Contact

1700 N. Grand Avenue
Las Vegas, NM 87701



[Click Here](#)

[Click Here](#)

[Click Here](#)

Contact

1700 N. Grand Avenue
Las Vegas, NM 87701
(505) 451-4401



Map Satellite

EAST LAS VEGAS

1700 N Grand Ave Las Vegas, NM 87701

Municipal
Park



Map data ©2021 500 m Terms of use Report a map error



**CITY OF LAS VEGAS
COUNCIL MEETING AGENDA REQUEST FORM**

Meeting Date: 3/17/2021

Date Submitted: 3/3/21

Department: Community Development

Item/Topic: Contract between Mr. Gene Parson and the City for the Purchase of Lot 12-C in the DBibb Industrial Park. He plans to build a storage facility for his landscaping business equipment.

Fiscal Impact: The sale price of the property is \$25,000 plus the cost of the appraisal \$420.

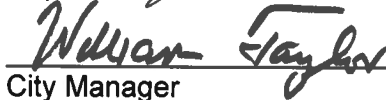
Attachments: Purchase Contract

THIS REQUEST FORM MUST BE SUBMITTED TO THE CITY CLERK'S OFFICE NO LATER THAN 5:00 P.M. ON FRIDAY ONE AND A HALF WEEKS PRIOR TO THE CITY COUNCIL MEETING.

Approved For Submittal By:



Department Director



City Manager

Reviewed By:

Finance Director

City Attorney (Approved as to Form)

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

Resolution No. _____

Ordinance No. _____

Contract No. _____

Approved _____

Continued To: _____

Referred To: _____

Denied _____

Other _____



Approval Form

Date Submitted: 3/2/21

Department Submitting: Comm Rev Dept Submitter: Bill H

Date Re-Submitted after Changes: _____

Documents To Be Reviewed: Property sale DB, 65 Deadline: 3/5/21

Upon Completion and Approval of Review: (Please indicate here if you want to pick-up your documents after step 1 is approved or have them delivered for you to the next approving step):

Comments: Please Review & Sign Purchase Agreement

The following is the approval order: (Please circle either approved or disapproved)

Approved / Disapproved: (Reason for Disapproval): _____

☐ Changes: _____ Date: _____

☒ Scott Aaron
Scott Aaron, City Attorney Review

3/2/2021
Date

Approved / Disapproved: (Reason for Disapproval): _____

☒ [Signature]
Finance Director

Date

☒ Approved / Disapproved: (Reason for Disapproval): 3-2-21

☒ William Taylor
William Taylor, City Manager

Date 3-3-21

☐ Picked Up By (after CA review): _____ Date: _____

☒ Hand Delivered By: Darlene Angulo Date: 3/2/21

(1) Received By: _____ Dept: _____ Date: _____

(2) Received By: _____ Dept: _____ Date: _____

(3) Final Pick Up By: _____ Dept: _____ Date: _____

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (the "Agreement") is entered into as of the ____ day of _____, 202__ (the "Effective Date"), by and between the City of Las Vegas, a New Mexico home-rule municipality ("Seller"), and Gene Parson ("Purchaser"). Seller and Purchaser are sometimes referred to herein individually as a "Party" and collectively as the "Parties."

RECITALS:

A. Seller is the owner of the following described real property (including the buildings, structures, fixtures, and improvements thereon, if any) located in San Miguel County, State of New Mexico:

Lot 12-C-1, Block 1, Tract A of the Dee Bibb Industrial Park (the "Property"). See **Exhibit B** for full property description and Survey.

B. Seller desires to sell to Purchaser, and Purchaser desires to purchase from Seller, the Property on the terms and conditions of this Agreement.

AGREEMENT:

For and in consideration of the mutual covenants contained herein, Seller and Purchaser agree and covenant as follows:

1. RECITALS. The aforementioned Recitals are incorporated herein by reference.
2. PURCHASE AND SALE OF PROPERTY. Subject to and in accordance with the terms and conditions of this Agreement, Seller agrees to sell and convey to Purchaser, and Purchaser agrees to purchase from Seller, the Property.
3. PURCHASE PRICE; EARNEST MONEY. The purchase price and terms of payment, subject to all adjustments and credits hereinafter provided, shall be as follows:

The purchase price for the Property shall be **\$25,000.00 plus the appraisal cost of \$420** for a total of twenty-five thousand four hundred and twenty (\$25,420.00) dollars (the "Purchase Price") payable as follows: Purchaser shall deliver a cashier's check in the amount of the Purchase Price to the City Manager's Office located at 1700 North Grand Ave., Las Vegas, New Mexico 87701, no later than **4:00pm by or before 10 business days following City Council Approval of this Agreement** ("Closing"). Upon receipt of said cashier's check in the amount of the Purchase Price, and confirmation from Seller's bank that the check was successfully negotiated, Seller shall release to Purchaser the special warranty deed conveying title of the Property.

4. INSPECTION PERIOD. Purchaser is satisfied with the condition and location of the Property and waives any inspection objections to the Property, and the Parties agree that Seller is selling the Property, and Purchaser is purchasing the Property, "as-is" and "where-is".

5. TITLE EXAMINATION; OBJECTIONS. Purchaser is satisfied with the title to the Property and waives any title examination or title objections to the Property. No title commitment or title insurance is included in this Agreement, but Purchaser may obtain title insurance at Purchaser's sole expense.

6. SURVEY. Nothing herein shall be construed to require Purchaser or Seller to obtain a survey of the Property, and any survey, improvement location report, or other such requirement is hereby waived by the Parties.

7. REPRESENTATIONS AND WARRANTIES OF SELLER.

(a) Seller does hereby warrant and represent to Purchaser as follows:

(i) To Seller's knowledge, no leases, subleases, licenses or other agreements permitting any person or entity to occupy or claim all or any portion of the Property exist, or any other matters that would encumber, burden or affect the Property, and Seller is conveying 100% title to Purchaser.

(ii) Seller has full power and authority to enter into this Agreement and to perform all of its obligations hereunder. This Agreement has been duly authorized, executed and delivered by all necessary action on the part of Seller and constitutes the valid and binding agreement of Seller.

(b) All representations and warranties contained in this Section 7 shall survive Closing for a period of one (1) year.

(c) PURCHASER: (A) ACCEPTS THE PROPERTY "AS IS", "WHERE IS" AND "WITH ALL FAULTS", AND (B) ACKNOWLEDGES THAT, EXCEPT AS EXPRESSLY SET FORTH HEREIN AND EXCEPT FOR THE SPECIAL WARRANTY OF TITLE TO BE CONTAINED IN THE DEED, SELLER HAS NOT MADE, DOES NOT MAKE AND HEREBY EXPRESSLY DISCLAIMS, AND PURCHASER HAS NOT RELIED UPON AND WILL NOT RELY UPON, EITHER DIRECTLY OR INDIRECTLY, ANY EXPRESS OR IMPLIED WARRANTIES, STATEMENTS, ASSERTIONS, NON-ASSERTIONS, DISCLOSURES OR REPRESENTATIONS TO PURCHASER CONCERNING ANY ASPECT OF THE PROPERTY, INCLUDING, BUT NOT LIMITED TO: (i) THE PHYSICAL, ENVIRONMENTAL, STRUCTURAL OR GEOLOGICAL CONDITION OF THE PROPERTY, (ii) THE HABITABILITY, SUITABILITY OR FITNESS OF THE PROPERTY FOR ANY PARTICULAR PURPOSE OR USE, (iii) INCOME TO BE PRODUCED FROM THE PROPERTY, (iv) THE COMPLIANCE OR NONCOMPLIANCE OF THE PROPERTY WITH ANY LAWS, RULES, REGULATIONS, JUDICIAL OR ADMINISTRATIVE ORDERS, ORDINANCES, DECREES OR OTHER REQUIREMENTS OF ANY NATURE WHATSOEVER IMPOSED OR ENFORCED BY ANY LOCAL, STATE, FEDERAL OR OTHER GOVERNMENTAL OR QUASI-GOVERNMENTAL AUTHORITY (COLLECTIVELY, "**GOVERNMENTAL REQUIREMENTS**"), OR (v) THE PRESENCE OR ABSENCE OF ANY LATENT OR PATENT DEFECTS AT, IN OR WITH RESPECT TO THE PROPERTY. TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, PURCHASER FOREVER WAIVES AND RELEASES THE SELLER FROM ALL

LIABILITY AND RESPONSIBILITY FOR, AND COVENANTS NOT TO SUE THE SELLER UPON OR IN CONNECTION WITH, ANY AND ALL CLAIMS, DEMANDS, ACTIONS, CAUSES OF ACTION, LOSSES, DAMAGES, LIABILITIES, COSTS, EXPENSES, AND COMPENSATION OF WHATEVER KIND, DIRECT OR INDIRECT, KNOWN OR UNKNOWN, FORESEEN OR UNFORESEEN, CONTINGENT OR OTHERWISE, THAT PURCHASER NOW HAS OR IS ENTITLED TO OR MAY HAVE OR BE ENTITLED TO IN THE FUTURE ARISING FROM OR IN CONNECTION WITH THE CONDITION OR USE OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO ANY ASSERTED OR ACTUAL VIOLATION, WHETHER OCCURRING PRIOR TO, ON OR AFTER THE DATE OF CLOSING, OF ANY APPLICABLE GOVERNMENTAL REQUIREMENTS RELATING TO HEALTH, SAFETY OR THE ENVIRONMENT. Purchaser acknowledges that the Purchase Price was set taking into consideration the agreements of Purchaser in this Section 7(c). The provisions of this Section 7(c) shall survive the sale of the Property without limit as to time.

