ROSWELL INFRASTRUCTURE COMMITTEE AGENDA

Monday, FEBRUARY 24, 2025 AT 2:00 P.M.
City Hall Large Conference Room
425 N. Richardson Ave., Roswell, New Mexico 88201
Committee Chair: Darrell Johnson
Committee Vice Chair: Juan Oropesa
Committee Members: Cristina Arnold, Chris Cortez, Angela Moore
Staff Coordinator: Louis Najar

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Approval of minutes from Infrastructure Committee Meeting on January 27, 2025

REGULAR ITEMS

2. Recommendation to authorize advertising for a public hearing for Notice of Proposed Utility Ordinance 25-XX for the 2025 Drought Contingency Plan Adding/Amending the Roswell City Code, Section VIII, Division IV - Service: Water Conservation Chapter 26
   See Exhibit A for Sections (Valadez)

3. Consider recommending authorization for change order to PO 22501332 for the following emergency Water & Wastewater Repairs due to flood disaster: Hondo Draw Bypass (Hondo River Sewer Damage) in the amount of $462,259.59, 4th Street manhole replacement in the amount of $65,323.31, Lea Street manhole replacement in the amount of $128,310.37, and Berrendo River Aerial sewer line repair in the amount of $6,967.69 totaling $662,861.05 to J & H Services, Inc. including GRT.

4. Consider Recommendation of Resolution 25-XX for support of projects in response to the NMDOT's January 2025 TPF Funding Call For Projects.

NON-ACTION ITEMS

5. Discussion of purchase of farmland adjacent to WWTP.

6. Following Ordinance 24-07 the Solid Waste Department has reviewed all costs and rates and is reporting on their financial status.

7. Department Report - Solid Waste

8. Department Report - Roswell Transit

9. Department Report - Fleet Maintenance

10. Department Report - Cemetery

11. Department Report - Zoo

12. Department Report - Parks

13. Department Report - Golf

14. Department Report - Recreation

15. Department Report - Facilities Maintenance

16. Department Report - Streets

17. Department Report - Special Electronics

18. Department Report - Engineering

19. Department Report - Central Control - **NOT SUBMITTED**

20. Department Report - Water Maintenance & Transmission - **NOT SUBMITTED**

21. Department Report - Waste Water Treatment Plant & Sewer - **NOT SUBMITTED**

PUBLIC PARTICIPATION

ADJOURN

Notice of this meeting has been given to the public in compliance with Sections 10-15-1 through 10-15-4 NMSA 1975 and Resolution 24-23.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact Human Resources at 575-624-6700 at least one week prior to the meeting or as soon as possible. Public documents, including the agenda and minutes, can be provided in various accessible formats. Please contact the City Clerk at 575-624-6700 if a summary or other type of accessible format is needed.

Printed and posted: Friday February 21, 2025

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ROSWELL NEW MEXICO
COMMITTEE AGENDA ITEM ABSTRACT

Approval of Minutes 1.

Infrastructure Committee
Meeting Date: 02/24/2025
COMMITTEE: Infrastructure
CONTACT: Louis Najar **CHAIR:** Darrell Johnson

DEPARTMENT NAME:

Approval of minutes from Infrastructure Committee Meeting on January 27, 2025

Attachments

ATT 1 - Draft Infrastructure Committee Meeting Minutes from January 27, 2025

Regular Meeting of the Infrastructure Committee
Held in the City Hall's Large Conference Room
January 27, 2025

Notice of this meeting was given to the public in compliance with Sections 10-15-1 through 10-15-4, NMSA 1978 and Resolution 24-23.

ROLL CALL:

The meeting convened at 2:00 p.m. with Chairman Johnson and Councilor Oropesa, Councilor Arnold, Councilor Cortez being present, and Councilor Moore being absent.

FOR THE RECORD:

Councilor Moore entered the meeting at 2:07 p.m., right after roll-call was taken.

Staff Present:

Monica Barraza, Amalia Martinez, Glenda Allen, Becky Hicks, Mike Mathews, Councilor Ed Heldenbrand, James MacCornack, Louis Najar, Mac Rogers, Steve Chavez, Derek Washichek, Hess Yntema, Mayor Tim Jennings, and Bernadette Lopez

Abraham Chaparro participated via GoToMeeting

Guest(s) Present:

Susan Noyes, Mike Espiritu, and Terri Harber

Rita Kane-Doerhoefer and Melissa (no last name provided) participated via GoToMeeting

APPROVAL OF AGENDA:

Councilor Arnold moved to approve the agenda. Councilor Oropesa seconded the motion with the addition of "as presented." A voice vote of 5 -0 was unanimous, and the motion passed.

APPROVAL OF MINUTES:

1. November 18, 2024:

Councilor Arnold moved to approve the agenda. Councilor Oropesa seconded the motion with the addition of "as presented." A voice vote of 5 -0 was unanimous, and the motion passed.

REGULAR ITEMS (ACTION ITEMS):

2. Resolution 25-xx; Resolution to set fees charged at the Nancy Lopez Golf Course:

Mr. Yntema was not present to discuss. Councilor Cortez asked to see the current fee schedule. ***Councilor Oropesa moved to table this item until next month. Councilor Moore was the***

second. A voice vote of 4 to 1 was unanimous, and the motion passed with Councilor Arnold opposed.

3. Consider PO ratification for PO #22501743 for repair of 20" water line leak on West Bland St. to White Cloud Pipeline for $104,554.27:

Mr. Najar discussed this item. ***Councilor Moore moved to recommend approval of PO 22501743 ratification for repair of water leak on W. Bland St. to White Cloud Pipeline in the amount of $104,554.27 including GRT, to be sent to the Finance Committee. Councilor Arnold was the second. A voice vote of 5-0 was unanimous, and the motion passed.***

4. Consider recommendation for PO approval to San Bar Construction in the amount of $96,760.95 for re-striping of city roads:

Mr. MacCornack discussed this item. ***Councilor Arnold moved to send to the Finance Committee with recommendation of PO approval to San Bar Construction in the amount of $96,760.95 which includes GRT. Councilor Oropesa was the second. A voice vote of 5-0 was unanimous, and the motion passed.***

5. Consider a recommendation for PO approval to NM Gas Co. in the amount of $152,778.09:

Mr. MacCornack discussed this item***.*** Mr. Espiritu stated this is part of the long-range plan to build out that portion of the Air Center in order to bring in new economic development. ***Councilor Cortez moved to send to the Finance Committee, recommendation of PO approval to the New Mexico Gas Company in the amount of $152,778.09 which includes GRT for extension of natural gas service to the southeast area of the Roswell Air Center. Councilor Moore was the second. A voice vote of 5-0 was unanimous, and the motion passed.***

NON-ACTION ITEMS:

6. "Lest We Forget Park" project phase 1 status update:

Mr. Rogers discussed Phase 1.

7. Purchase farmland adjacent to WWTP discussion:

Mr. Valadez could not attend the meeting, so Mr. Najar discussed this item. Mr. Najar will bring the appraisal of the property to next month's Infrastructure Committee meeting. It was the consensus of the Committee that the purchase of the property be a priority within the city.

8. CDBG (Community Block Development Grant) process:

Mr. Najar discussed the CDBG process.

9. Naming Streets & Facilities Policy discussion:

Mr. Najar stated Councilor Cavin requested this and was not available for discussion.

10. Fares vs cost of Administrative Assistant discussion:

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Mrs. Hicks discussed analysis of fare fees versus the cost of an Administrative Assistant which would save the city money. Mrs. Hicks will bring this back as an action item.

11. New bus stop signs and shelters discussion:

Mrs. Hicks discussed re-designing of the bus stops signage and shelters.

12. Transit Department Report:

No discussion took place.

13. Fleet Maintenance Department Report:

Mrs. Hicks stated they lost 20 vehicles, among various departments, in the flood. The eight police department vehicles have been replaced.

It was the consensus of the Infrastructure Committee to forego the rest of the department reports for Public Participation. No discussion took place for the following department reports:

14. Solid Waste Department Report (November & December 2024):

15. Cemetery Department (November 2024) Report:

16. Cemetery Department (December 2024) Report:

17. Zoo Department (November 2024) Report:

18. Zoo Department (December 2024) Report:

19. Parks Department (November 2024) Report:

20. Parks Department (December 2024) Report:

21. Golf Department (November 2024) Report:

22. Golf Department (December 2024) Report:

23. Recreation Department (November 2024) Report:

24. Recreation Department (December 2024) Report:

25. Facility Maintenance Department Report:

26. Streets Department (November 2024) Report:

27. Streets Department (December 2024) Report:

28. Special Electronics Department (November 2024) Report:

29. Special Electronics Department (December 2024) Report:

30. Engineering Department (November 2024) Report:

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31. Engineering Department (December 2024) Report:

32. Central Control Department Report (***NOT SUBMITTED***):

33. Water Maintenance & Transmission Department Report ***(NOT SUBMITTED)***:

34. Waste Water Treatment Plant & Sewer Department Report ***(NOT SUBMITTED):***

PUBLIC PARTICIPATION:

Ms. Susan Noyes, resides at 4202 N. Washington Ave., discussed her passion for recycling. She gets the plastic bottles out of the trash cans at Planet Fitness, and the last time she was over there, the recycling bins in the parking lot were a mess. She reached out to Abraham Chaparro to see if the area can be cleaned and an easier recycling system. Ms. Noyes stated Mr. Chaparro promptly cleaned the area and put a new recycling bin. Ms. Noyes wanted to share her appreciation for Mr. Chaparro's quick response and resolution.

ADJOURN:

The meeting adjourned at 3:42 p.m.

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Infrastructure Committee
Meeting Date: 02/24/2025
COMMITTEE: Infrastructure
CONTACT: Louis Najar **CHAIR:** Darrell Johnson

ACTION REQUESTED:

Recommendation to authorize advertising for a public hearing for Notice of Proposed Utility Ordinance 25-XX for the 2025 Drought Contingency Plan Adding/Amending the Roswell City Code, Section VIII, Division IV - Service: Water Conservation Chapter 26
See Exhibit A for Sections (Valadez)

BACKGROUND:

Initiated by: Andrew Valadez

Ordinance 25-XX: has been drafted by the Drought Task Force (DTF) and is requesting authorization to authorize advertising for a public hearing for Notice of Proposed Utility Ordinances 25-XX for the 2025 Drought Contingency Plan Adding/Amending the Roswell City Code, Section VIII, Division IV - Service: Water Conservation Chapter 26
See Exhibit B - Proposed Ordinances to Sections pages 25 - 31

- 26-230 - Definitions
- 26-231 - Purpose and Scope of Ordinances
- 26-232 - Water Conservation Compliance
- 26-233 - Mandatory Compliance - Lawns and landscape watering
- 26-234 - Nonessential water use restrictions
  - B. 2. Sec. 26-162 Failing to repair a leak notification
- 26-235 - Declaring of nuisance of exist
- 26-236 - Penalty
- 26-237 - Variances and permits
- 26-238 - Appel
- 26-239 - Other enforcement action
- 26-240 - Exceptions to enforcement
- 26-241 - Water emergency - Restriction of water use
- 26-242 - Drought and water Emergency management response plan

See Exhibit A - 2025 Drought Contingency Plan

FINANCIAL CONSIDERATION:

Cost of advertising associated with this proposed request.
The proposed 2025 Drought Contingency Plan is part of the compliance of the Bureau of Reclamation Grant No. R23AC0026400001-M003 awarded $200,000

LEGAL REVIEW:

The legal department has reviewed and helped draft the verbiage for the proposed ordinances and has agreed to move forward with the DTF request to propose the authorization to advertise to hold a public hearing.

BOARD AND COMMITTEE ACTION:

Infrastructure will be the first committee to hear this item.

STAFF RECOMMENDATION:

Consider a recommendation to authorize advertising for a public hearing for Notice of Proposed Utility Ordinances 25-XX for the 2025 Drought Contingency Plan Adding/Amending the Roswell City Code, Section VIII, Division IV - Service: Water Conservation Chapter 26
See Exhibit for Sections

Attachments

Exhibit A

Drought Contingency Plan 2025

Prepared by the City of Roswell

ROSWELL

New Mexico

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LIST OF ABBREVIATIONS

BOR	Bureau of Reclamation
DRAP	Drought Response Action Plan
DTF	Drought Task Force
ERP	Emergency Response Plan
GPCD	Gallons Per Capita Per Day
M	Mitigation
NDMC	National Drought Mitigation Center
NOAA	National Oceanic and Atmospheric Administration
NM	New Mexico
OMP	Operation and Maintenance Plan
PWS	Public Water Systems
RCC	City of Roswell's City Council
RDCP	Roswell Drought Contingency Plan
USDM	U.S. Drought Monitor
USDA	U.S. Department of Agriculture
WCS	Water Conservation Specialist

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I. EXECUTIVE SUMMARY (Quoted text from *New Mexico Drought Plan: 2018* p 1)

"Drought is a common occurrence and has had acute impacts on New Mexico communities, industry, agriculture, and ecosystems." Developing a "drought response system that is adaptive to changing needs and conditions and capable of being continually upgraded through the incorporation of new information" is essential to the sustainability of the community. "The plan specifies that subsequent updates should be made every five years."