8. REPRESENTATIONS AND WARRANTIES OF PURCHASER.

(a) Purchaser does hereby warrant and represent to Seller as follows:

(i) Purchaser has full power and authority to enter into this Agreement and to perform all of its obligations hereunder. This Agreement has been duly authorized, executed and delivered by all necessary action on the part of Purchaser and constitutes the valid and binding agreement of Purchaser; and

(ii) Neither Purchaser nor any director, officer, agent, employee or affiliate of Purchaser currently is subject to any United States sanctions administered by the Office of Foreign Assets Control of the U.S. Department of the Treasury.

(b) All representations and warranties contained in this Section 8 shall survive closing for a period of one (1) year.

9. BROKERAGE COMMISSION. Seller and Purchaser warrant and represent to the other that neither has employed any investment banker, other broker, finder or intermediary in connection with the transaction contemplated hereby, who is entitled to any compensation, fee or commission as a result of this Agreement. Each Party does hereby agree to defend, indemnify and hold harmless the other against any claim asserted by any investment banker, broker, finder or intermediary by or through the indemnifying Party. This indemnification and provisions of this Section shall survive the Property's sale without limit as to time.

10. CLOSING.

(a) Unless extended in writing by agreement of the Parties, Purchaser and Seller shall consummate and close the sale contemplated by this Agreement **10 business days following City Council Approval of this Agreement.** Purchaser and Seller each acknowledges that it does not object to a closing as described in Section 3.

(b) The fee for recording the Special Warranty Deed shall be paid by Purchaser, as well as any title insurance that Purchaser may choose to obtain.

(c) At Closing, Seller will deliver to Purchaser one Special Warranty Deed to the Property substantially in the form attached hereto as **Exhibit A**.

(d) At Closing, Purchaser shall deliver the following to Seller a sum equal to the balance of Purchase Price as herein provided in the form of a cashier's check.

11. DEFAULT.

(a) By Seller. If Seller defaults in any of its material obligations under this Agreement (and provided Purchaser has notified Seller of the specific nature of the default and allowed Seller a ten (10) calendar day period to cure such default), Purchaser, as its sole and exclusive alternate remedies, may either: (a) terminate this Agreement by written notice to Seller, or (b) bring an action against Seller for specific performance. Notwithstanding the foregoing or anything else in this Agreement to the contrary, in no event shall Seller be liable for any special, incidental, exemplary, consequential or punitive damages, including without limitation, damages relating to the loss of profits or revenue, interference with business operations, or loss of tenants, lenders, investors or purchasers, or the ability to use the Property.

(b) By Purchaser. If Purchaser defaults in any of its material obligations under this Agreement, then provided Seller is not in default hereunder (and provided Seller has notified Purchaser of the specific nature of the default and allowed Purchaser a ten (10) calendar day period to cure such default), Seller may declare this Agreement terminated, and Seller waives any and all claims to liquidated damages, and all other rights and obligations of the Parties shall be terminated. Notwithstanding the foregoing or anything else in this Agreement to the contrary, in no event shall Purchaser be liable for any special, incidental, exemplary, consequential or punitive damages, including without limitation, damages relating to the loss of profits or revenue, interference with business operations, or loss of tenants, lenders, investors or purchasers, or the ability to use the Property.

12. MISCELLANEOUS.

(a) Notices. Whenever any notice is required or permitted hereunder, such notice shall be in writing to the addresses set forth below or such other addresses as are specified by written notice delivered in accordance herewith, and shall be deemed given if delivered by one of the following methods: (a) by certified mail, return receipt requested, in which case notice shall be deemed delivered three business days after deposit, postage prepaid in the U.S. Mail, (b) by overnight delivery using a nationally recognized overnight courier, in which case it shall be deemed delivered one business day after deposit with such courier, (c) by email, in which case notice shall be deemed delivered upon transmission of such notice, or (d) by personal delivery, in which case notice shall be deemed delivered upon delivery. Provided, however, that notices will be deemed received upon transmission of such notice if delivery cannot be accomplished because of a change of address by one Party, but only if such Party did not notify the other Party of such change of address, or because of refusal of a Party to accept delivery of any such notice.

If to Purchaser: Gene Parson
627 S. Pacific Ave
Las Vegas, NM 87701
geparson@yahoo.com

If to Seller: City Manager for City of Las Vegas
1700 N. Grand Ave.
Las Vegas, NM 87701
williamtaylor@lasvegasnm.gov

With copy to: City Attorney for City of Las Vegas
1700 N. Grand Ave.
Las Vegas, NM 87701
saaron@lasvegasnm.gov

 Community Development Director
1700 N. Grand Ave.
Las Vegas, NM 87701
bhendrickson@lasvegasnm.gov

(b) Law To Govern. This Agreement shall be governed by, construed, interpreted and enforced under the laws of the State of New Mexico, and the venue for any claims made pursuant to this Agreement shall be the Fourth Judicial District Court.

(b) No Waiver. The failure of either Party to exercise any power given any Party hereunder or to insist upon strict compliance by either Party of its obligations hereunder, shall not constitute a waiver of either Party's right to demand exact compliance with the terms hereof.

(c) Entire Agreement; Modification. This Agreement contains the entire agreement of the parties hereto with respect to the subject matters discussed herein, and no representations, inducements, promises or agreements, oral or otherwise, between the Parties not embodied herein, shall be of any force and effect. No amendment to this Agreement shall be binding on any of the parties to this Agreement unless such amendment is in writing, and such amendment is executed by all of the Parties to this Agreement.

(d) Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, executors, administrators, personal representatives, successors and assigns.

(e) Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all such counterparts shall together constitute one instrument.

(f) Survival of Warranties. All representations, warranties and agreements contained in this Agreement shall survive closing but only to the extent set forth herein.

(g) Severability. If any one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

(h) Captions. Captions and headings throughout this Agreement are for convenience and reference only, and they shall not define, limit, modify or add to the interpretation or meaning of any provisions of this Agreement or in any way affect the scope, intent or effect of this Agreement.

(i) Force Majeure. Whenever a period of time is provided for in this Agreement for either Party to do or perform any act or thing, said Party shall not be responsible for any delay due to acts of God or other causes beyond the reasonable control of said Party, and in such event the time period shall be extended for the amount of time said Party is so delayed; provided, the foregoing shall not apply to the Parties' obligations to be performed on the date of closing.

(j) Assignment. Neither Party shall have the right to assign their interests in this Agreement, or any part of said interests, without prior written consent of the other Party.

(k) Additional Instruments. The Parties hereto shall execute and deliver any and all additional documents, certifications or other instruments and agree to perform any and all additional actions as shall be necessary to give full effect to and to complete the purpose and intent of this Agreement.

(l) Time is of the Essence. Time is of the essence in this Agreement and each of the covenants and provisions contained herein.

(m) Authorization. The persons executing this Agreement on behalf of Seller and Purchaser warrant and represent that each of them is duly authorized to do so and that this Agreement constitutes the valid and binding obligations of Seller and Purchaser, respectively, enforceable against Seller and Purchaser in accordance with its terms.

(n) Business Day. In the event that the date for the performance of any covenant or obligation under this Agreement is not a business day, the date for performance thereof shall be extended to the next business day.

IN WITNESS WHEREOF, the Parties listed below each have signed this Agreement in their respective names, by their duly authorized officers, members or managers, as the case may be, as of the dates written below.

CITY OF LAS VEGAS: Seller

Buyer:

Approved By:

William Taylor, City Manager

Signature

Printed Name: _____

Position: _____

Attest:

Cassandra Fresquez, City Clerk

Approved as to legal sufficiency:

Scott Aaron, City Attorney

Exhibit A
SPECIAL WARRANTY DEED

The City of Las Vegas, a New Mexico home-rule municipality (hereinafter referred to as "Grantor"), for consideration paid, does hereby grant and convey to _____ (hereinafter referred to as "Grantee"), that certain real property in San Miguel County, New Mexico, more particularly described as follows with special warranty covenants:

Lot 12-C-1, Block 1, Tract A of the Dee Bibb Industrial Park

SUBJECT to taxes for the year 202____ and subsequent years and all other matters of record.

Witness my hand and seal this ____ day of _____, 202____.

By: _____

Printed name: _____

Title: _____

STATE OF NEW MEXICO)
) ss.
COUNTY OF SAN MIGUEL)

The foregoing instrument was acknowledged and subscribed before me by _____, in his/her capacity as _____ on behalf of the City of Las Vegas, a New Mexico home-rule municipality, this ____ day of _____, 202____.

NOTARY PUBLIC

Exhibit B Follows.

Lot information from State Assessor

Survey

Appraisal

- [Account Search](#)
- [Help?](#)
- [San Miguel County Homepage](#)
- [San Miguel County Clerk](#)
- [Logout Public](#)

Account: R0600100

Location

Account Number R0600100
 Situs Address Bibb Industrial Dr
 Tax Area IIN_NR - I-IN DISTRICT NON-RES
 Folder # 100
 Parcel Number 1-094-091-384-090

Legal Summary Subd: Dee Bibb Industrial Park

Lot: 12-C-1 Block: 1 Tract: A S: 34 T: 16 R: 16
 ACREAGE ADJUSTED DUE TO LOT SALES
 WITHIN PARK. SEE CARD FOR DETAILED
 SALES. (PORTION OF LOT 12 BLK 1)

Business Name

Owner Information

Owner Name LAS VEGAS INDUSTRIAL PARK
 Owner Address CITY OF LAS VEGAS OFFICE
 LAS VEGAS, NM 87701

Assessment History

Actual (2019)	\$567,662
Primary Taxable	\$189,221
Exempt	(\$189,221)
Adjusted Taxable	
Total	\$0

Tax Area: IIN_NR Mill Levy: 33.725000

Type	Actual	Assessed	Acres	SQFT	Units
Exempt Land	\$567,662	\$189,221	31.920	0.000	0.000

Transfers

No Transfer Documents

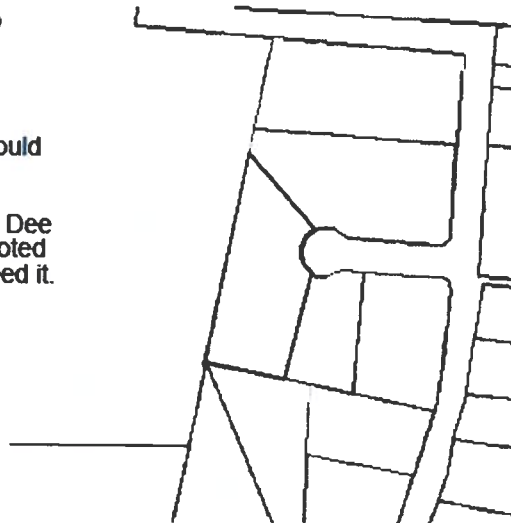
Tax History

Tax Year	Taxes	Images
*2020	\$0.00	• GIS
2019	\$0.00	

* Estimated

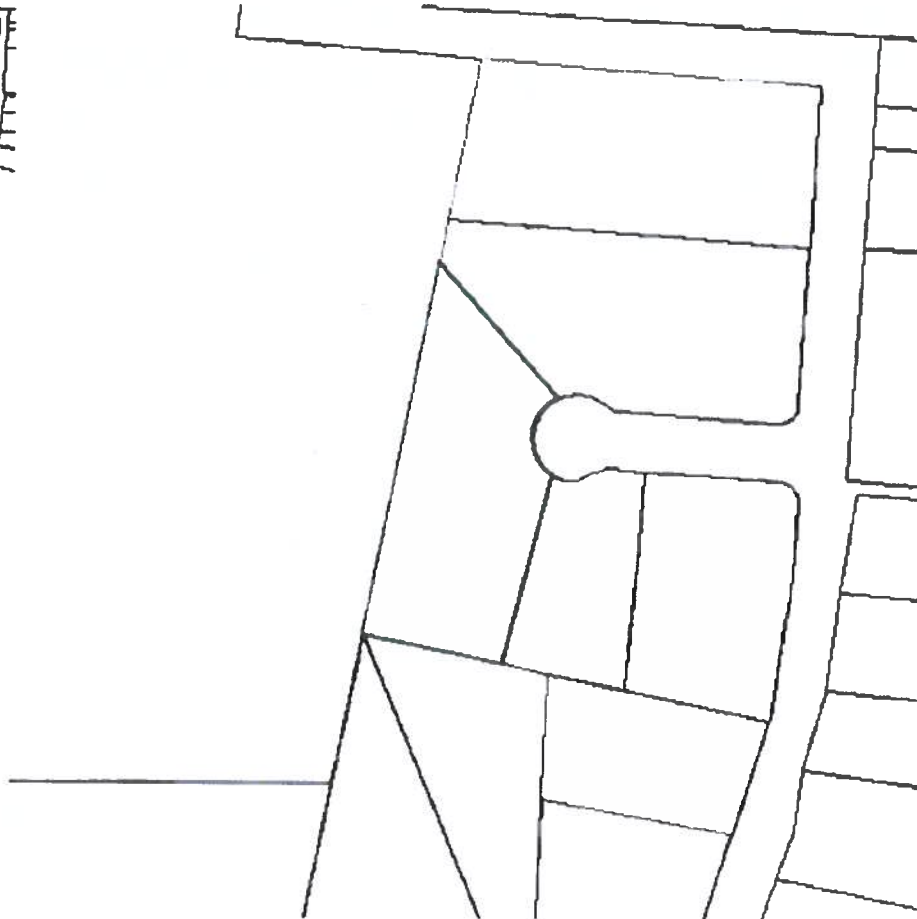
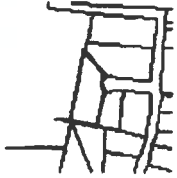
Legal for Purchase Agreement should read:

Lot 12-C-1, Block 1, Tract A of the Dee Bibb Industrial Park. Acreage is noted on the copy of the survey if you need it.



- [Account Search](#)
- [Help?](#)
- [San Miguel County Homepage](#)
- [San Miguel County Clerk](#)
- [Logout Public](#)

Account: R0600100





APPRAISAL OF REAL PROPERTY

LOCATED AT:

Bibb Industrial Dr (Off Of)
Lot 12-C-1, Blk. 1, Bibb Industrial Park Subdivision
Las Vegas, NM 87701

FOR:

Las Vegas City of
1700 N Grand Av
Las Vegas, NM 87701

AS OF:

09/21/2020

BY:

Roland Medrano
NorthEastern Land Appraisals
2325 Church Street
Las Vegas, New Mexico 87701
Phone & Fax (505)454-1670

Borrower	File No.					
Property Address	Bibb Industrial Dr (Off Of)					
City	Las Vegas	County	San Miguel	State	NM	Zip Code 87701
Lender/Client	Las Vegas City of					

TABLE OF CONTENTS

Invoice	1
Cover Page	2
Summary of Salient Features	3
Letter of Transmittal	4
Photograph Addendum	5
Land	6
Additional Comparables 4-6	7
Location Map	8
Flood Map	9
Comments on Market Data	10
Comparable Photos 1-3	11
Comparable Photos 4-6	12
Subject Survey	13
NM License	14
Credentials - Page 1	15
Credentials - Page 2	16

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	Bibb Industrial Dr (Off Of)
	Legal Description	Lot 12-C-1, Blk. 1, Bibb Industrial Park Subdivision
	City	Las Vegas
	County	San Miguel
	State	NM
	Zip Code	87701
	Census Tract	9574.00
	Map Reference	n/a
SALES PRICE	Sale Price	\$ n/a
	Date of Sale	n/a
CLIENT	Borrower	
	Lender/Client	Las Vegas City of
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	
	Price per Square Foot	\$
	Location	S. Las Vegas
	Age	
	Condition	
	Total Rooms	
	Bedrooms	
	Baths	
APPRAISER	Appraiser	Roland Medrano
	Date of Appraised Value	09/21
VALUE	Final Estimate of Value	\$ 25,000

Roland Medrano
NorthEastern Land Appraisals
2325 Church Street
Las Vegas, New Mexico 87701

September 28, 2020

Las Vegas City of
1700 N Grand Av
Las Vegas, NM 87701

Re: Property: Bibb Industrial Dr (Off Of)
Las Vegas, NM 87701

Borrower:
File No.:

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Roland Medrano
Valuation Analyst

Photograph Addendum

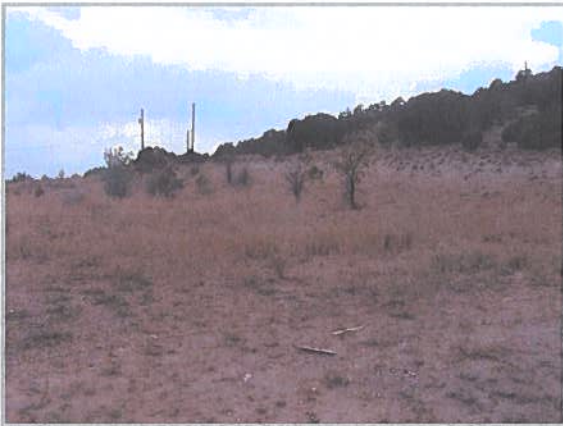
Borrower						
Property Address	Bibb Industrial Dr (Off Of)					
City	Las Vegas	County	San Miguel	State	NM	Zip Code 87701
Lender/Client	Las Vegas City of					



W'ly, view of subject property.



W'ly, view of subject property.



View of subject.



NE'ly, view of subject property.



NE'ly, view of subject property.



NW'ly, looking toward lot 9, no improvement nor improved road.

LAND APPRAISAL REPORT

Main File No. Page # 6 of 16

File No.