The purpose of the Roswell Drought Contingency Plan is as follows:

- To conserve the available water supply in times of drought and emergency
- To maintain supplies for domestic water use, sanitation, and fire protection
- To protect and preserve public health, welfare, and safety
- To minimize the adverse impacts of water supply shortages
- To minimize the adverse impacts of emergency water supply conditions

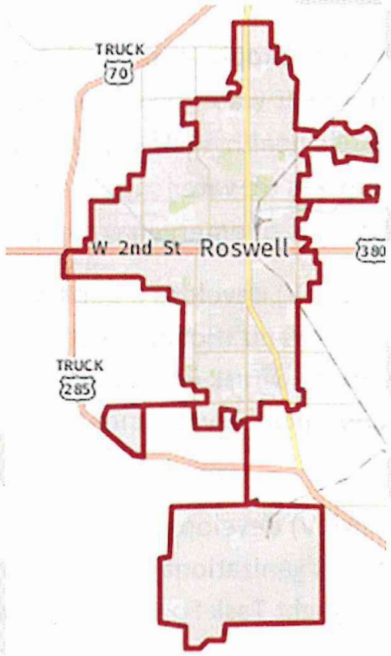
"The Operational Framework (Section IV) develops a decision support system and communication plan by defining the organizational structure, roles, and individuals responsible for implementing the (plan.) The Drought Task Force (DTF) is reaffirmed as the sole official point of contact between the drought plan development and implementation process and the (City of Roswell City Council.)"

The Operational Framework (Section IV) develops a decision support system and communication plan by defining the organizational structure, roles, and individuals responsible for implementing the (plan.) The Drought Task Force (DTF) is reaffirmed as the sole official point of contact between the drought plan development and implementation process and the (City of Roswell City Council.)

The plan coincides with and is consistent with the framework and drought stages established in the New Mexico Drought Plan: 2018. "The three drought stages are: Drought Watch Stage, Emergency Drought Stage, and Exceptional Drought Stage.... These triggers will be constantly evaluated based on the analysis of current drought conditions. Response actions include DTF meetings, as well as agency-specific responses."

"Section VIII describes recommended mitigation actions for drought impacts within the following sectors: agriculture, drinking water, water quantity, wildfire and wildland fire, and watersheds. (Section XI) -Future Work, discusses steps and strategies that can be explored to further refine (the City of Roswell's) drought response system. These include communication and collaboration with stakeholders, improvements to impact and vulnerability assessments, and evaluating/developing additional data for use as drought triggers."

The City of Roswell (Roswell), located in Chaves County, New Mexico, provides water and wastewater services to 48,422 people within Roswell and surrounding county shown in **Figure 1**. The area is predominately reliant on groundwater and has experienced increasing water demands while experiencing multi-year drought conditions. At the time of adoption of this plan, Roswell is and has experienced exceptional drought conditions since 2018. This has resulted in increased groundwater pumping. Water demands in the area is among cities, agriculture, industry, recreation, and environmental uses. Roswell will use the Roswell Drought Contingency Plan (RDCP) to increase their water reliability and improve water management through conservation, expanded technologies, and improved modeling capabilities. This planning effort will work in tandem with Roswell's 2021 Water Conservation Plan.



City Limits, Highway, Parks **Figure 1**

II. HISTORY AND PURPOSE (Quoted text from *New Mexico Drought Plan: 2018* p 2)

"Drought is a common occurrence in New Mexico, having impacted the Land of Enchantment since prehistoric times. During the more recent historical period, drought has had particularly acute impacts during the years 1900-1910, 1932-1937, 1945-1956, 1974-1977, 2002-2004, and 2011-2013 shown in **Figure 2** (Palmer Drought Index). Since 1998, New Mexico governors have issued seven emergency drought declarations in the form of executive orders. Drawing on work done by various state agencies and other southwestern states, the first New Mexico Drought Plan was introduced and implemented in 2002. Since then, the state drought plan has been updated five times in conjunction with drought declarations. On July 11, 2018, Governor Susana Martinez signed Executive Order 2018-031, ordering another update of the existing (New

Mexico Drought Plan). The New Mexico Drought Task Force (DTF) met on September 24, 2018, and approved an expedited process to update the drought plan."

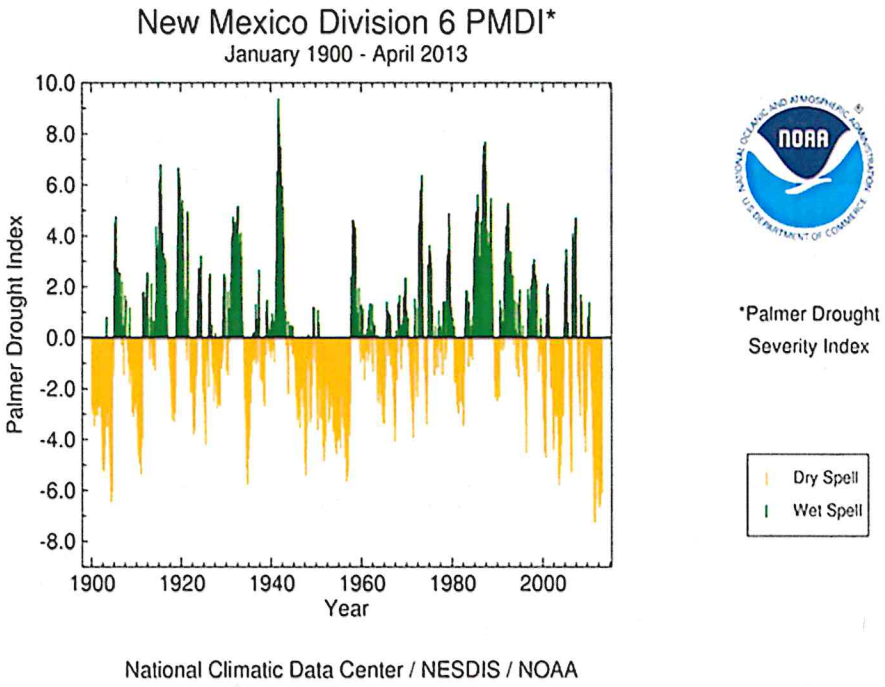


Figure 2

Summaries of Executive Orders Related to Drought (Excerpts in quotes from *New Mexico Drought Plan: 2018* pages 3-4)

"Term of Governor Gary Johnson (1995-2002)

Executive Order 1998-041

In October 1998, Governor Gary Johnson directed New Mexico to create a drought plan. The Governor described the behavior of drought in New Mexico as normal and periodic, triggering natural disturbances that negatively impact agricultural production and quality of the land, air, biomass, and water. These issues are difficult to respond to as drought evolves slowly, which presents challenges for efficient response.

This Order declared New Mexico to be in a state of drought whenever the continuation of rising temperatures and decreasing amounts of precipitation and snowpack prolong the dry conditions and harm surface water availability. The DTF was established to review and edit the drought plan that had been drafted by the New Mexico Office of the State Engineer (NMOSE). State agencies were directed to identify specific vulnerabilities within their jurisdictions to

provide mitigation strategies to the DTF. Agencies were also asked to make recommendations to the Governor on how to respond efficiently to drought. Governor Johnson encouraged individuals to identify drought vulnerabilities within their communities and take conservation actions when possible.

Executive Order 2002-019

In April 2002, an Executive Order was issued by Governor Johnson in response to a drought that intensified during the dry winter of 2001-2002. At that time, reservoirs were at their lowest points in two decades, and the snowmelt runoff forecast was one of the five lowest in the previous five decades. Drought conditions were expected to worsen, increasing fire danger and reducing stream runoff levels, potentially impacting compliance with the Endangered Species Act (ESA) and interstate compact deliveries.

Term of Governor Bill Richardson (2003-2010)

Executive Order 2003-019

In May 2003, Governor Bill Richardson declared an emergency drought condition for the state. Per Executive Order 2003-019, the extremely dry winters during the preceding seven years contributed to altered ecological regimes in which snowpack, runoff, streamflow, reservoir storage, and soil moisture were at their lowest levels since 1978.

The Order stated that the restoration of surface and subsurface flow to streams and reservoirs would take years of high precipitation. The Order outlined the purpose, tasks, and membership of the DTF. Additionally, the Order identified the need for funding assistance to alleviate the deterioration of natural resources and environmental conditions, and stated that the funds would be released by the Office of the Governor upon the recommendation of the DTF.

The Order directed the DTF to continuously examine and monitor statewide drought conditions and recommend appropriate response measures to be implemented to mitigate drought impacts. The DTF was chaired by the State Engineer and included cabinet secretaries from various state agencies.

Executive Order 2006-012

In March 2006, Governor Richardson once again declared a state of drought emergency in New Mexico, and directed state agencies to implement water-savings strategies and begin preparations to assist in drought relief efforts across the state. The Governor instructed the DTF to prepare recommendations on additional water conservation and drought mitigation strategies that could be implemented. He also ordered all executive branches of state government to apply for emergency funds to carry out the existing drought plan.

Executive Order 2009-025

In June 2009, Governor Richardson issued a disaster declaration for the state due to drought. The Order directed the New Mexico Department of Finance and Administration (NMDFA) to make emergency financial resources available, the New Mexico Department of Homeland Security and Emergency Management (NMDHSEM) to coordinate all drought responses and requests for assistance, and the New Mexico National Guard to provide military support to civil authorities as needed.

Term of Governor Susana Martinez (2011-2018)

Executive Order 2012-006

In May 2012, Governor Martinez declared New Mexico to be in an emergency state of drought and called for additional resources for mitigation due to its severity. This drought was compared to those of 1955 and 2011, then the driest years on record. The DTF was directed to continue to convene quarterly for two years to assess the impacts of drought severity on the state's resources and economy, and make recommendations to the governor of intermediate actions and long-term mitigation strategies that could help stabilize environmental and economic conditions. The Governor also ordered a review of the existing drought plan, and revision as necessary.

Executive Order 2018-031

In July 2018, Governor Martinez ordered the DTF to review and revise the drought plan with a focus on drought planning, mitigation, and response. Executive Order 2018-031 stated that as of July 11, 2018, New Mexico had received less than half of the average precipitation for the water year, resulting in record low snowpack and spring runoff. Drought impacts are described as being beyond the response capability of local communities."

Drought in the City of Roswell, NM

The City of Roswell serves a community of 48,422 people. The City of Roswell Utilities Department serves an area of approximately 29.9 square miles. The system serves at total of 20,347 accounts, of which 18,049 are residential connections and 2,298 are commercial connections. The COR system is supplied by 24 wells used for domestic demands and 11 wells available for providing irrigation water to the golf course, farmland, and some park lands. The domestic wells can provide between 800 and 2650 gpm according to current well statistics

The planning area has experienced a multi-year drought from 2018-present. As the population, business, and industry increases, the need to change water use practices has become more urgent. This plan will work in tandem with the Roswell's overall Water Conservation Plan. The Roswell Drought Contingency Plan will increase Roswell's water reliability and improve water management through conservation, expanded technologies, improved modeling capabilities.

Roswell's Drought Contingency Task Force (DCTF) was created on May 12, 2023 and held its first meeting on May 18, 2023.

Purpose of the Roswell Drought Contingency Plan (Based on the *New Mexico Drought Plan: 2018* p 1)

The purpose of this document, *Roswell Drought Contingency Plan: 2025* (RDCP), is to provide the City of Roswell with an updated approach to address drought as well as support and encourage water conservation to protect the population, cultural and natural resources through: a) synthesizing previous drought plan efforts and streamlining the content; b) making strategic adjustments to the previous conservation efforts; and c) laying a foundation for future collaborative improvements. To accomplish these objectives the RDCP:

- defines an updated drought operational framework to be followed in addressing drought and drought-related activities (Section IV)
- explains monitoring activities to identify drought status and triggers for the different stages of drought (Section V)
- describes impact and vulnerability assessment (Section VI)
- outlines the responses to drought based on triggers and impact conditions, identifies long- and short-term mitigation activities that can be implemented to prepare for drought and to minimize the impacts of future droughts (Section VII)
- identifies enforcement action that can be taken during a drought including communication with the public (Section VIII)
- acts as a catalyst for the creation and implementation of local drought planning and response efforts, including the drought plan update process (Section IX)
- includes a future work section describing potential work that is outside of the scope of this plan (Section X)

In designing the content of the RDCP, every effort was made to use existing partnerships and the input of various stakeholders from local agencies to provide feedback on the effectiveness of planned or implemented responses and mitigation measures.

The RDCP is intended to complement the ongoing water resource planning efforts of regional water planners. The New Mexico Regional Water Planning Guidelines and the New Mexico State Water Plan clearly identify drought planning as an important item of discussion in any water planning effort. It is anticipated that the measures and actions outlined in the RDCP will be incorporated into existing and future water planning efforts.

Summaries and web links have been used to streamline the contents of the plan. To allow access to The RDCP by the largest possible audience without the need for high document publication costs, the entire online document has been placed uploaded to the City or Roswell's website. In addition to hosting the RDCP, the website includes links to current drought conditions and updates by the Drought Monitoring Work Group (DMWG).

The RDCP should be considered a document to which continual review, evaluation, and revision must be made to reflect successes, failures, and changes.

Value of Drought Planning (Quoted text from *New Mexico Drought Plan: 2018* pages 5 & 6)

"Drought planning develops an integrated drought response system identifying vulnerabilities, impacts, and responses. Documenting initiatives and programs in a drought plan can improve the potential to obtain public financing.

In 1998, New Mexico initiated planning efforts to be more proactive and anticipate drought impacts. Those efforts...resulted in a comprehensive drought plan that addresses drought response and potential vulnerabilities in advance of drought.

New Mexico drought impacts can be severe and recovery can be challenging. Historically impacts have included:

- early and severe wildfire seasons
- adverse effects on agriculture
- loss of tourism resulting from reduced snowpack, streamflow's, and recreational opportunities
- low reservoir levels
- shortages in municipal water supplies
- reduce rangeland and forest health
- potential health problems for humans
- other meteorological, agricultural, hydrological, socioeconomic, and ecological consequences

This plan benefits drought assessment and response efforts in the city by developing an adaptive organizational infrastructure that improves systems monitoring as needs and impacts change, supporting collaboration among stakeholders, and integrating these efforts with policy experts and decision-makers. These components are further described in the subsequent sections."

III. DEFINITION OF DROUGHT (Quoted text from *New Mexico Drought Plan: 2018* pages 6 & 7)

"Drought is a normal characteristic of the climate in New Mexico, and unlike most natural disasters, occurs slowly and persistently. Due to this, government response to drought has typically been slow and fragmented, with little focus on preparedness and mitigation.

Drought is a complex time-dependent physical process that can adversely impact regions on both the macro and micro scales. Drought is difficult to define succinctly, and there is no universally accepted definition. Drought has the following characteristics:

- unlike floods and other natural disasters, it is not a discrete event
- it is often the result of many complex factors, and may not have a well-defined beginning or end, and

- its impacts vary by geographic location and/or economic sector, making the definition of drought specific to each affected group or location.

Definitions of Drought

The most commonly used drought definitions are based on meteorological, agricultural, hydrological, socioeconomic, and ecological impacts.

Meteorological

Meteorological drought is a period of substantially reduced precipitation. It is commonly defined as an interval of time, generally on the order of months or years, during which the actual moisture supply at a given place consistently falls below the climatic average moisture supply.

Agricultural

Agricultural drought occurs when there is inadequate soil moisture to meet the needs of a particular crop at a particular time. Agricultural drought commonly occurs after or during meteorological drought, but before hydrological drought. Agricultural drought can also adversely impact livestock and other dry-land agricultural operations.

Hydrological

Hydrological drought occurs when there are deficiencies in surface and subsurface water supplies. It is measured as reduced streamflow, snowpack, reservoir, and groundwater levels. A delay usually occurs between the lack of precipitation and later deficits observed in water measurements. Due to this, hydrological response tends to lag behind other drought indicators.

Socioeconomic

Socioeconomic drought occurs when physical water shortages affect the health, well-being, and quality of life of people, or when the water shortages adversely impact economic activity.

Ecological

Ecological drought occurs when there is a prolonged and widespread deficit in naturally available water supplies, creating stresses across ecosystems."

IV. OPERATIONAL FRAMEWORK (Quoted text from *New Mexico Drought Plan: 2018* p 7)

"This section documents the operational framework of the RDCP. It designates the individuals tasked with implementing the plan and includes steps to communicate the drought response actions to the public.

The operational framework, based on National Drought Mitigation Center (NDMC) planning guidelines, outlines the organizational structures and membership necessary to carry out the various aspects of the drought plan including:

- conducting drought monitoring
- developing an adaptive drought response system
- initiating mitigation actions
- updating the drought plan"

City of Roswell's City Council (Text based on *New Mexico Drought Plan: 2018* p 9)

The City of Roswell's City Council (RCC) calls upon the DTF to provide drought updates and recommendations. The RCC has the final authority in declaring drought emergencies. The DFT shall, on a yearly basis and as needed, update Roswell City Council on drought conditions, status, and recommended actions.

Water Conservation Specialist (Text based on *New Mexico Drought Plan: 2018* p 9)

The Water Conservation Specialist (WCS) will be the centralized point of contact for drought planning, coordination, and response efforts in the City. The primary role of the WCS will be to facilitate information sharing to the DTF, RCC, and the general public. This position will have the following responsibilities:

- provide regular updates to the DTF
- serve as a community liaison and information facilitator
- facilitate agency work groups and other community partnerships
- establish priorities and meeting schedules for the DTF
- engage with agencies and community drought groups to compile impacts and needs
- maintain RDCP continuity by serving as the point of contact for plan activity and updates

Drought Task Force (Quoted text from *New Mexico Drought Plan: 2018* p 9)

"The DTF oversees the implementation of drought-preparedness activities in the (City of Roswell). Additionally, the DTF plays major roles in intergovernmental drought preparedness, response coordination, agency collaboration, and media information releases. The DTF is the singular official channel to the (RCC) for drought plan activities in the (City).... The DTF has submitted reports that review current and ongoing drought mitigation activities. This plan maintains the DTF's roles, and schedules future meetings based on drought severity in the (City)."

The Drought Task Force (DTF) maintains, updates, and communicates the drought plan to support the planning process. The DTF will work with the WCS to summarize impact

assessments from various agencies, compile lists of drought impact specific to each agency, communicate drought plan activities to different audiences, and conduct other activities as directed. The DTF meets as needed in response to elevated drought stages and to address specific issues that require targeted action

DTF Members in 2023

Judy Stubbs	Residential Customer
Tom Jennings	Residential Customer
Rose Duran	Commercial Customer
Cameron Grimm	Commercial Customer
Aron Balok	Pecos Valley Artesian Conservancy District
Sean Benedict	Roswell Independent School District
Jonathan McGary	Supervising Ranger, Bottomless Lakes State Park (Ex Officio Member)
Cristina Arnold	City Councilor
Chantel Longway	Water Conservation Specialist (Staff Liason)

DTF Member in 2024 and Final

Judy Stubbs	Residential Customer
Tom Jennings	Residential Customer
Todd DeKay	Commercial Customer
Nathan Cobb	Commercial Customer
Aron Balok	Pecos Valley Artesian Conservancy District
Sean Benedict	Roswell Independent School District
Jonathan McGary	Supervising Ranger, Bottomless Lakes State Park (Ex Officio Member)
Darrell Johnson	City Councilor
Chantel Longway	Water Conservation Specialist (Staff Liaison)

Merideth Hildreth, AICP Planning & Zoning Administrator (Staff in Advisory Capacity)

Drought Related Funding

A number of drought-related funding sources exist including, but not limited to:

- City of Roswell
  Bureau of Reclamation (BOR)

V. COORDINATED DROUGHT MONITORING (Quoted text from *New Mexico Drought Plan: 2018* p 12 - 14)

"Drought monitoring, assessing current conditions, and predicting future drought development are key to implementing and updating the (RDCP). The U.S. Drought Monitor (USDM) is used by the (DTF) to monitor drought in the (city). The USDM analyzes and maps...current drought conditions using five drought intensity categories. It is produced weekly through the joint efforts of the National Drought Mitigation Center (NDMC), the National Oceanic and Atmospheric Administration (NOAA), and the U.S. Department of Agriculture (USDA)."

In the City of Roswell, the DTF meets on a quarterly basis, to discuss current drought conditions that the USDM (**Figure V.1 and V.2**) provides. The DTF also tracks rainfall and seasonal; snow amounts using local weather stations, to predict such water accumulation in the aquifers.

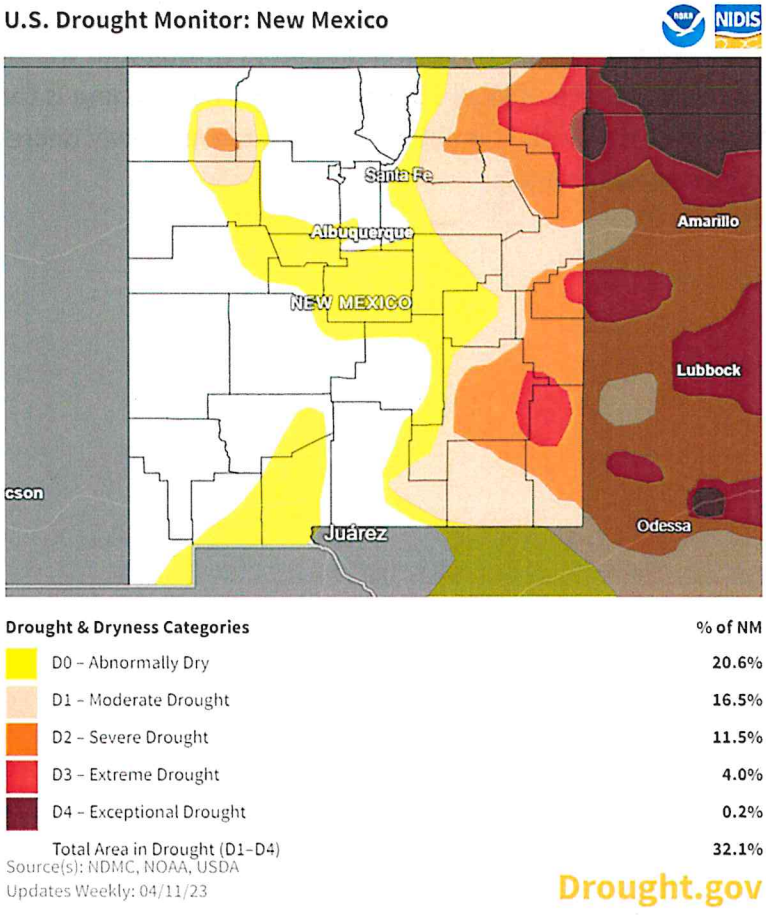


Figure V.1

(Source - New *Mexico Drought Plan: 2018* p 13)

Week	Date	None	D0-D4	D1-D4	D2-D4	D3-D4	D4
Current	4/25/2023	0	100	87.87	58.05	8.58	0
Last Week	4/18/2023	0	100	87.87	58.05	8.58	0
3 Months Ago	1/24/2023	0	100	93.84	58.17	8.58	0
Start of Calendar Year	12/27/2022	0	100	84.8	58.17	8.58	0
Start of Water Year	9/27/2022	0	100	100	61.97	9.63	0
One Year Ago	4/26/2022	0	100	100	100	94.16	58.25

Figure V.2

"A network of data gathering sites, operated by various state and federal agencies, provide the most current climate, streamflow, and reservoir information for review by the (DTF). Data from these sites are reviewed as either raw data, or more refined indices of drought-related conditions. Additionally, field observations made by (DTF) participants are incorporated into the discussions. Any changes to the current city drought classifications are then recommended to the (RCC). The USDM is an analysis of drought conditions and does not include any forecast information."

The City of Roswell purchased and installed three well monitors throughout the city. Below is a photograph depicting the recharge rate of Well 18 (**Figure V.3**). The blue line is the water level and the red line is the bottom of the well. This shows the water level slowly decreasing over the summer of 2024 and the high-water usage.

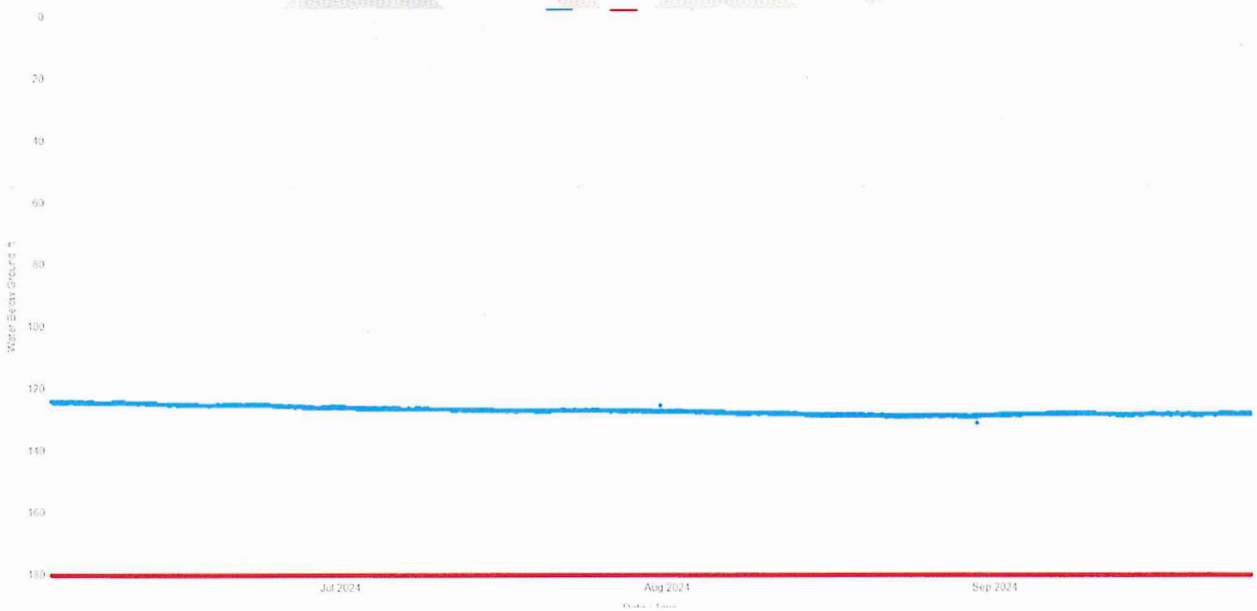


Figure V.3

VI. IMPACT AND VULNERABILITY ASSESSMENT (Quoted text from *New Mexico Drought Plan: 2018* pages 14-15)

"Vulnerabilities are increased susceptibilities to drought impacts, and are understood by identifying and assessing impacts (UNCCD, 2016). Drought impacts are the consequences of physical drought, including but not limited to crop yield losses, reservoir depletions, and loss of vegetation in rangelands.