IDENTIFICATION	Borrower		Census Tract	9574.00	Map Reference	n/a																																																																																																																																														
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	Sale Price \$	n/a	Date of Sale	n/a	Loan Term	n/a																																																																																																																																														
	Actual Real Estate Taxes \$	0	(yr)	Loan charges to be paid by seller \$	n/a	Other sales concessions	n/a																																																																																																																																													
	Lender/Cient	Las Vegas City of	Address		1700 N Grand Av, Las Vegas, NM 87701																																																																																																																																															
SITE	Occupant	vacant		Appraiser	Roland Medrano																																																																																																																																															
	Instructions to Appraiser		Determine market value.																																																																																																																																																	
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Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): The neighborhood is comprised of relatively similar parcels. Bibb Industrial Park was completed in two phases (1990) having 24 parcels all zoned M2 heavy industrial. Public school busing is provided by the West Las Vegas School District. Support facilities are available and are located within the city of Las Vegas, New Mexico.																																																																																																																																																				
MARKET DATA ANALYSIS	Dimensions <u>See attached.</u> = <u>2.104</u> Sq. Ft. or Acres ☐ Corner Lot Zoning classification M-2, Heavy Industrial Present Improvements ☒ do ☐ do not conform to zoning regulations																																																																																																																																																			
	Highest and best use ☐ Present use ☒ Other (specify) develop industrial site Public ☐ Other (Describe) OFF SITE IMPROVEMENTS																																																																																																																																																			
	Elec. ☐ none/available Street Access ☒ Public ☐ Private above street grade/slopes easterly Gas ☐ none Surface dirt Shape typical for neighborhood area Water ☐ none/available Maintenance ☒ Public ☐ Private rectangular/typical San. Sewer ☒ none/available ☐ Storm Sewer ☐ Curb/Gutter buildings/Hwy./Rd./hills ☒ Underground Elect. & Tel. ☐ Sidewalk ☐ Street Lights Drainage appears adequate																																																																																																																																																			
	Is the property located in a HUD identified Special Flood Hazard Area? ☒ No ☐ Yes Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): There are no known unusual characteristics or other information known to the appraiser that would affect the marketability of the subject property.																																																																																																																																																			
RECONCILIATION	The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.																																																																																																																																																			
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Comments on Market Data: The comparable sales used in the report were considered to be the most compatible at the time of analysis and best indications of value to the subject property. Adjustments made were for date of sale(time), and site (tract size), other elements like topography or levelness were inclusive of site.																																																																																																																																																				
Comments and Conditions of Appraisal: There are no conditions to this appraisal. This is a limited appraisal in that the income approach and cost approach are not applicable nor used. Subject property is situated south of the city of Las Vegas, NM with good access, and access to city utilities. The comparable sales were considered good indications of market of value. Hence, the indicated value is based on the lots not having any utilities on the property.																																																																																																																																																				
Final Reconciliation: The sales comparison method has received the greatest emphasis in the estimate of value, as it is generally recognized as the best indicator of the interaction between buyers and sellers. After reconciliation of our analysis emphasis on proximity, access, and utilities																																																																																																																																																				
I ESTIMATE THE MARKET VALUE AS DEFINED OF SUBJECT PROPERTY AS OF <u>09/21 2020</u> to be \$ <u>25,000</u>																																																																																																																																																				
Roland Medrano New Mexico License # 003911 Expiration Date- 04/30/2022 Roland Medrano Appraiser(s) ☐ Did ☐ Did Not Physically Inspect Property Review Appraiser (if applicable)																																																																																																																																																				

**LAND APPRAISAL REPORT
MARKET DATA ANALYSIS**

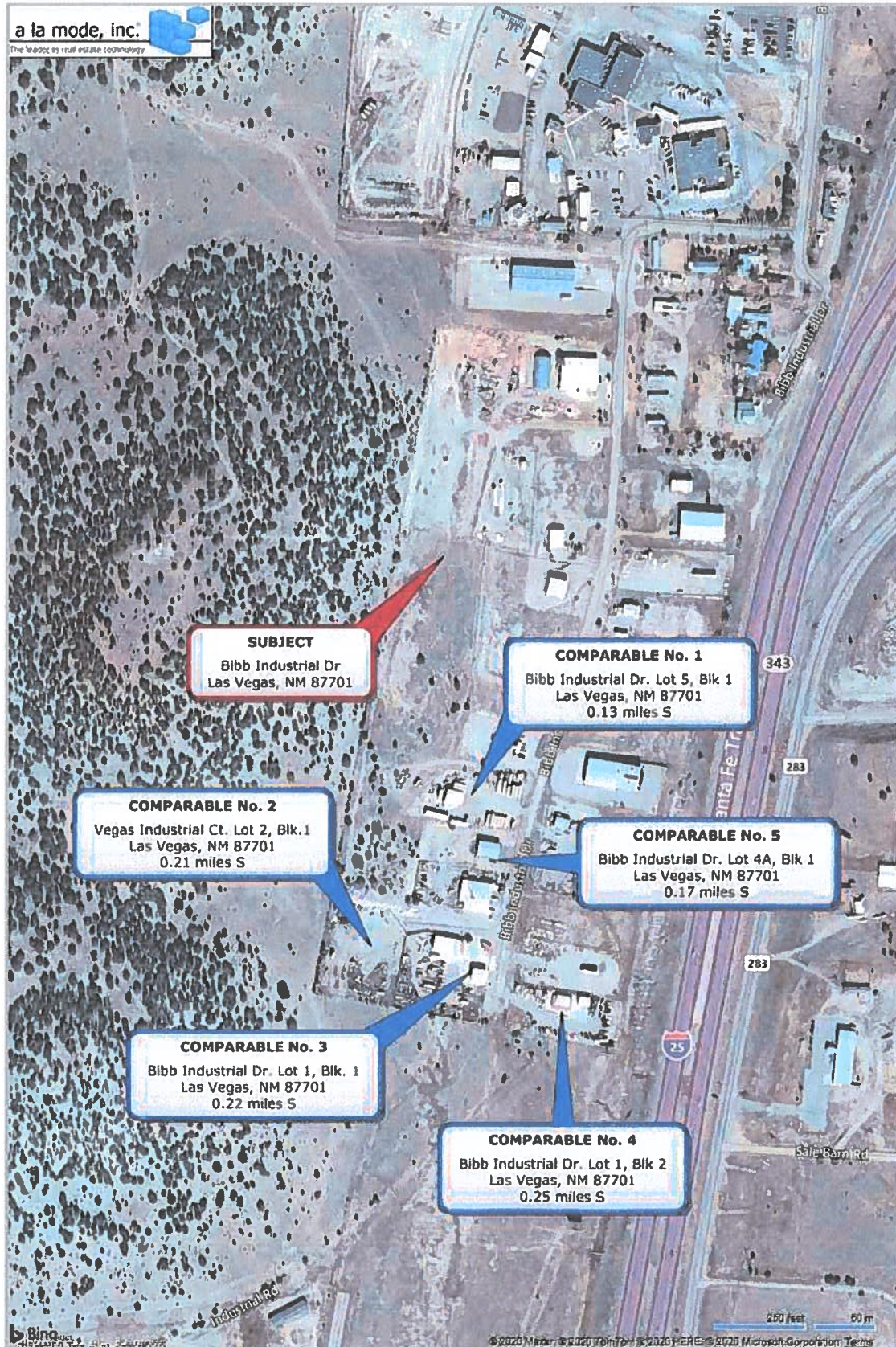
Main File No. Page # 7 of 16

File No.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	Bibb Industrial Dr (Off Of) Las Vegas, NM 87701	Bibb Industrial Dr. Lot 1, Blk 2 Las Vegas, NM 87701		Bibb Industrial Dr. Lot 4A, Blk 1 Las Vegas, NM 87701			
Proximity to Subject		0.25 miles S		0.17 miles S			
Sales Price	\$ n/a	\$	12,458	\$	7,000	\$	
Price	\$	\$	12,454	\$	0.25/sf	\$	
Data Source	n/a	appraisers file's/seller		appraisers file's/seller			
Date of sale and	DESCRIPTION	DESCRIPTION	+()\$ Adjust.	DESCRIPTION	+()\$ Adjust.	DESCRIPTION	+()\$ Adjust.
Time Adjustment	n/a	none/08/23/1999	+2,616	none/08/04/1997	+1,610		
Location	S. Las Vegas	S. Las Vegas		S. Las Vegas			
Site/View	2.104 ac./average	1.00 ac./similar	+4,328	0.64 ac./average	+5,739		
electricity	none	none/to site		none/to site			
H2O/sewer	none/none/nearby	none/none/nearby		none/none/nearby			
topography	hillsideslope/rolling	gently level/rolling		gently level/drop			
access/imprvs.	none/undeveloped	asphalt/none	-3,114	asphalt/none	-1,750		
Sales or Financing	n/a	cash to seller		cash to seller			
Concessions	n/a	none		none			
Net Adj. (Total)		☒ + ☐ -	\$ 3,830	☒ + ☐ -	\$ 5,599	☐ + ☐ -	\$
Indicated Value							
of Subject		Net 30.7 %	\$ 16,288	Net 80.0 %	\$ 12,599	Net %	\$
Comments: Comparable sales #1 through #5 were from the same place or Bibb industrial subdivision. Only, date of sale or (time), and site (tract size), required adjustments, amenities and topography or levelness of the comparable sales were inclusive of site. The sales activity of lots in the industrial park have been slow to none based on observation and survey of the park. The same businesses have remained at the industrial park, with the exception of the recent new development of storage units added to an existing business. Market data and recent sales activity indicates that a modest upward adjustment for improving market conditions may be appropriate. The comparable sales occurred between August, 1997 and March, 2006. I applied a modest time adjustment of 1% to each sale and year to bring it up to constant on market evidences and analysis. Also, a .25% downward was applied if the sales had access to an asphalt street or located on the main drive (street), Bibb Industrial Drive. No vacant lots sales have sold since the year 2006. The city did sale Lot 12-E containing 1.338 and Lot 12-C containing 0.723 along with a 9,180 square foot metal building to Mr. David Old whose business consist of wood products. Land Sales: (1) Lot 5, Blk. 1, Bibb Industrial Dr./Sale Price \$25,000/12/14/2001 (2) Lot 2, Blk. 1, Vegas Industrial Ct./Sale Price \$24,500/09/20/2006 (3) Lot 1, Blk. 1, Bibb Industrial Dr./Sale Price \$15,767/07/20/1999 (4) Lot 1, Blk. 2, Bibb Industrial Dr./Sale Price \$12,458/08/23/1999 (5) Lot 4A, Blk. 1, Bibb Industrial Dr./Sale Price \$7,000/08/04/1997 Sale (1) 1.14 acres equals to 49,658/sf/\$25,00 or 0.50/sf. Sale (2) 1.34 acres equals to 58,370/sf/\$24,500 or 0.42/sf Sale (3) 1.27 acres equals to 55,321/sf/\$15,767 or 0.29/sf. Sale (4) 1.00 acres equals to 43,560/sf/\$12,454 or 0.29/sf Sale (5) 0.64 acres equals to 27,878/sf/\$7,000 or 0.25/sf. Sale (1) 0.50/sf. (2) Sale 0.42/sf. (3) 0.29/sf. (4) 0.29/sf. and (5) 0.25/sf. totals to \$1.75/sf or mean of \$0.35/sf.. Undersigned applied a .25% to the mean of (0.35/sf) to the land adjustment or .09%. The property rights conveyed in each sale were fee simple, and fee simple value was used as the basis for comparison. Financing terms were cash or cash equivalent terms. The conditions and motivational influences each sale were reported to be "arms length" and no concessions or other circumstances influenced the prices. Older sales were adjusted for inflation at a factor of 1.0 per year up to the effective date of the appraisal in order to reflect constant purchasing power of the dollar. Average Annual CPI Year 1997 Year 2020 Annual Compounded Change 1.0%							