The first step in assessing vulnerability is an identification of the impact, which is a measure of the effects that have already occurred. The assessment of vulnerability determines the structure of underlying systems and identifies how the systems will be impacted by drought. Impact and vulnerability assessments provide the basis for drought response and mitigation planning."

The DTF identified the following major vulnerabilities for the City of Roswell:

- Drought contributes to lower water table level that impact the agricultural economy when wells go dry
- Drought stress the urban forest causing distressed trees to die or become diseased throughout the municipal area. A distressed urban forest has an aesthetic and an economic impact. Mature trees store carbon and provide shade thereby reducing the heat island affect in urban environments. Removal of mature tree canopy increases heat captured and released in the urban environment and therefore increases ambient temperature.
- Increased fire risk due to accumulation of dry grass, weeds, and vegetation, possibly enhanced by dead and/or dying trees.
- Increased risk of negative wildlife encounters in the city due to lack of forage.
- Excess stress on athletic facilities, parks, school grounds, and private facilities, resulting in economic loss and reduced opportunity for children and adults to exercise and compete.
- Disadvantageous to the local economy in competition for tourist dollars, new move-ins, and economic development.
- The overall rising temperatures in this area contribute to public and animal health and well-being concerns such as dehydration. With record-breaking high nighttime temperatures, houses and bodies are unable to cool off at night. Source: Duke University Nicholas Institute for Energy, Environment & Sustainability (Heat Policy Innovation Hub).
- Drought conditions contribute to habitat degradation and loss for fish and wildlife. Roswell is surrounded by state and federal public lands which harbor threatened and endangered species.
- Increased expenditures for energy and air conditioning across the board for public and private entities and potential impacts to the energy grid.
- Increased use of water to produce energy for cooling. In 2012, The Department of Energy has initiated policy and established a Water-Energy Tech Team that published *The Water-Energy Nexus: Challenges and Opportunities*. Source: 2014 U.S. Department

of Energy The Water-Energy Nexus: Challenges and Opportunities Overview and Summary.

VII. TRIGGERS AND RESPONSE (Text based on *New Mexico Drought Plan: 2018* pages 16 & 17)

Triggers

The city of Roswell will use three drought phases: Drought Watch Stage, Emergency Drought Stage, and Exceptional Drought Stage. The city of Roswell will use a combination of Well Monitors via the Pecos Valley Artesian Conservancy District and Roswell Well Bubblers and the U.S Drought Monitor. The well monitors will use data from 1970 until further data is received from both well monitoring systems. The base line to be used is -120 from the 1970 data seen in Pecos Valley Artesian Conservancy District in **Figure VII.1**. This graph is a sobering snapshot showing the decline of the water table and reduced recharge rate over the past 50 years.

Figure VII.2, the USDM graph shows the drought conditions in New Mexico from 1969 to 1971, which was part of the 1931-1979 major drought in New Mexico that occurred in intervals throughout the years.

The triggers and restrictions are shown in **Figure VII.3.**

Figure VII.1

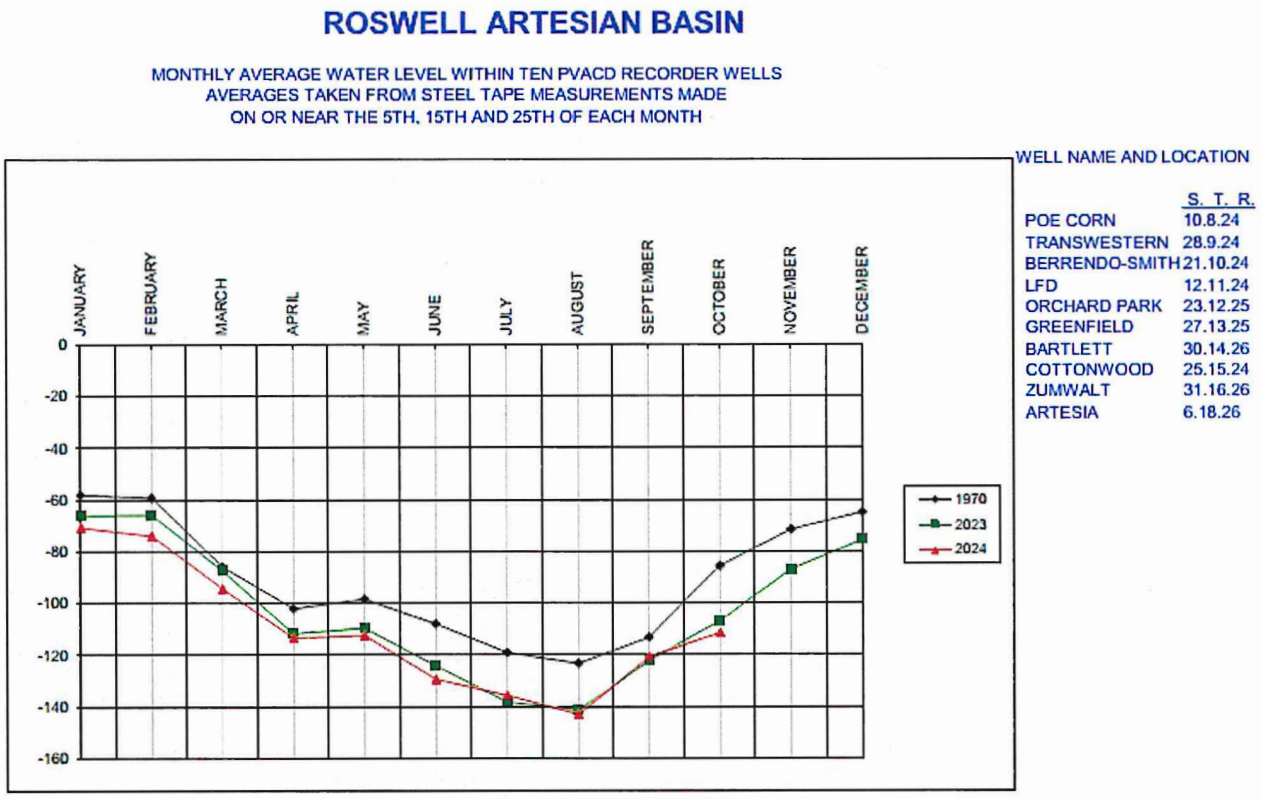


Figure VII.2

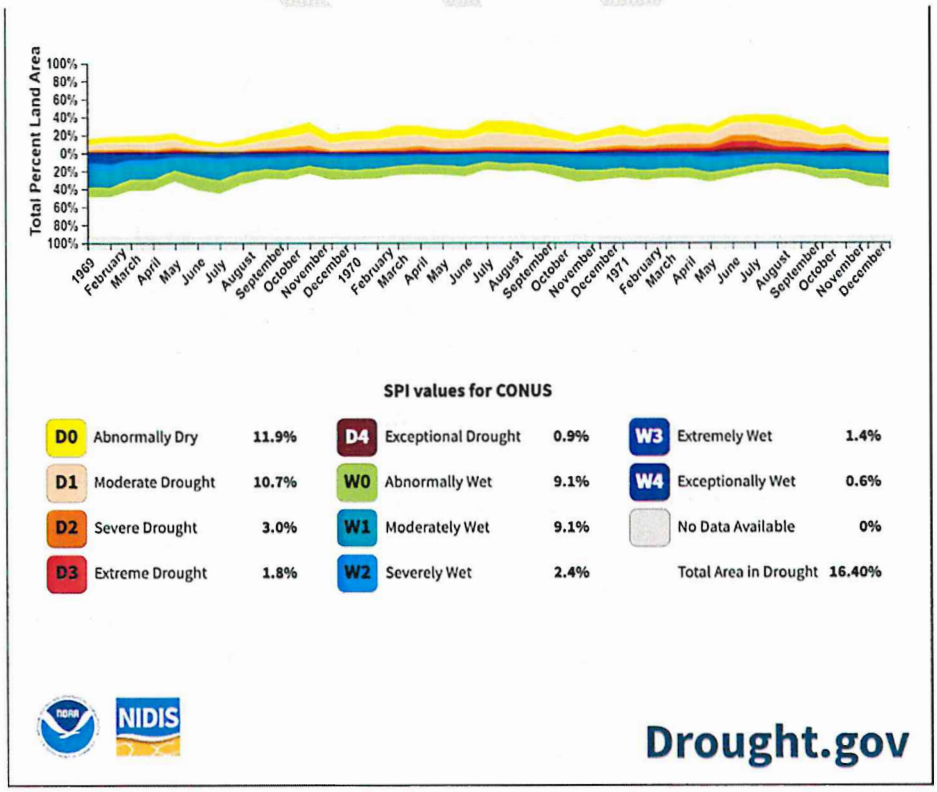


Figure VII.3 Three Triggers for Drought Response
(Framework for Table information based on *New Mexico Drought Plan: 2018* p 17)

Pre-Drought	**Initiation**	Pre-Stage is the continued observation of Water Conservation Ordinances throughout the year.
	Conditions	These are steps the city of Roswell's water supply is taking to help ensure the continued stability of our water resources.
	Termination	This stage is not entered into or out of; instead, it is a constant reminder to remain vigilant about water usage and conduct public education and water conservation activities.
	Restrictions	Enforce the rules and restrictions laid out in the City of Roswell Municipal Code Water Conservation Ordinance Chapter 26.

Drought Watch	**Initiation**	10 feet deviation of water level and a D3, D4, D5 drought severity via the U.S Drought Monitor
	Conditions	All Roswell Water customers shall be requested to reduce consumption through voluntary measures described in this stage.
	Termination	When water level is above the base line, the City of Roswell will return into the Pre-Drought Stage.
	Restrictions	**Target**: Achieve a voluntary **10% reduction** in total gallons per capita per day (GPCD). **Water Utility Measures**: • Increase public education and outreach regarding water use reduction • Reduce landscape water consumption at all city facilities by 10% • Cease routine line flushing and testing • Cease routine fire hydrant flushing and testing • Increase targeted outreach to high consumption customers to urge water use reductions **Voluntary Water Use Restrictions:** • Request residential customers reduce consumption by 10% • Request all Industrial, Commercial, and Institutional customers reduce consumption by 10% **Mandatory Water Use Restrictions:**

		• No outside watering between 10 am – 6 pm during the summer for all customers, with exemption request to be reviewed by WCS.

Emergency Drought	**Initiation**	15 feet deviation of water level and a D4 or D5 drought severity via the U.S Drought Monitor
	Conditions	All customers shall be required to comply with the requirements and mandatory restrictions on certain non-essential water uses provided in this stage.
	Termination	When water level is above the -130 base line, the City of Roswell will return into the Drought Watch Stage.
	Restrictions	**Target:** Achieve a **15%** reduction goal in total GPCD. **Water Utility Measures:** • Increase public education and outreach regarding water use reduction • Facilities landscape watering shall be reduced to 2 days a week • Cease routine line flushing and testing • Cease routine fire hydrant flushing and testing • Increase targeted outreach to high consumption customers to urge water use reductions **Mandatory Water Use Restrictions:** • Splash pads are prohibited to be in use • All customers are required to reduce non-essential water consumption by 15% • Landscape watering limited to 2 days a week • No at home washing of cars, trailers, or trucks • No draining or filling pools (except to maintain levels for filter function) • Restaurants may only serve water upon request • No use of ornamental fountains • Businesses that derive 75% of their income from watered plants (such as nurseries) shall be exempt from watering restrictions • The City of Roswell may also authorize additional personnel to issue notices of violation to enforce the Water Conservation Ordinance and the Drought Contingency Plan as well as increase public education and outreach regarding water use reduction.

		• No outside watering between 10 am – 6 pm during the summer for all outside water consumers.