Location Map

Borrower						
Property Address	Bibb Industrial Dr (Off Of)					
City	Las Vegas	County	San Miguel	State	NM	Zip Code 87701
Lender/Client	Las Vegas City of					



Flood Map

Borrower					
Property Address	Bibb Industrial Dr (Off Of)				
City	Las Vegas	County	San Miguel	State	NM Zip Code 87701
Lender/Client	Las Vegas City of				

InterFlood by a la mode

Prepared for: APPRAISALS

**Bibb Industrial Dr
Las Vegas, NM 87701**

**MAP DATA**

FEMA Special Flood Hazard Area: No
Map Number: 35047C0878D
Zone: X
Map Date: December 03, 2010
FIPS: 35047

MAP LEGEND

- | | |
|--------------------------------------|-----------------|
| Areas inundated by 500-year flooding | Protected Areas |
| Areas inundated by 100-year flooding | Floodway |
| Velocity Hazard | Subject Area |

Powered by CoreLogic®

Comments on Market Data

File No.

Borrower						
Property Address	Bibb Industrial Dr (Off Of)					
City	Las Vegas	County	San Miguel	State	NM	Zip Code 87701
Lender/Client	Las Vegas City of					

Comments on Market Data

The comparable sales were considered for appeal, size, location, and best available at the time of inspection. They all compete within the same general neighborhood market and were considered the best ones at the time of the appraisal. An adjustment was made for time or date of sale, and site (tract size) which varied based on sale price.

The appraisal is based on the subject property having approximately 2.104 acres (Lot 12-C-1, Blk. 1) located south of the city of Las Vegas, New Mexico. Demand is considered average for industrial enterprises. Other than view the subject property is undeveloped. No utilities, not paved and with an inclined. The city of Las Vegas, New Mexico provides support facilities.

Often the highest and best use of a site as though vacant or of a property as improved may be expected to change in the foreseeable future. A tract of land may not be ready for development now, but urban growth patterns suggest that it will be suitable for development in several years. In neighborhoods that are in transition, the highest and best use of the site as though vacant or the property as improved for the near future may differ from the long term highest and best use.

Sale #1 was located within the same subdivision industrial park about thirteen tenths of a mile south from the subject property. This comparable sale shared similar zoning and usage as did all the sales. Adjustments were applied to date of sale (time), site (tract size), and paved access or the sales located on the main thoroughfare with asphalt as oppose to the subject no development of any, besides the survey. This sale had the least net percentage adjustments of the five comparable sales. The site was considered worth more than the subject property, because of access (location) a downward adjustment made. A modest one percent for inflation per year was made for date of sale (time), and site. This sale provided us with high range in value.

Sale #2 was the located approximately twenty one hundreds of a mile south from the subject property and considered a good comparable sale. Like the other comparable sale, this comparable sale did not have any utilities on site, when sold. It did have access to city water, sewer and electricity available, because the lot in the south was developed. This particular property was also located within the same industrial development as the other comparable sales. The comparable sale was slightly smaller than the subject property, and an upward site adjustment was made. Another adjustment made was for date of sale (time) a one percent per year was applied and made based on our analysis of date of sales and access was it paved or gravel as oppose to the subject having none. A good indication of what buyers and sellers are paying within the industrial park in the city of Las Vegas, New Mexico. This property gave the appraiser the second upper range in value and sold about fourteen years ago within the industrial park.

Sale #3 located twenty hundreds of a mile south and also sold within the Bibb Industrial Park. Access was considered inferior to the sale because it was undeveloped and infrastructure or street. This comparable sale was slightly smaller in acreage than the subject property, but superior in location in relation to the main thoroughfare. An upward adjustment was made to date of sale (time) of percent per year for inflation. Purchaser bought the property to develop a used car sales and recycle parts business. Owner has excavated and leveled the lot, has built improvements and is located at a dead end of Vegas Industrial Court of the main thoroughfare Bibb Industrial Drive. Adjustments were for date of sale (time), site (tract size) and access or developed street with infrastructure. Did not have utilities on the property, however they were available to the site.

Sale #4 was also located with the park about twenty five hundreds of a mile south from the subject property. It was utilized due to availability and having sold within the industrial park as the subject property. Adjustments were attributable to date of sale (time), site (size of tract), and access from the street with improvements such asphalt or infrastructure. This particular sale gave us the second lowest range in value and like the other four comparable sales were considered a good indication of value.

Sale #5 was located sixty four hundreds of a mile south from the subject property and also with the industrial park. This comparable sale was a smaller tract that was split in half and one of the oldest sale within the park. Like the other sales it too, required an adjustment for date of sale (time), a modest one percent per year was applied, site (size of tract) and access was also factored in the process, and access to the site or whether it was paved or not. Did it have asphalt or gravel as oppose the subject not having any and only surveyed.

All five comparable sales from within the Dee Bibb Industrial Park complex were given consideration in the reconciliation analysis with emphasis on site (tract size), proximity and to the main thoroughfare Bibb Industrial Drive. Five comparable sales were available from within the industrial park and considered representative of the indicated value.

The first four comparable sales were considered good indications of value and were given consideration in the analysis of value. I have identified, gathered and analyzed general and specific data and have determined the subject's highest and best use is it's current use. One of the three accepted methods of valuing property have been applied. The cost and income method were not utilized.

I have relied on the overall range, weighing it with the quality of data and market conditions. Weighing this factors, the appraiser placed the value at the median range. The five comparable sales used from the same industrial park complex represent a range of \$12,599 to \$27,279. I did not place very much emphasis on sale #5 in the value range because of the site (size of tract), however it considered instrumental in our analysis of value. A range of (53%), which is relatively and considered typical, and good indicator of value. As a result of my investigation and based on the foregoing and considering the sales employed, the subject's location, date of sale (time), site (size tract), and improved access the principle of substitution, reconciling the available data and all five sales sharing similar qualities and location.

Based on the data presented, it is the appraiser's opinion, the subject property has a market value, "as is", as of the effective date September 21, 2020 of \$25,000.

Comparable Photo Page

Borrower						
Property Address	Bibb Industrial Dr (Off Of)					
City	Las Vegas	County	San Miguel	State	NM	Zip Code 87701
Lender/Client	Las Vegas City of					

**Comparable 1**

Bibb Industrial Dr. Lot 5, Blk. 1
 Prox. to Subject 0.13 miles S
 Sale Price 25,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location S. of Las Vegas
 View 1.14 ac./average
 Site
 Quality
 Age

**Comparable 2**

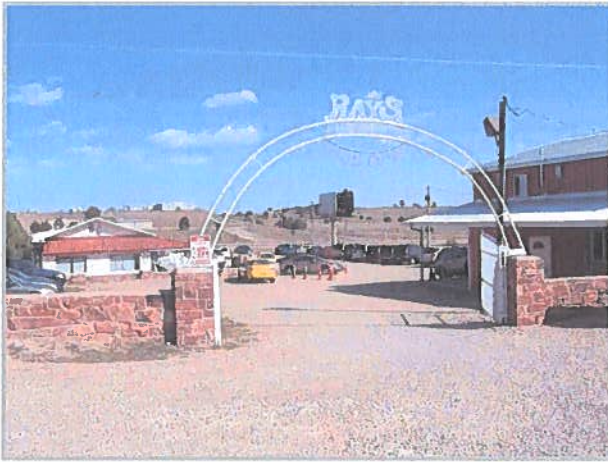
Vegas Industrial Ct. Lot 2, Blk. 1
 Prox. to Subject 0.21 miles S
 Sale Price 24,500
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location S. Las Vegas
 View 1.34 ac./average
 Site
 Quality
 Age