Property Type	Twice Per Week Schedule
Residential – EVEN	Tuesday/Saturday
Residential – ODD	Wednesday/Sunday
Commercial/Multifamily	Tuesday/Friday
Schools/Parks	Monday/Thursday

Exceptional Drought	**Initiation**	20 feet deviation of water level and a D4 or D5 drought severity via the U.S Drought Monitor
	Conditions	All customers shall be required to comply with the requirements and mandatory restrictions on certain non-essential water uses provided in this stage.
	Termination	When water level is above the -135 base line, the City of Roswell will return into the Drought Emergency.
	Restrictions	**Target:** Reduce water consumption goal will be determined by the City of Roswell based upon the nature of the emergency to increase Roswell Aquifers replenishment. **Mandatory Water Use Restrictions:** All requirements of previous stages shall remain in effect during the Emergency Stage, to also include: • Landscape irrigation is prohibited • Use of water to wash any vehicle or part of property is prohibited • Fines for violation of any of the aforementioned restrictions will triple while in the Emergency Stage • All previous restrictions are enforced

The RCC may declare the drought stage, upon being notified of conditions from the DTF. After such declaration, the conditions will continue to be monitored weekly to ensure descending into the lowest drought stage in an efficient and quick manner. The mayor may declare an emergency and implement a drought stage, after which the RCC shall met within five days to vote on the issue. The City Manager may enhance any drought stage restrictions subjected to Chapter 26: Water Conservation.

Notification

Notification of the Public:

The Public Affairs Office or designee shall notify the public with voluntary actions requested or mandatory actions needed according to given drought stages by using any combination of the following:

- public service announcements (radio/TV)

- social media announcements
- news media (online/print)
- digital public service messages on public and private digital billboards, digital signs, and electronic message centers
- Continuous bill inserts showing the current water restriction until the water system is at a Pre-Drought Stage condition.
- Customer notification via mail

This notification shall take place within 48 hours and mandatory enforcement will begin within five business days since the first notification. This will allow customers to be informed of the drought stage via a broad range of notification systems and make arraignments to adhere to all restrictions.

Additional Notification:
The Utilities Director or designee shall directly notify the following individuals and entities:

- City Manager
- Mayor
- City and/or County Emergency Management Coordinator(s)
- Wholesale Customers
- Critical water users, i.e. hospitals
- Parks/street superintendents & public facilities managers

This notification shall take place within 24 hours and mandatory enforcement will begin within five business days since the first notification. This will allow customers to be informed of the drought stage via a broad range of notification systems and make arraignments to adhere to all restrictions.

Mitigation (Quoted text from *New Mexico Drought Plan: 2018* pages 20)

"In addition to planning for triggering emergency responses, mitigation planning helps communities and agencies proactively prepare for the next drought. For example, a mitigation strategy for (the City of Roswell) would be enhancing supply through aquifer recharge. Other mitigation strategy examples include demand management through reducing losses, reducing use, and employing economic incentives. The goal of mitigation planning is often defined as supporting communities to become resilient in the face of drought by reducing vulnerabilities to impacts in the underlying social, economic, and environmental systems. (Wilhite et al., 2014)."

The overall mitigation actions for drought management in Roswell are as follows:

Turf Management Education

Water Step Cost Education and Evaluation of a Person Using More than Average

Reduce Water Use

Outdoor Water Rotation

Reducing Watering days

Turf Removal

Enforcement

Abstract of Water Right Contracts

Outreach education on water and energy conservation through a coordinated public information and public service announcement communication guide and policy

Hold local and regional water conservation summits

Replace failing infrastructure

Encourage water reuse and recycling

Hold Fix a Leak Weeks (EPA)

Plan for, design, and fund water reclamation infrastructure such as "purple pipe" technologies to water public, institutional, and private vegetation, turf, golf courses, cemeteries, and recreational facilities

Draft and adopt Water wise vegetation and landscaping policies and ordinances

Use of Hydro Delta to detect water leaks in both public and private infrastructure through a satellite imagery system. Source: New Mexico Environment Department.

Use of tools and technologies such as N0-DES™ to filter water that would otherwise be wasted when flushing fire hydrants.

VIII. ENFORCEMENT ACTIONS

Division IV – Service: Water Conservation

Sec. 26-230 - Definitions.

All definitions contained in Section 26, Definitions, of Chapter 26 "Roswell Utility Ordnance" are incorporated into this chapter by reference.

Sec. 26-231 Purpose and Scope of Ordinances

This ordinance is intended to set forth the rules under which the City of Roswell provides services to the City's property owners and ratepayers with conservation efforts in mind and when mandatory restrictions are in place.

A. The governing body finds and determines that encouraging and requiring the adoption of water conservation strategies is an effective and low cost means to balance water demands with limited available water supplies and production capabilities. The governing body further recognizes that as a consequence of implementing water conservation regulations, reduction in water use provides the following benefits to the city and its citizens:
   - Potential for reduction of individual residential and commercial customers' water and sewer bills.
   - Serves as a critical interim source of supply while additional supply sources are being brought on line.
   - Reduces peak summer demands thereby reducing short and long-term system costs.
   - Enhances the local environment by minimizing transport of fertilizer, pesticide, and other contaminants from runoff to deep percolation to ground waters. Enhances the global environment by reducing energy consumption associated with water production, treatment, and distribution.

B. It is hereby declared, because of the city's immediate and long-term limited water supplies and the overall benefits of water conservation, that the city promotes and require water use efficiency strategies for the public health, safety, and general welfare of its citizens.

Sec 26-232 - Water conservation compliance.

No person who uses water from the city water supply system, shall make, cause, use or permit the use of water received from Roswell Utilities for residential, commercial, industrial, agricultural, governmental or any other purposes in a manner contrary to any provisions of this chapter. Provided further, that no person shall make, cause, use or permit the use of water in a manner contrary to Chapter 26 of the city code.

Sec. 26-233 - Mandatory compliance—Lawn and landscape watering.

The following mandatory restrictions shall apply to all customers of, or persons who use or receive water from Roswell Utilities:

A. All outdoor irrigation of grass, trees, plants or other vegetation on residential and commercial property shall not water more than three times a week between April 1st and September 30th, unless exempted due to new turf or reseeding.
B. All outdoor irrigation of grass, trees, plants or other vegetation on industrial properties, parks, golf courses, schools and cemeteries shall not water more than three times a week between April 1st and September 30th, unless exempted due to new turf or reseeding.

C. Outdoor irrigation of grass, trees, plants or other vegetation on City of Roswell parks (with such meter/account under the control and management of the City of Roswell Parks and Recreation Department) may be permitted for more than three days April 1st and September 30th, subject to the submission and approval of an annual Conservation Plan. The City of Roswell Parks and Recreation Department will submit the annual conservation plan to the City Manager by end-of-January each year. The plan will consist of:
    - Conservation goals and targets; total annual water consumption, volume per developed acre, and any other agreed upon metric;
    - Conservation improvements implemented in prior year; improvements planned for year ahead,
    - Policy statement that any new city parks have been designed to irrigation efficiently; and
    - Special variances needed for the year (watering days, new parks, turf renovation, seeding, etc.).

The plan will be considered and approved on an annual basis with previous year compliance taken into account as part of the approval process. All outdoor irrigation shall be subject to the drought and water emergency management response plans adopted by City of Roswell.

D. From April 1st to September 30th, all outdoor irrigation of vegetation is prohibited between the hours of ten a.m. and six p.m.
E. The City of Roswell shall have the authority to review special situations and hardship cases upon application of any person.

Sec. 26-234 - Nonessential water use restrictions.

The following restrictions shall apply to all customers of or persons who use or receive water from the City of Roswell:

A. The washing of vehicles
    1. Automobiles, trucks, trailers, boats, airplanes and other types of mobile equipment shall be done only with a hand-held bucket or a hand-held hose equipped with a shut-off nozzle that completely shuts off the flow of water, even if left unattended. This restriction does not apply to the washing of the above-listed vehicles or mobile equipment when conducted on the premises of a commercial car wash or a commercial service station. When used in this chapter, "bucket" means a bucket or other container holding five gallons or less;
    2. The washing of automobiles, trucks, trailers, boats, and other types of mobile equipment for fund-raising purposes must be conducted at a commercial car wash.

3. Prior to connection of water service to any commercial car wash issued building permits for construction after June 1, 2025, a certification shall be provided to Roswell Utilities that the car wash uses no more than fifty gallons of water per vehicle washed. Absent such certification, no water service will be provided.

B. The following uses of water are defined as "wasting water" and are absolutely prohibited:
   1. Irrigating any turf grass, tree, plant, or other vegetation, or otherwise utilizing the city water supply system to permit or cause water to pond, or to flow, spray or otherwise move or be discharged from the premises of any person responsible for any property within the corporate limits of the city, or which receives water from Roswell Utilities to or upon any street, alley, gutter or ditch, or other public right-of-way, or into a storm water drainage system or facility;
   2. Failing to repair a leak to be used in conjunction with **Sec. 26-162 Notification**.
   3. Washing sidewalks, driveways, parking areas, tennis courts, patios or other impervious surface areas with a hose, except in emergencies to remove spills of hazardous materials or to eliminate dangerous conditions which threaten the public health, safety, or welfare. "Impervious surface area" means any structure, street, driveway, sidewalk, patio or other surface area covered with brick, paving, tile or other impervious or nonporous material.

C. When referred to in this subsection, "swimming pool" shall mean any portable or permanent structure containing a body of water twenty-four inches or more in depth and containing one thousand one hundred twenty-two gallons or more of water and intended for recreational purposes, including a wading pool. All swimming pools, which are constructed after the effective date of the ordinance codified in this chapter, must be equipped with filtration, pumping and recirculation systems. All existing swimming pools not equipped with such shall, within five years of the effective date of this chapter, shall be converted to filtration, pumping and recirculation systems, unless the City of Roswell, grants such a variance or extension of time.
   1. It is unlawful to drain swimming pools into the street, alley, gutter or other public right-of-way, ditch, or storm water drainage system or facility. Swimming pools may be drained into the sanitary sewer system only in coordination with the Roswell Water Utilities' Wastewater System Division.
   2. New or replacement bleeder lines from evaporative coolers shall not be larger than one eighth-inch inside diameter. Bleeder lines shall be conducted outside and discharged so that the effluent can be used for water landscaping and other outdoor vegetation, except where this would be impractical or unfeasible.

3. No person shall use water for non-residential single pass cooling or heating purposes unless the water is reused for other purposes. "Single pass cooling or heating" means the use of water without recirculation to increase or decrease the temperature of equipment, a stored liquid or a confined airspace.

Sec. 26-235 - Declaring of nuisance of exist.

The flow of produced water from property into streets, alleys, gutters, and other public rights-of-way, ditches, or into a stormwater drainage system or facility is contrary to the public health, safety and welfare of the citizens of Roswell and is therefore declared to be a nuisance. This authorization to seek relief, or other legal action to abate such a nuisance shall not preclude prosecution for a violation of this chapter.

Sec. 26-236 - Penalty.

Any person who violates any of the provisions of this chapter shall be deemed guilty and a fine imposed of the following:

- $0, warning first offence in 30 days
- $75, second offence in 30 days
- $150, third offence in 30 days
- $250, fourth offence in 30 days
- Termination of water service, fifth offence in 30 days

The customer will receive a copy. The enforcement will be tracked by the Water Conservation Specialist, who keep a copy and submit the original to Water billing. Water billing will retain the original infraction and make a note in the billing system.

Sec. 26-237 - Variances and permits.

A. Owners of newly seeded or sodded turf grass and landscaping and new residential and commercial developments may receive a landscape watering permit upon application and approval by the City of Roswell allowing for daily watering of the same until the turf grass and landscaping are established, which shall not exceed thirty days.
B. The planning and Zoning Department, Utilities Director, and City Manager, or his designee, shall be immediately established as a review board to review hardship and special cases which cannot fully comply with the provisions of this chapter. The review board will review hardship or special cases to determine whether a particular case warrants a variance or permit and shall hear appeals from any person. The review board shall consider the facts of each case separately and decide whether to grant a variance or permit within ten working days of the receipt of a properly completed "Application for Variance/Permit" form. A variance shall be granted only for reasons of economic hardship, medical hardship, or if there is a legitimate public health or safety concern that will be promoted or fulfilled as a result of granting the permit or variance.

- An "economic hardship" is defined as a threat to an individual's or business' primary source of income, and where not granting the variance would result in material structural damage to the person's property. Examples are as follows:
    i. Tree or plant farm
- A "medical hardship" is defined as a situation where it is determined that a person's ill health or medical condition requires a dependency upon others to water or irrigate. Examples are as follows:
    i. A doctors note for asthmatics and/or respiratory issues, to which letting a yard turn into dirt for lack of water will increase the irritates inside the residence. In turn increasing the number of "attacks" to the lungs and puts the person at risk.

Under no circumstances shall inconvenience or the potential for damages of landscaping be considered an economic hardship or significant damage to property which justifies a variance. Any special water uses restrictions authorized by the review board in each hardship or special case shall be set forth on the face of the variance or the permit. A fee of fifty dollars shall be assessed per application to defray administrative costs. The fee may be waived upon the execution of an affidavit stating that applicant for the variance is unable to pay the fee and such affidavit shall be sworn before a notary public. Final determination of an applicant's inability to pay shall be made by the City Manager.