**Comparable 3**

Bibb Industrial Dr. Lot 1, Blk. 1
 Prox. to Subject 0.22 miles S
 Sale Price 15,767
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location S. of Las Vegas
 View 1.27 ac./average
 Site
 Quality
 Age

Comparable Photo Page

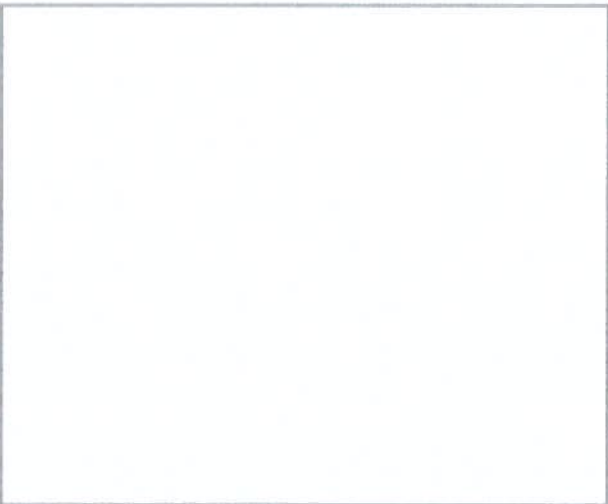
Borrower					
Property Address	Bibb Industrial Dr (Off Of)				
City	Las Vegas	County	San Miguel	State	NM
Zip Code	87701	Lender/Client	Las Vegas City of		

**Comparable 4**

Bibb Industrial Dr. Lot 1, Blk 2
 Prox. to Subject 0.25 miles S
 Sale Price 12,458
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location S. Las Vegas
 View 1.00 ac./similar
 Site
 Quality
 Age

**Comparable 5**

Bibb Industrial Dr. Lot 4A, Blk 1
 Prox. to Subject 0.17 miles S
 Sale Price 7,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location S. Las Vegas
 View 0.64 ac./average
 Site
 Quality
 Age

**Comparable 6**

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

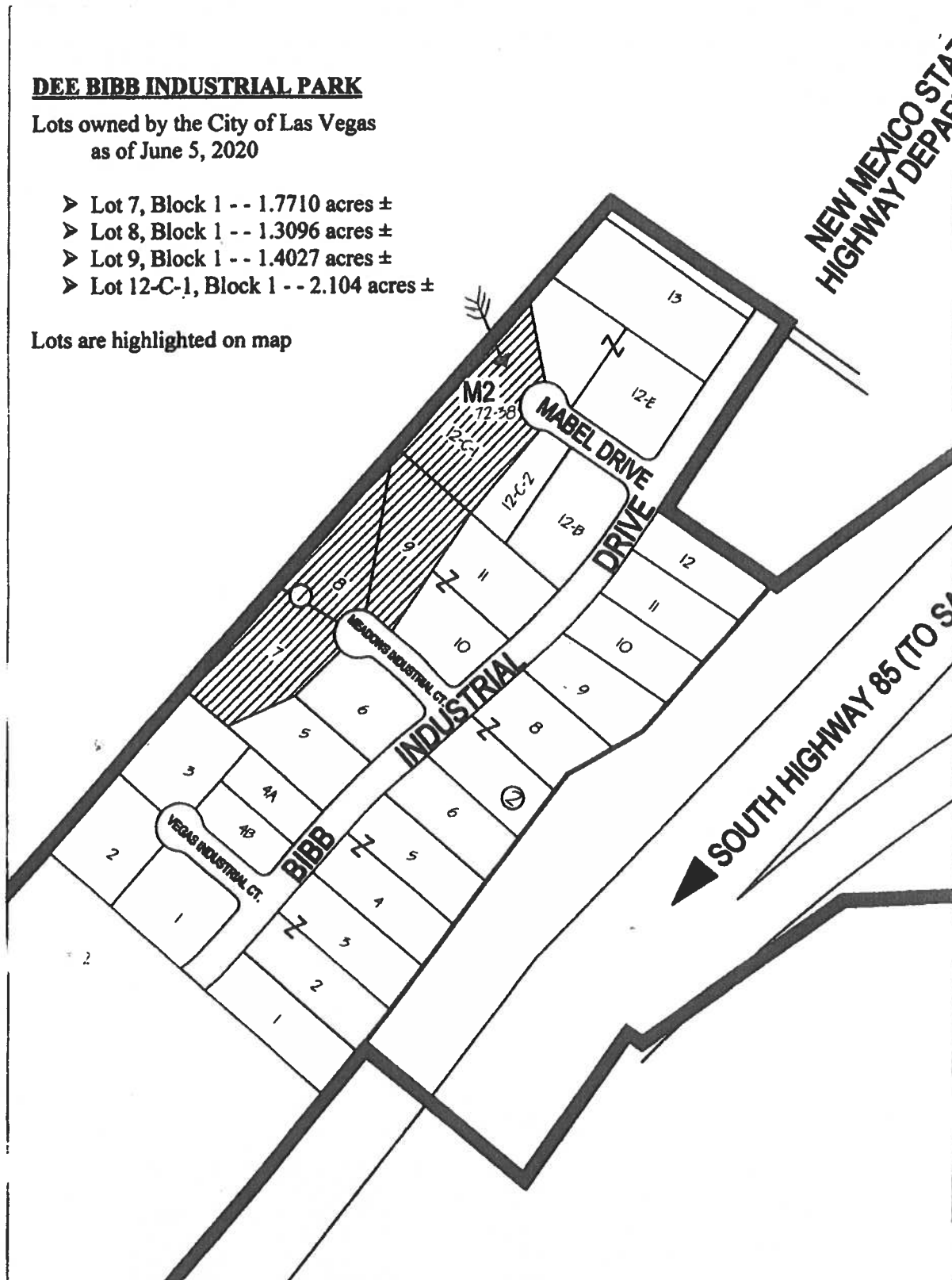
Subject Survey

DEE BIBB INDUSTRIAL PARK

Lots owned by the City of Las Vegas
as of June 5, 2020

- Lot 7, Block 1 -- 1.7710 acres ±
- Lot 8, Block 1 -- 1.3096 acres ±
- Lot 9, Block 1 -- 1.4027 acres ±
- Lot 12-C-1, Block 1 -- 2.104 acres ±

Lots are highlighted on map



NM License

	
State of New Mexico	
REAL ESTATE APPRAISERS BOARD	
PO Box 25101	Santa Fe, NM 87505 (505) 476-4622
This is to certify that	
Roland Medrano #391-L	
Having complied with the provisions of the New Mexico Real Estate Appraisers Act is hereby granted a license to practice as a	
<i>Licensed Residential Appraiser</i>	
<i>This appraiser is eligible to perform in Federally Related Transactions</i>	
Issue Date: 12/03/1990 Date Expires: 04/30/2022	
THIS LICENSE MUST BE CONSPICUOUSLY POSTED IN PLACE OF BUSINESS	

Credentials - Page 1**CREDENTIALS**

Roland Medrano, Appraiser
NorthEastern Land Appraisals
2325 Church Street
Las Vegas, New Mexico 87701
(505) 454-1670

Actively engaged in appraising residential, ranch, commercial, and mountain property in San Miguel, Mora, Guadalupe, Colfax, Union, Harding, and Quay county areas.

PROFESSIONAL EDUCATION

Master of Arts - Business and Administration (NMHU) 1979
 Licensed Real Estate Appraiser- New Mexico 1985-Present
 Pursuing Residential Certification - Projected May 2012

SERVICE AREA

North-east quadrant of the State of New Mexico.
 San Miguel, Mora, Guadalupe, Quay, Harding and Colfax Counties

MARKET AND COST DATA AREA

Over 20 years of experience providing real estate appraisal services in the area.
 Subscriber of area Multiple Listing Services (MLS), County records (San Miguel, Mora, Colfax, Guadalupe), member of the local Realtors Association, contact & personal interviews with building contractors, realtors, private residents, etc., Micro Fich San Miguel County Court House, Marshall and Swift Cost Manual, Micro Fich Data File, 120 Megabyte hardrive data base. Familiar & knowledgeable with the surrounding area and resources.

RELEVANT APPRAISAL COURSE WORK

Statistics, Modeling, & Finance	2011
Advanced Residential Applications & Case Studies	2011
Appraisal Review Seminar - General	2011
Residential Sales Comparison & Income Approaches	2009
Highest and Best Use	2009
Advanced Residential Report Writing Part 1	2009
Advanced Residential Report Writing Part 2	2009
National USPAP Update	2006
Real Estate Finance, Value and Investment Performance	2004
New Mexico Real Estate Disclosure Law	2004
Rates and Ratios: Making Sense of GIMs, OARs, and DCF	2004
Appraising Manufactured Housing	2004
National USPAP Course	2003
Scope of Work: Expanding your Range of Services	2003
Standards of Professional Practice	2003
Analyzing Commercial Lease Clauses: Understanding Implications for	2003
Property Value and Marketability	2003
Natural Resource Appraisal	2002
Fundamentals of Relocation	2002
FHA Appraisal Inspection from the Ground Up	2001
Appraising from Blueprints and Specifications	2000
Over 50 other real estate appraisal courses between	1985- 2000

Credentials - Page 2**REAL ESTATE APPRAISAL EDUCATION**

Completed the above coursework at the:

Appraisal Institute
Kaplan Professional Schools
McKissock Education
National Association of Independent Fee Appraisers
National Association of Review Appraisers & Mortgage Underwriters
Stanley H. Mathis Foundation
International Association of Assessing Officers
New Mexico Highlands University
Realtors National Marketing Institute

COURT APPEARANCES

Testified as an appraiser in the counties of San Miguel and Mora for court cases such as estate and divorce settlements, easements, and various other types relevant to appraisal services.