C. A variance or permit issued under this section expires under its own terms and conditions, but in no event shall a variance or permit be issued for a period of more than five years from the date of issuance. Any person issued a variance or permit must fully comply with all the provisions of this chapter as an express condition of that person's variance or permit.

Any person who is issued a variance or permit and uses water supplied or delivered by the Roswell Utilities shall provide proof of such variance or permit upon demand by any person authorized to enforce this chapter. Upon conviction of violating any provision of this chapter, the review board may revoke or suspend any permit or variance previously granted. Provided, however, the review board shall notify the permittee of the proposed revocation five working days before taking such action, and if within that time the permittee requests a hearing in writing, the permittee shall be given an opportunity to be heard by the review board prior to taking such action.

Sec. 26-238- Appeal

A. Any person who applies for a permit or variance under Section 26-237 or and is denied such permit or variance by the review board, or whose permit or variance is revoked or suspended by the review board, or issued a monetary fee Section 26- 236, may appeal the decision. Any person(s) filing an intention to appeal in writing with the City Manager within five working days of the review board's decision. If a proper appeal is timely filed,

the public service board will hear the appeal within thirty days of the time the appeal is filed with the City Manager. The public service board may take any action it deems necessary with regard to the appeal including denying same, granting same, or granting the requested permit or variance with conditions, or suspending the imposed fee. The decision of the review board shall be final and binding if there is no timely filing of an appeal in accordance with this section.

B. Any person, whose appeal to the public service board is denied, may appeal the decision of the public service board by filing an intention to appeal in writing with the city clerk within five working days of the public service board's decision. If a proper appeal is timely filed, the city council will hear the appeal within thirty days of the time the appeal is filed with the city clerk. The city council may take any action it deems necessary with regard to the appeal including denying same, granting same or granting the requested permit or variance with conditions, or suspending the imposed fee. The decision of the city council shall be final and binding. The decision of the public service board shall be final and binding if there is no timely filing of an appeal in accordance with this section.

Sec. 26-239 - Other enforcement action.

Nothing contained in Section 26-236, or any other provision of this chapter, shall prevent the city from seeking compliance with or enforcement of this chapter.

Sec. 26-240 - Exceptions to enforcement.

The following shall constitute exceptions from compliance with the provisions of this chapter:

A. The water is a result of natural events such as rain or snow;
B. The flow is a result of temporary failures or malfunctions of the water supply system;
C. The flow is a result of water used for firefighting purposes including the inspection and pressure testing of fire hydrants or the use of water for firefighting training activities;
D. The use of water is required for the control of dust or the compaction of soil;
E. The water is used to wash down areas where flammable or otherwise hazardous material has been spilled and creates a dangerous condition;
F. The water is used to prevent or abate public health, safety or accident hazards when alternate methods are not available;
G. The water is used for routine inspection or maintenance of the water supply system;
H. The water is used to facilitate construction within public right-of-way in accordance with the requirements of the city and good construction practices;
I. The use of water is permitted under the terms of a variance, permit or compliance agreement granted by the review board
J. The water that is used for street sweeping, sewer maintenance or other established utility and public works practices;

K. Watering contrary to the even/odd watering requirements, under Sections 26-233, may be permissible for one day only where application of chemicals requires immediate watering to preserve an existing lawn. In cases of commercial application, a receipt from a commercial lawn treatment company indicating the date of treatment, the address of the property treated, the name and address of the commercial contractor, and the chemical treatment required shall constitute evidence that the owner or person responsible for the property is entitled to this exception. Where treatment with a noncommercial application of chemicals requires immediate watering to preserve an existing lawn, the owner or person responsible for the property must contact the Water Conservation Specialist prior to the application of chemicals and provide evidence satisfactory to the Utilities Director for approval of this exception;
L. Outdoor irrigation necessary for the establishment of newly seeded or sodded turf grass and landscaping in new residential and commercial developments;
M. Plants which cannot be kept alive without daily watering may be permitted to be watered from a bucket but not from the use of a hose on the days when watering is prohibited.

Sec 26-241 - Water emergency—Restriction of water use.

The City Manager may implement the following additional restrictions and regulations curtailing water use upon the declaration of a water emergency by the mayor:

A. Prohibit all restaurants from serving water to their customers except when specifically requested by the customer;
B. Prohibit the operation of any ornamental fountain or similar structure;
C. Suspend the issuance of all variances or permits hereunder;
D. Prohibit the filling, refilling or adding of water to all swimming pools;
E. Prohibit the washing of all vehicles and equipment except upon the premises of a commercial car wash;

The mayor may declare a water emergency in case of a severe drought, in the event of any condition which interrupts the ability of the Roswell Utilities to supply water, where curtailment of the use of water is necessary due to war, a natural disaster, to protect the public health, safety or welfare, or to preserve the water supply. In the event such water emergency is to continue for more than five days, such measures must be passed by resolution by majority of city council in order for the declaration of emergency to continue beyond the initial five-day period. During such a water emergency, the City Manager may impose any additional restrictions on the use of water from the city's water supply system in all or in any part of the city as the city council may authorize.

Sec 26-242 - Drought and water emergency management response plan.

It shall be unlawful to violate the imposed provisions of the drought and water emergency management response plan, dated April 2025, after the declaration of a drought or water emergency and imposition of restrictions in accordance with the plan.

IX. DROUGHT PLAN UPDATE PROCESS (Quoted text from *New Mexico Drought Plan: 2018* p 29)

"There are not any previously established guidelines for drought contingency plan content and updates. Moving forward, the drought contingency plan should be updated every five years for the purpose of keeping the document current." After drought emergencies, the DTF and WCS shall meet and evaluate the current plan and make proposed modifications to the RCC.

X. FUTURE WORK

Water Conservation

The City of Roswell has adopted the following goals for the water conservation program:

- Reduce nonrevenue water to below 10% by 2024
- Track billed vs. produced water more closely
- Reduce outdoor water use by 30%
- Reduce water waste
- Reduce peak summer demands for more efficient system operation and reduced energy use
- Reduce pumping and treatment costs
- Educate the public about water conservation
- Increase the water audit data validity score from 67 to 80 by 2024

To see the full City of Roswell Water Conservation Plan, go to the provided link https://www.roswell-nm.gov/DocumentCenter/View/20084/Water-Conservation-Plan---Dec-2021?bidId=.

The Water Conservation Plan is to be used with the Communication and Outreach Plan developed by the DTF to educate the community stakeholders in conserving water and fixing unchecked leaks.

Performance Measures

The ensure the RDCP is effective, performance metrics should be used to track positive change. The following is a list of performance metrics:

- A survey can be submitted to customers to gauge their perception of current drought conditions
- Track monthly GPCD in relation to how many active connects are currently used. This will give the average GPCD for consumers. This can be breaking down by commercial, city, and residential use.
- Quarterly track the number of leaks the city repairs, to ensure the line replacement plan is effective at reducing water loss.

XI. REFERENCES

Duke University Nicholas Institute for Energy, Environment & Sustainability (Heat Policy Innovation Hub). https://nicholasinstitute.duke.edu/project/heat-policy-innovation-hub

Fix a Leak Week. U.S. Environmental Protection Agency. https://www.epa.gov/watersense/fix-leak-week

Hydro Delta. New Mexico Environment Department. https://www.env.nm.gov/hydro-delta/

New Mexico Drought Plan: 2018. New Mexico Office of the State Engineer and New Mexico Water Resources Research Institute. https://api.realfile.rtsclients.com/PublicFiles/5f809ddfc9864dad89f9d03375144a14/e4330c9e-dc1b-4177-9f86-2d5135ec050f/NMDP_2018_01092019_Final.pdf

N0-DES™ System. https://www.hydrologics.com/

Roswell, New Mexico – Code of Ordinances, Chapter 26: Water, Sewers and Sewage Disposal https://library.municode.com/nm/roswell/codes/code_of_ordinances?nodeId=COOR_CH26WASESEDI

Roswell Water Conservation Plan (2021). Roswell Utilities Department - Roswell Water Maintenance https://www.roswell-nm.gov/DocumentCenter/View/20084/Water-Conservation-Plan---Dec-2021?bidId=

The Water-Energy Nexus: Challenges and Opportunities (2014). U.S. Department of Energy. https://www.energy.gov/sites/prod/files/2014/07/f17/Water%20Energy%20Nexus%20Full%20Report%20July%202014.pdf

UNCCD. 2016. Drought: reducing impacts and building resilience. Knowledge Hub. Retrieved from https://knowledge.unccd.int/topics/drought-reducing-impacts-and-building-resilience

XII. APPENDICES

Infrastructure Committee
Meeting Date: 02/24/2025
COMMITTEE: Infrastructure
CONTACT: Louis Najar **CHAIR:** Darrell Johnson

ACTION REQUESTED:

Consider recommending authorization for change order to PO 22501332 for the following emergency Water & Wastewater Repairs due to flood disaster: Hondo Draw Bypass (Hondo River Sewer Damage) in the amount of $462,259.59, 4th Street manhole replacement in the amount of $65,323.31, Lea Street manhole replacement in the amount of $128,310.37, and Berrendo River Aerial sewer line repair in the amount of $6,967.69 totaling $662,861.05 to J & H Services, Inc. including GRT.

BACKGROUND:

Initiated by: Andrew Valadez

Emergency Flood Damage to water and waste water infrastructure for repairs to multiple areas to include the Hondo Draw Bypass, 4th Street manhole, Lea Street manhole, and Berrendo River Aerial Sewer Line.

FINANCIAL CONSIDERATION:

Funding Source - Maintenance & Repair Infrastructure GL 53014355-614020, budget adjustment is required

LEGAL REVIEW:

No Legal Review Needed.

BOARD AND COMMITTEE ACTION:

Consider recommending authorization for change order to PO 22501332 for the following emergency Water & Wastewater Repairs due to flood disaster: Hondo Draw Bypass (Hondo River Sewer Damage) in the amount of $462,259.59, 4th Street manhole replacement in the amount of $65,323.31, Lea Street manhole replacement in the amount of $128,310.37, and Berrendo River Aerial sewer line repair in the amount of $6,967.69 totaling $662,861.05 to J & H Services, Inc. including GRT to March Finance Committee.

Attachments

ATT 1 - Invoice #2 Hondo River 24" Sewer Repair
ATT 2 - Invoice #3 Hondo River 24" Sewer Repair
ATT 3 - Invoice #2 4th Street Manhole Repair
ATT 4 - Invoice Lea Street Manhole Repair
ATT 5 - Invoice #2Berrendo Aerial Sewer Repair

J & H Services, Inc.

6616 Gulton Ct NE Ste 90
6616 Gulton Ct NE, STE 90
Albuquerque, NM 87109

Progress Invoice

Date	Invoice #
1/10/2025	7908

Bill To

City of Roswell
425 N. Richardson
Roswell, NM 88201

Project	2447 Roswell Emergency Utilities

P.O. No.	Terms
Hondo 24" Bypass/SAS	Net 30

Item	Description	Inv Qty	Rate	Curr %	Total %	Prior Qty	Prior Amt	Amount
	24" Hondo Draw Bypass/SAS Repair 11/16- 12/23 See attached Weekly Report See attached Invoice File and Aggregate Report							
1000 Con...	Administration Support; 5 hr	5	45.00					225.00T
1000 Con...	Skilled Laborer; 754 hr	754	55.00					41,470.00T
1000 Con...	Site Supervisor; 191.5 hr	191.5	95.00					18,192.50T
1000 Con...	SR Project Manager; 1 hr	1	200.00					200.00T
1000 Con...	General Superintendent; 26 hr	26	300.00					7,800.00T
1000 Con...	Executive Officer including assistant; 4 hrs	4	500.00					2,000.00T
9960 Equi...	Backhoe Operator; 8 hrs	8	150.00					1,200.00T
9960 Equi...	Wheel Loader with Operator; 100 hr	100	200.00					20,000.00T
9960 Equi...	Trackhoe with Operator; 185.5 hr	185.5	200.00					37,100.00T
9960 Equi...	Dump Truck 20 cy; 203.75 hr	203.75	125.00					25,468.75T
9960 Equi...	Roller with Operator; 93 hr	93	145.00					13,485.00T
9960 Equi...	Pickup/Van per day, 2 ea per location; qty 37 days	37	350.00					12,950.00T
9965 Mat...	Engineered Fill/Pit Run; 2414.83 tons	2,414.83	8.00					19,318.64T
9960 Equi...	Rock Truck; 19 days	19	2,500.00					47,500.00T
1000 Con...	Tamper/ Trench Roller/ Walk Behind; 16 days	16	350.00					5,600.00T
1000 Con...	Removals; 2 ea	2	150.00					300.00T
9965 Mat...	Vendor Invoices plus 15%; 1 ls	1	27,445.22					27,445.22T

Our policy is to add 1 1/2% per month to all accounts in arrears 30 days or more. Customer is liable for attorney's fees and court costs if matter is turned over to an attorney for collection.