BUSINESS CLIENTS

Perform real estate appraisals for various clients to include:

Mortgage Lenders
AMC Companies
Attorneys
Private Individuals
Business Owners
Area Bank & Credit Unions

APPOINTMENTS

2000 – Present Appointed to serve on the San Miguel Property Tax Protest Board by the San Miguel County Court Commission.

2005-Present- Appointed to serve on the Las Vegas Design Review Board by the City of Las Vegas Mayor & Council. Purpose is to oversee the compliance of the Historical District of Las Vegas

MEMBER

Affiliate member of the Las Vegas Board of Realtors

FLOOD ZONE AND DATA SOURCE:

National Flood Insurance Program, Flood Hazard Boundary Map and City of Las Vegas, New Mexico.

ERRORS AND OMISSIONS INSURANCE:

Insurer: Intercorp Insurance Co



**CITY OF LAS VEGAS
COUNCIL MEETING AGENDA REQUEST FORM**

Meeting Date: March 17, 2021

Date Submitted: 03/01/2021

Department: Community Development

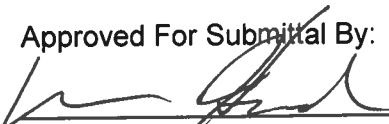
Item/Topic: Request to Publish Ordinance No. 21-04 Amending the Code of the City of Las Vegas Section 200-40 and Section 301-11, entitled "Alternative method of abatement". This Ordinance is enacted pursuant to Sections 2.02 of the City of Las Vegas Municipal Charter, and is an exercise of the City of Las Vegas home rule powers.

Fiscal Impact: None

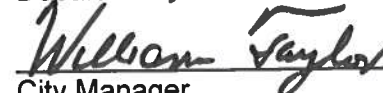
Attachments: Ordinance No. 21-04

THIS REQUEST FORM MUST BE SUBMITTED TO THE CITY CLERK'S OFFICE NO LATER THAN 5:00 P.M. ON FRIDAY ONE AND A HALF WEEKS PRIOR TO THE CITY COUNCIL MEETING.

Approved For Submittal By:



Department Director



City Manager

Reviewed By:

Finance Director

City Attorney (Approved as to Form)

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

Resolution No. _____
Ordinance No. _____
Contract No. _____
Approved _____

Continued To: _____
Referred To: _____
Denied _____
Other _____

CITY OF LAS VEGAS, NEW MEXICO

Ordinance No. 21-04

AN ORDINANCE TO AMEND the Code of the City of Las Vegas by amending Section 200-40 and Section 301-11, entitled “Alternative method of abatement”. This Ordinance is enacted pursuant to Sections 2.02 of the City of Las Vegas Municipal Charter, and is an exercise of the City’s home rule powers.

BE IT ENACTED by the Governing Body of the City of Las Vegas as follows:

Section 1. The Code of the City of Las Vegas, Section 200-40, and Section 301-11 are hereby amended to read as follows:

Alternative method of abatement.

A. Except as otherwise provided in this Section, an action filed in court for abatement shall be governed by the New Mexico Rules of Civil Procedure.

B. A civil action to abate a public nuisance may be brought in any court of competent jurisdiction against any person or entity who creates, performs, enables or maintains a public nuisance.

C. For cases in the City’s Municipal Court, a lien against real estate may be foreclosed in the same manner that mortgages or other liens against real estate are foreclosed with like rights of redemption. Lien against personal property may be foreclosed in the same manner security interests are foreclosed. At the trial of any case foreclosing any lien, the recitals of the lien or other evidence of indebtedness shall be received in evidence as prima facie true. In the foreclosure of any lien created by municipal ordinance or under authority of law, a reasonable attorney’s fee shall be granted by the court as part of the reasonable costs of the case.

D. The City may file a criminal complaint for public nuisance in the appropriate court as provided by New Mexico law.

Section 2. Full Force and Effect. Except as specifically amended above, Section 20-13 shall remain in full force and effect.

Section 3. Severability. The provisions of this ordinance are declared to be severable, and if any portion of this ordinance, for any reason, is held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this ordinance.

Section 4. Effective Date. This ordinance shall become effective upon the execution by the Mayor and the affirmative vote of the majority of the Governing Body.

PASSED, ADOPTED and ENACTED this_____day of March, 2021.

Mayor Louie A. Trujillo

ATTEST:

Reviewed and approved as to legal sufficiency only:

Casandra Fresquez, City Clerk

Scott Aaron, City Attorney



**CITY OF LAS VEGAS
COUNCIL MEETING AGENDA REQUEST FORM**

Meeting Date: March 17, 2021

Date Submitted: 3/11/21

Department: Community Development

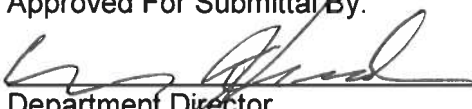
Item/Topic: Request approval to allow Community Development to issue Permits which allow restaurant businesses to extend seating capacity by setting up tents and tables onto their adjacent roadway. The permits will be valid until the end of the year. The end of year permit deadline may be extended by majority vote of the Council.

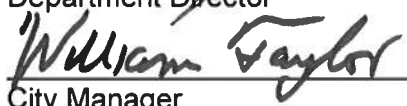
Fiscal Impact: N/A

Attachments:

THIS REQUEST FORM MUST BE SUBMITTED TO THE CITY CLERK'S OFFICE NO LATER THAN 5:00 P.M. ON FRIDAY ONE AND A HALF WEEKS PRIOR TO THE CITY COUNCIL MEETING.

Approved For Submittal By:



Department Director


City Manager

Reviewed By:

Finance Director

City Attorney (Approved as to Form)

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

Resolution No. _____
Ordinance No. _____
Contract No. _____
Approved _____

Continued To: _____
Referred To: _____
Denied _____
Other _____



**CITY OF LAS VEGAS
COUNCIL MEETING AGENDA REQUEST FORM**

Meeting Date: March 17, 2021

Date Submitted: 3/9/21

Department: City Attorney

Item/Topic: Request approval of Resolution No. 21-09 setting the duration of the Charter Review Commission and other terms and duties as the Governing Body deems advisable.

Fiscal Impact: None.

Attachments: Resolution No. 21-09.

THIS REQUEST FORM MUST BE SUBMITTED TO THE CITY CLERK'S OFFICE NO LATER THAN 5:00 P.M. ON FRIDAY ONE AND A HALF WEEKS PRIOR TO THE CITY COUNCIL MEETING.

Approved For Submittal By:

Department Director

City Manager

Reviewed By:

Finance Director

City Attorney (Approved as to Form)

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

Resolution No. _____
Ordinance No. _____
Contract No. _____
Approved _____

Continued To: _____
Referred To: _____
Denied _____
Other _____

CITY OF LAS VEGAS, NEW MEXICO
Resolution No. 21-09

A RESOLUTION SETTING DURATION OF THE CHARTER REVIEW COMMISSION

WHEREAS, the Governing Body is tasked with setting the duration of the charter review commission and other terms and duties as the Governing Body deems advisable; and

WHEREAS, the charter review commission members have already been appointed and begun meeting; and

WHEREAS, the Governing Body deems this resolution advisable regarding the other terms and duties of the charter review commission.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Las Vegas that the recitals are hereby incorporated herein by reference and the Governing Body hereby sets the duration of the charter review commission, and the term of each commission member, to expire on June 30, 2021. The City Council further instructs the charter review commission to elect a representative from its members to appear before the Governing Body on a monthly basis and report on the progress of the commission, with the purpose of the commission finishing its duties by or before June 30, 2021.

PASSED, APPROVED AND ADOPTED this _____ day of March, 2021.

Louie A. Trujillo, Mayor

ATTEST:

Reviewed and approved as to legal sufficiency only:

Casandra Fresquez, City Clerk

Scott Aaron, City Attorney



**CITY OF LAS VEGAS
COUNCIL MEETING AGENDA REQUEST FORM**

Meeting Date: March 17, 2021

Date Submitted: 3/10/21

Department: Public Works/Utilities

Item/Topic: Discussion and Selection of a project to be considered for the 2021 Community Development Block Grant (CDBG) application program.

Citizen Participation: 4 virtual public meetings were held to advise citizens of estimated CDBG funds available, type of projects available and to obtain recommendations from citizens regarding CDBG and housing needs.

Discussion of recommendations from the public meetings as well as staff recommendations. Council will select a project for the 2021 CDBG application that meets at least one of the three national **objectives:** 1) activities must benefit low-and moderate-income persons 2) prevention of slum and blight 3) must meet urgent or life threatening community development need.

Fiscal Impact: Depends on the availability of CDBG funds and the cost of the project.

Attachments: Minutes of the four public input virtual meetings.

THIS REQUEST FORM MUST BE SUBMITTED TO THE CITY CLERK'S OFFICE NO LATER THAN 5:00 P.M. ON FRIDAY ONE AND A HALF WEEKS PRIOR TO THE CITY COUNCIL MEETING.