Subtotal	$280,255.11
Sales Tax (7.8958%)	$22,128.38
Total	$302,383.49
Payments/Credits	$0.00
Balance Due	$302,383.49

Phone #	Fax #	E-mail
5058969428	505-896-9429	holly@jhservicesinc.com

J & H Services, Inc.

6616 Gulton Ct NE Ste 90
6616 Gulton Ct NE, STE 90
Albuquerque, NM 87109

Invoice

Date	Invoice #
1/31/2025	7921

Bill To

City of Roswell
425 N. Richardson
Roswell, NM 88201

Project	2447 Roswell Emergency Utilities

P.O. No.	Terms
Hondo 24" Bypass/SAS	Net 30

Item	Description	Inv Qty	Rate	Total %	Amount
	24" Hondo Draw Bypass/SAS Repair 11/16-12/23 See attached Weekly Report See attached Invoice File and Aggregate Report				
1000 Construct...	Administration Support; 3 hr	3	45.00		135.00T
1000 Construct...	Skilled Laborer; 507 hr	507	55.00		27,885.00T
1000 Construct...	Site Supervisor; 116.5 hr	116.5	95.00		11,067.50T
1000 Construct...	General Superintendent; 14 hr	14	300.00		4,200.00T
1000 Construct...	Executive Officer including assistant; 3 hrs	3	500.00		1,500.00T
9960 Equipment	Backhoe Operator; 29 hrs	29	150.00		4,350.00T
9960 Equipment	Wheel Loader with Operator; 94 hr	94	200.00		18,800.00T
9960 Equipment	Motor Grader with Operator; 47 hr	47	230.00		10,810.00T
9960 Equipment	Trackhoe with Operator; 65 hr	65	200.00		13,000.00T
9960 Equipment	Dump Truck 20 cy; 99 hr	99	125.00		12,375.00T
9960 Equipment	Haul Truck; 5.5 hr	5.5	170.00		935.00T
9960 Equipment	Roller Operator; 10 hrs	10	145.00		1,450.00T
9960 Equipment	Pickup/Van per day, 2 ea per location; qty 22 days	22	350.00		7,700.00T
9965 Materials	Base Course; 1075.07 tons	1,075.07	17.00		18,276.19T
9960 Equipment	Rock Truck; 3 days	3	2,500.00		7,500.00T
1000 Construct...	Tamper/ Trench Roller/ Walk Behind; 8 days	8	350.00		2,800.00T
9965 Materials	Vendor Invoices plus 15%; 1 ls	1	5,392.78		5,392.78T

Subtotal	$148,176.47
Sales Tax (7.8958%)	$11,699.72
Total	$159,876.19
Payments/Credits	$0.00
Balance Due	$159,876.19

Phone #	Fax #	E-mail
5058969428	505-896-9429	holly@jhservicesinc.com

J & H Services, Inc.

6616 Gulton Ct NE Ste 90
6616 Gulton Ct NE, STE 90
Albuquerque, NM 87109

Progress Invoice

Date	Invoice #
1/10/2025	7906

Bill To

City of Roswell
425 N. Richardson
Roswell, NM 88201

Project	2447 Roswell Emergency Utilities

P.O. No.	Terms
4th St Repair	Net 30

Item	Description	Inv Qty	Rate	Curr %	Total %	Prior Qty	Prior Amt	Amount
	4th St Bypass/SAS Repair 11/16-12/23 See attached Weekly Report See attached Invoice File See attached Aggregate Report							
1000 Con...	Administration Support; 3 hr	3	45.00					135.00T
1000 Con...	Skilled Laborer; 241 hr	241	55.00					13,255.00T
1000 Con...	Site Supervisor; 63.5 hr	63.5	95.00					6,032.50T
1000 Con...	General Superintendent; 14 hr	14	300.00					4,200.00T
1000 Con...	Executive Officer including assistant; 2 hrs	2	500.00					1,000.00T
9960 Equi...	Backhoe Operator; 40 hrs	40	150.00					6,000.00T
9960 Equi...	Dump Truck 20 cy; 8 hr	8	125.00					1,000.00T
9960 Equi...	Haul Truck; 5 hr	5	170.00					850.00T
9960 Equi...	Pickup/Van per day, 2 ea per location; qty 11 days	11	350.00					3,850.00T
9965 Mat...	SPIV Asphalt; 22.51 tons	22.51	105.00					2,363.55T
1000 Con...	Traffic Control, $200/day onsite and $1500 at patch; 1 ls	1	3,100.00					3,100.00T
9965 Mat...	Vendor Invoices plus 15%; 1 ls	1	18,756.91					18,756.91T

Our policy is to add 1 1/2% per month to all accounts in arrears 30 days or more. Customer is liable for attorney's fees and court costs if matter is turned over to an attorney for collection.

Subtotal	$60,542.96
Sales Tax (7.8958%)	$4,780.35
Total	$65,323.31
Payments/Credits	$0.00
Balance Due	$65,323.31

Phone #	Fax #	E-mail
5058969428	505-896-9429	holly@jhservicesinc.com

J & H Services, Inc.

6616 Gulton Ct NE Ste 90
6616 Gulton Ct NE, STE 90
Albuquerque, NM 87109

Progress Invoice

Date	Invoice #
1/10/2025	7905

Bill To

City of Roswell
425 N. Richardson
Roswell, NM 88201

Project	2447 Roswell Emergency Utilities
P.O. No.	Terms
Lea/9th Repair	Net 30

Item	Description	Inv Qty	Rate	Curr %	Total %	Prior Qty	Prior Amt	Amount
	Lea St/ 9th St MH Repair 11/11-11/30 See attached Weekly Report See attached Invoice File and Aggregate Report							
1000 Con...	Administration Support; 3 hr	3	45.00					135.00T
1000 Con...	Skilled Laborer; 429.5hr	429.5	55.00					23,622.50T
1000 Con...	Site Supervisor; 108 hr	108	95.00					10,260.00T
1000 Con...	General Superintendent; 11 hr	11	300.00					3,300.00T
1000 Con...	Executive Officer including assistant; 3 hrs	3	500.00					1,500.00T
9960 Equi...	Backhoe Operator; 24.5 hrs	24.5	150.00					3,675.00T
9960 Equi...	Wheel Loader with Operator; 6 hr	6	200.00					1,200.00T
9960 Equi...	Trackhoe with Operator; 83.5 hr	83.5	200.00					16,700.00T
9960 Equi...	Dump Truck 20 cy; 8.5 hr	8.5	125.00					1,062.50T
9960 Equi...	Haul Truck; 23 hr	23	170.00					3,910.00T
9960 Equi...	Pickup/Van per day, 2 ea per location; qty 23 days	23	350.00					8,050.00T
9960 Equi...	Bypass Pipe Rental, 2100 lf; 1 ls	1	750.00					750.00T
9960 Equi...	1" Rock; 9.51 tons	9.51	19.00					180.69T
1000 Con...	Traffic Control; 14 days	14	200.00					2,800.00T
1000 Con...	Shoring; 1 ls	1	5,000.00					5,000.00T
1000 Con...	Removals; 2 loads	2	150.00					300.00T
9965 Mat...	Vendor Invoices plus 15%; 1 ls	1	36,474.94					36,474.94T

Our policy is to add 1 1/2% per month to all accounts in arrears 30 days or more. Customer is liable for attorney's fees and court costs if matter is turned over to an attorney for collection.

Subtotal	$118,920.63
Sales Tax (7.8958%)	$9,389.74
Total	$128,310.37
Payments/Credits	$0.00
Balance Due	$128,310.37

Phone #	Fax #	E-mail
5058969428	505-896-9429	holly@jhservicesinc.com

J & H Services, Inc.

6616 Gulton Ct NE Ste 90
6616 Gulton Ct NE, STE 90
Albuquerque, NM 87109

Progress Invoice

Date	Invoice #
1/10/2025	7904

Bill To

City of Roswell
425 N. Richardson
Roswell, NM 88201

Project	2447 Roswell Emergency Utilities

P.O. No.	Terms
Berrendo 8" SAS	Net 30

Item	Description	Inv Qty	Rate	Curr %	Total %	Prior Qty	Prior Amt	Amount
	Berrendo Emergency 8" Sewer Repair 11/16- 12/23 See attached Weekly Report See attached Invoice File							
1000 Con...	Administration Support; 1 hr	1	45.00					45.00T
1000 Con...	Skilled Laborer; 24 hr	24	55.00					1,320.00T
1000 Con...	Site Supervisor; 3 hr	3	95.00					285.00T
1000 Con...	General Superintendent; 6 hr	6	300.00					1,800.00T
1000 Con...	Executive Officer including assistant; 1 hrs	1	500.00					500.00T
9960 Equi...	Pickup/Van per day, 2 ea per location; 1 days	2	350.00					700.00T
9965 Mat...	Vendor Invoices plus 15%; 1 ls	1	1,807.80					1,807.80T

Our policy is to add 1 1/2% per month to all accounts in arrears 30 days or more. Customer is liable for attorney's fees and court costs if matter is turned over to an attorney for collection.

Subtotal	$6,457.80
Sales Tax (7.8958%)	$509.89
Total	$6,967.69
Payments/Credits	$0.00
Balance Due	$6,967.69

Phone #	Fax #	E-mail
5058969428	505-896-9429	holly@jhservicesinc.com

Infrastructure Committee
Meeting Date: 02/24/2025
COMMITTEE: Infrastructure
CONTACT: Louis Najar **CHAIR:** Darrell Johnson

ACTION REQUESTED:
Consider Recommendation of Resolution 25-XX for support of projects in response to the NMDOT's January 2025 TPF Funding Call For Projects.

BACKGROUND:
Initiated by: James MacCornack
The NMDOT has issued a "Call For Projects". These are projects that should be considered easily ready for bidding or other procurement process. The funding level for awarded projects is 95% NMDOT and 5% Local Match. The City of Roswell has been successful in previous applications, including award of Atkinson and Hobbs Mill & Fill Projects. Formal project awards will be in September 2025 after NMDOT Highway Commission approval. Projects to be applied for are:
1. 2nd St. (US 380) Pavement Maintenance Project (Sunset to E. City Limits)
2. S. Atkinson Mill & Fill/ADA Capital Project; (Brasher to McGaffey)

FINANCIAL CONSIDERATION:
This is for project application support. Any awarded projects would have to be budget adjusted one formal award is received.
1. 2nd St. (US 380) Pavement Maint. - $1,520,000 (State $1,444,000, City Match $76,000)
2. S. Atkinson Mill & Fill Capital- $2,660,000 (State $2,527,000, City Match $133,000)

LEGAL REVIEW:
Resolution has been submitted to City Attorney for review.

BOARD AND COMMITTEE ACTION:
Consider Recommendation of Resolution 25-XX for support of projects in response to the NMDOT's January 2025 TPF Funding Call For Projects to March 2025 Finance Committee.

Attachments
Draft Resolution 25-xx TPF Project Applications
NMDOT January 2025 TPF Call For Projects

RESOLUTION 25-XX

A RESOLUTION TO THE NEW MEXICO DEPARTMENT OF TRANSPORTATION FOR TPF ROADWAY PROJECTS

WHEREAS, the roadway projects named in this resolution are eligible activities under the NMDOT Call For Projects of January 21, 2025; and

WHEREAS, the following projects are requested to be considered in the Call For Projects: 1. 2nd St. (US 380) Pavement Maintenance Project, 2. S. Atkinson Mill and Fill Capital Project; and

WHEREAS, the City of Roswell agrees to provide matching funds at a percentage rate of 5% of the cost of each project; and

WHEREAS, the City of Roswell agrees to fund all project development, environmental analysis, and design costs separate from the cost of construction; and

WHEREAS, the City of Roswell agrees to fund all appropriate ongoing maintenance costs for these roadway projects after construction; and

WHEREAS, the City of Roswell supports these projects and desires to receive funding; and

WHEREAS, this Resolution is presented at the time of application for NMDOT Call For Projects funding.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL AS THE GOVERNING BODY OF THE CITY OF ROSWELL, NEW MEXICO, that:

SECTION 1. Be it resolved by the governing body, the City Council of Roswell, New Mexico that subject projects listed above be submitted as applications for Call For Projects funding to the New Mexico Department of Transportation; and hereby commits to the concept of such projects as listed above and as specified in the project applications.

PASSED, ADOPTED, SIGNED and APPROVED ________, _____.

CITY SEAL

_____
Timothy Z. Jennings, Mayor

ATTEST

_____
Amalia Martinez, City Clerk

DRAFT

Docusign Envelope ID: 7EE5F097-17B0-4D21-89CA-E73265190777

New Mexico DEPARTMENT OF TRANSPORTATION
MOBILITY FOR EVERYONE

January 21, 2025

RE: Transportation Project Fund (TPF) Call for Projects

Metropolitan and Regional Transportation Planning Organizations:

The Project Oversight Division is soliciting applications for the Department's Transportation Project Fund (TPF) for fiscal year 2026. Local and tribal governments in New Mexico are eligible to apply for state funded grants. Eligible projects are in the following categories: (1) environmental and other studies; (2) planning; (3) design; (4) construction; and (5) acquisition of rights of way necessary for the development of transportation infrastructure, which includes highways, streets, roadways, bridges, crossing structures and parking facilities, including all areas for vehicular, transit, bicycle or pedestrian use for travel, ingress, egress and parking.