Approved For Submittal By:



Department Director



City Manager

Reviewed By:

Finance Director

City Attorney (Approved as to Form)

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

Resolution No. _____

Ordinance No. _____

Contract No. _____

Approved _____

Continued To: _____

Referred To: _____

Denied _____

Other _____

EXHIBIT 1-Q-1
CDBG PUBLIC MEETING
02/10/2021 at 8:00 a.m.

PRE-PROJECT SELECTION FOR CDBG PUBLIC MEETING

Sign In/Attendance

1. Niva Romero
2. Lisa Campbell
3. Rebecca Martinez
4. Danny Gurule
5. Maria Gilvarry
6. City Councilor - David Romero
7. Kenny Roybal

1. Welcome

- This meeting will cover the Community Development Block Grant (CDBG) Program. It will cover the purpose of the program, eligible/ineligible applicants, eligible/ineligible activities and provide local citizens with the opportunity to propose project ideas.

2. Purpose and History of CDBG

- Program Objectives
 - Benefit principally low and moderate income families.
 - Aid in the prevention of slum or blight.
 - Meet urgent community development needs where an existing condition poses a threat to the health and welfare of the community and other financial resources are not available.
 - \$10,583,849.28 was available for the past year (2020).
- Eligible Applicants
 - Infrastructure grants: all counties, incorporated municipalities and New Mexico Mortgage Finance Authority
 - Planning grants: all counties, incorporated municipalities, New Mexico Mortgage Finance Authority, water associations, sanitation districts, land grants, public nonprofit groups, council of governments and mutual domestic water consumer associations
- Ineligible Applicants
 - Indian Pueblos and Tribes may receive funding directly from the U.S. Department of Housing and Urban Development (HUD).
 - Entitlement cities (Albuquerque, Farmington, Las Cruces, Rio Rancho and Santa Fe) receive funding directly from HUD.
- Eligible Activities
 - Community Infrastructure: water; sewer systems (including storm sewers); solid waste disposal systems; street improvements (roads, streets, curbs, gutters, sidewalks, traffic control devices, street lighting, parking facilities, municipal utilities).

- Public Facility: real property acquisition; construction or improvement of structures (community centers, senior citizen centers, homeless shelters, domestic violence shelters, substance abuse facilities, nonresidential centers for the handicapped such as sheltered workshops); other community facilities designed to provide health, social, recreational or similar community services for residents.
- Housing: real property acquisition; rehabilitation; clearance; provision of public facilities to increase housing opportunities; code enforcement; historic preservation activities; a maximum of \$65,000 in CDBG funds per home can be used on rehab/repair activities.
- Economic Development: assists businesses in creating new jobs for low and moderate income persons; creation of businesses owned by community residents.
- Planning: grant assistance must be used for a comprehensive plan if there has not been a current or updated plan within the last five years; asset management plan; development of codes and ordinances; feasibility studies; base mapping, aerial photography, GIS systems; limit of \$50,000.
- Colonias: the State of New Mexico is obligated to allocate 10% of the total CDBG funding each year to eligible projects in designated Colonias.
 - Applicant must be:
 - Designated Colonia prior to November 1990; and
 - Located within 150 miles of the U.S./Mexico border
 - Project must address:
 - Lack of potable water supply; or
 - Inadequate sewage system; or
 - Lack of decent, safe and sanitary housing
- Ineligible Activities
 - Construction or rehabilitation of buildings used for the general conduct of government such as city halls or courthouses. The only exception is to make a public or government operating facility ADA-compliant.
 - General operation and maintenance expenses of public facilities.
 - Income maintenance programs.
 - Housing allowance payments and mortgage subsidies, including but not limited to expenditures for the use of equipment or premises for any political activities.
 - Costs involved in preparing applications and securing funding.
- Program Requirements
 - Applicants must conduct at least one public meeting prior to selecting a project to advise citizens of estimated CDBG funds available; types of projects available; obtain recommendations from citizens regarding community development and housing needs. A minimum of three meetings is recommended.
 - Citizen participation must be encouraged with emphasis on low and moderate income persons by publishing public meeting notices in English and Spanish, and using other means such as media or posting flyers in an effort to reach the public.
 - Recommendations from the public are to be considered and the project selected at an official meeting of the governing body.

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4. Current and Past CDBG Projects Discussion

2013 CDBG City of Las Vegas Senior Center

2010 Street and Drainage Improvements (Peterson PumpBack)

5. ICIP

Roadway Improvements

Hot Springs Boulevard from Mills Avenue to Valencia Street

Legion Drive from Grand Avenue to 7th Street

6. Questions: None

7. Citizen Input: None

EXHIBIT 1-Q-1
CDBG PUBLIC MEETING MINUTES
02/10/2021 at 12:00 noon

PRE-PROJECT SELECTION FOR CDBG PUBLIC MEETING

Sign In/Attendance

1. Niva Romero
2. Lisa Campbell
3. Kenny Roybal
4. Danny Gurule
5. Rebecca Martinez
6. Benito Duran
7. Maria Gilvarry
8. City Councilor - David Romero
9. Shawni Muniz

1. Welcome

- This meeting will cover the Community Development Block Grant (CDBG) Program. It will cover the purpose of the program, eligible/ineligible applicants, eligible/ineligible activities and provide local citizens with the opportunity to propose project ideas.

2. Purpose and History of CDBG

- Program Objectives
 - Benefit principally low- and moderate-income families.
 - Aid in the prevention of slum or blight.
 - Meet urgent community development needs where an existing condition poses a threat to the health and welfare of the community and other financial resources are not available.
 - \$10,583,849.28 was available for the past year (2020).
- Eligible Applicants
 - Infrastructure grants: all counties, incorporated municipalities and New Mexico Mortgage Finance Authority
 - Planning grants: all counties, incorporated municipalities, New Mexico Mortgage Finance Authority, water associations, sanitation districts, land grants, public nonprofit groups, council of governments and mutual domestic water consumer associations
- Ineligible Applicants
 - Indian Pueblos and Tribes may receive funding directly from the U.S. Department of Housing and Urban Development (HUD).
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- Eligible Activities
 - Community Infrastructure: water; sewer systems (including storm sewers); solid waste disposal systems; street improvements (roads, streets, curbs, gutters, sidewalks, traffic control devices, street lighting, parking facilities, municipal utilities).

- Public Facility: real property acquisition; construction or improvement of structures (community centers, senior citizen centers, homeless shelters, domestic violence shelters, substance abuse facilities, nonresidential centers for the handicapped such as sheltered workshops); other community facilities designed to provide health, social, recreational or similar community services for residents.
- Housing: real property acquisition; rehabilitation; clearance; provision of public facilities to increase housing opportunities; code enforcement; historic preservation activities; a maximum of \$65,000 in CDBG funds per home can be used on rehab/repair activities.
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- Planning: grant assistance must be used for a comprehensive plan if there has not been a current or updated plan within the last five years; asset management plan; development of codes and ordinances; feasibility studies; base mapping, aerial photography, GIS systems; limit of \$50,000.
- Colonias: the State of New Mexico is obligated to allocate 10% of the total CDBG funding each year to eligible projects in designated Colonias.
 - Applicant must be:
 - Designated Colonia prior to November 1990; and
 - Located within 150 miles of the U.S./Mexico border
 - Project must address:
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 - Costs involved in preparing applications and securing funding.
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2010 Street and Drainage Improvements (Peterson PumpBack)

5. ICIP

Roadway Improvements

Hot Springs Boulevard from Mills Avenue to Valencia Street

Legion Drive from Grand Avenue to 7th Street

6. Questions: None

7. Citizen Input:

- **Benito Duran – Concern of Street and Drainage issues on 8th Street from Williams Drive to County Line (Drainage needs to be addressed, pavement issue). This is a major road into Las Vegas, drainage issue on the east side, speed issues area may need speed indicators, speed bumps or other means to reduce vehicles from speeding.**

EXHIBIT 1-Q-1
CDBG PUBLIC MEETING MINUTES
02/10/2021 at 3:00 P.M.

PRE-PROJECT SELECTION FOR CDBG PUBLIC MEETING

Sign In/Attendance:

1. Niva Romero
2. Lisa Campbell
3. Kenny Roybal
4. Danny Gurule
5. Rebecca Martinez
6. Dinah Maynes
7. Maria Gilvarry
8. Shawni Muniz

1. Welcome

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5. ICIP

Roadway Improvements

Hot Springs Boulevard from Mills Avenue to Valencia Street

Legion Drive from Grand Avenue to 7th Street

6. Questions: None

7. Citizen Input : Proposed project areas

- Does the City have a Facility Masterplan?
- Valencia and North Gonzalez Street Intersection and behind Plaza
- Moreno / El Creston Circle and by the Senior Citizen Center and areas around Porter Street near preschool

EXHIBIT 1-Q-1
CDBG PUBLIC MEETING MINUTES
02/10/2021 at 6:00 P.M.

PRE-PROJECT SELECTION FOR CDBG PUBLIC MEETING

Sign In/Attendance

1. Niva Romero
2. Lisa Campbell
3. Danny Gurule
4. Rebecca Martinez
5. Arthur Mondragon
6. Angelica Lopez

1. Welcome

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6. Questions: none

7. Citizen Input:

- **Arthur Mondragon - El Creston Circle park/recreation area. Lighting and drainage need assessment. Rodriguez Park improvements/rehabilitation and code enforcement.**