The Metropolitan or Regional Transportation Planning Organizations (MPO/RTPO) will use the following criteria to prioritize their planning-area projects; the District office will also use the criteria to rank projects from their District.

Project Prioritization Criteria:

1. Planning: Is this project identified as a priority on a local or regional planning or programming document? Is this project consistent with local or regional plans?
2. Project readiness: If awarded, will the applicant be able to start spending the money within 3 months from receiving the fully executed project agreement?
3. Priority Bridge: Is this project addressing a bridge on the Statewide Bridge Priority List for Replacement / Rehabilitation? (contact Jeff Vigil at Jeff.Vigil@dot.nm.gov or (505)490-2699 for verification of bridge status)
4. Phasing:
    a. Is this project part of a phased project previously funded with other state funds (e.g. Local Government Road Fund, Municipal Arterial Program, Capital Outlay, State Road Fund etc.)?
    b. Is this project part of a phased project previously funded with TPF? If so, what year?
5. Additional criteria identified by the MPO or RTPO

The application package shall include the following:

1. Cover letter application including: (1) brief overview of project; (2) whether the potential grantee intends to apply for hardship (match waiver); (3) the timeframe in which the potential grantee is prepared to spend the grant funds, if received (project readiness); (4) verification that funding requested will be enough to complete the phase of work submitted, and (5) whether the project falls into category (a) or (b):
    a) Project is located on or within locally-owned right-of-way and the project does not include federal funds; or
    b) Project is located within or on NMDOT owned right-of-way or is an NHS route and/or may include federal funds;
2. Project must fall into one or more of the following categories, including: (1) environmental and other studies; (2) planning; (3) design; (4) construction; and (5) acquisition of rights of way necessary for the development of transportation infrastructure, and includes highways, streets, roadways, bridges, crossing structures, parking facilities, including all areas for vehicular, transit, bicycle or pedestrian use for travel, ingress, egress and parking. Please be sure to clearly identify the phase of work the funding will be used for (i.e. planning, design, construction, etc.);

Michelle Lujan Grisham
Governor

Ricky Serna
Cabinet Secretary

Commissioners

John McElroy
Commissioner
District 1

Gary Tonjes
Commissioner
District 2

Hilma E. Chynoweth
Commissioner, Vice Chairman
District 3

Walter G. Adams
Commissioner, Chairman
District 4

Thomas C. Taylor
Commissioner
District 5

Charles Lundstrom
Commissioner, Secretary
District 6

Docusign Envelope ID: 7EE5F097-17B0-4D21-89CA-E73265190777

3. Project Feasibility Form (PFF) signed by District representative if the project does not have a signed PFF, then the potential grantee must work with the District on the PFF;
4. Resolution of Sponsorship from their governing body, indicating the availability of the 5% match. Alternatively, the potential grantee may submit an official letter signed by the potential grantee's chief executive or official with budget authority, indicating the availability of the 5% match;
5. Map of project location including mile posts; and
6. **Required if local entity does not own the right of way**; A letter of support or letter of authorization from owners of the project right-of-way. This includes getting a letter from the NMDOT District if the project is partially or fully within NMDOT right-of-way.

Complete applications must be submitted through NMDOT's FTP site https://grader.dot.nm.gov/public/folder/ovlpprmvy0yg0fl4j2moew/FY26%20TPF%20Applications no later than close of business May 31, 2025. All incomplete applications will be returned to the local entity for submission the following year. Projects will be selected and approved by the State Transportation Committee by September 1, 2024. Selection letters will be mailed out within the first week of September.

If you have any questions regarding funding or agreements please contact Clarissa Martinez, 505.699.9946 or Clarissa.Martinez@dot.nm.gov or Sean Sandoval, 505.660.6102 or Sean.Sandoval@dot.nm.gov.

Sincerely,

DocuSigned by:
Ricky Serna
5910E8A6255842F...

Ricky Serna
Cabinet Secretary

Xc: NMDOT District Engineers
District Coordinators
Clarissa Martinez, State Funded Grant Manager
Sean Sandoval, Project Oversight Director
David Quintana, Chief Engineer

ROSWELL NEW MEXICO
COMMITTEE AGENDA ITEM ABSTRACT

Non-Action Items 5.

Infrastructure Committee
Meeting Date: 02/24/2025
COMMITTEE: Infrastructure
CONTACT: Louis Najar **CHAIR:** Darrell Johnson

DEPARTMENT NAME:

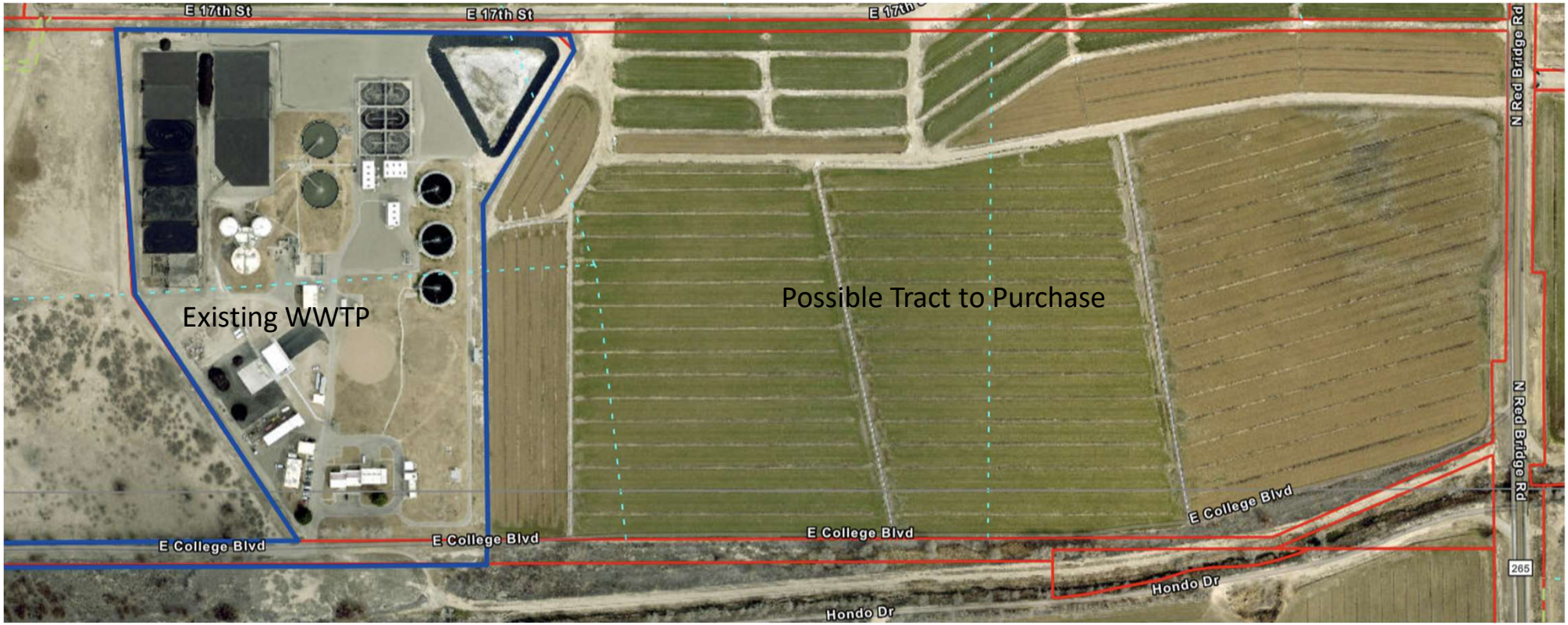
Discussion of purchase of farmland adjacent to WWTP.

Attachments

ATT 1 - Waste Water Plant Possible Land Purchase
ATT 2 - 2019 Appraisal Report

ROSWELL
Engineering

WWTP Land Acquisition Discussion



An *Appraisal Report*
of Two Tracts of Irrigated Farmland
Being 108.6 acres and 77.8 acres, more or less, located along the
South side of East 19th Street, and the west side of North Red Bridge Road,
Approximately 1 miles East of Roswell,
Chaves County, New Mexico

Effective Date
August 6, 2019

Requested By
Mr. William Morris, ACIP, CZO
Community Development Director
City of Roswell
415 Richardson Avenue
Roswell, New Mexico 88201
b.morris@roswell-nm/gov

Prepared By
WT Appraisal, Inc.
P.O. Box 7275
1302-B Petroleum Drive
Abilene, Texas 79608
800-340-5039
www.wtappraisal.com
#2019-459

September 3, 2019

Mr. William Morris, ACIP, CZO
Community Development Director
City of Roswell
415 Richardson Avenue
Roswell, New Mexico 88201
b.morris@roswell-nm/gov

RE: An *Appraisal Report* of two tracts of irrigated farmland being 108.6 acres and 77.8 acres, more or less, located along the south side of East 19th Street, and the west side of North Red Bridge Road, approximately 1 miles East of Roswell, Chaves County, New Mexico.

Dear Mr. Morris:

In accordance with your request we have prepared an appraisal of the property referenced above. The purpose of the appraisal is to develop an opinion of the "As Is" market value of the fee simple interest in the property, as of the effective date of the appraisal, as defined in the accompanying report. We understand that the intended use of the report is to assist our client with determining market value of the subject property for internal decision making.

The effective date of this appraisal is August 6, 2019, and is based on data and market conditions prevailing on that date. The research and analysis contained herein was conducted during the month of August 2019.

By reason of our investigation and analysis of data contained in this report, other information in our files, and our experience in the real estate and appraisal profession, it is our opinion that the market value of the fee simple estate in the subject property referred to as Tract 1, being 108.6 acres, as of August 6, 2019, was in round numbers:

NINE HUNDRED EIGHTY THOUSAND DOLLARS
$980,000

Furthermore, by reason of our investigation and analysis of data contained in this report, other information in our files, and our experience in the real estate and appraisal profession, it is our opinion that the market value of the fee simple estate in the subject property referred to as Tract 2, being 77.8 acres, as of August 6, 2019, was in round numbers:

SEVEN HUNDRED FORTY THOUSAND DOLLARS
$740,000

These value estimates are subject to the assumptions and limiting conditions as set out herein. The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Standards Board of The Appraisal Foundation and the specific appraisal standards set out in 12 CFR, Part 1608 and in conformance with Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA), revised June 7, 1994, and subsequent federal regulations including the most recent Interagency Appraisal and Evaluation Guidelines effective 12/10/10, and amendments thereto, to the extent that the available market data will allow.

It should be noted that, to our knowledge, no environmental hazard was known to be located on the property, as of the effective date of this appraisal. Furthermore, as a result of our analysis, we have concluded that the property has no scientific, cultural or historic value.

Special Assumption: For the purpose of this analysis, we have assumed that the current agreement between the subject tracts described herein and the adjoining municipal waste water facility will continue perpetually. No details regarding the agreement were provided to the appraisers beyond the fact that the waste water from the plant can be utilized for irrigated farming upon the subject tracts. If details of the agreement are provided to the appraiser at a date after the report date of this report, the appraisers reserve the right to revise any conclusions herein.

We thank you for the privilege of serving you and should you have any questions, please contact us.

Sincerely yours,



Clint W. Bumguardner, MAI, ASA
State Certification No. NM-001579



Sam Walker, Appraiser
State Certification No. NM-03611-G

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ADDENDA

Assumptions and Limiting Conditions
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Summary of Salient Facts, Data and Conclusions

Property Appraised:	186.4 total acres, more or less, contained in two contiguous tracts referred to within this report as Tract 1, being 108.6 acres, and Tract 2, being 77.8 acres, approximately 1 mile east of Roswell, Chaves County, New Mexico.
Property Type:	Irrigated farm land.
Location:	Tract 1 is located on the south side of East 19th Street and the west side of North Red Bridge Road; while Tract 2 is located along the west side of North Red Bridge Road, approximately 1 mile east of Roswell, Chaves County, New Mexico.
GPS Coordinates:	
Tract 1:	Latitude - 33° 24' 51.79" North Longitude - 104° 28' 34.44" West
Tract 2:	Latitude - 33° 24' 38.03" North Longitude - 104° 28' 28.25" West
Interests Appraised:	Unencumbered fee simple, surface only.
Legal Description:	Being 186.4 acres; Lots 1 thru 7, Replat of Lot 8, Lots 18, 19, 20, 21, and 22, Hamilton Farms Subdivision, out of the southeast 1/4 of Section 26, Township 10 South, Range 24 East, Chaves County, New Mexico.
Purpose of Appraisal:	Estimate the "as is" market value of the subject property.
Property Rights Appraised:	Fee simple.
Effective Date of Valuation:	August 6, 2019

Summary of Salient Facts, Data, and Conclusions (Continued)

Client Identity and Intended Users of the Appraisal:

This report is intended for use only by the client, Mr. William Morris and the City of Roswell. Use of this report by others is not intended by the appraisers. This report is intended only for use in providing data upon which the client may analyze the property for decision making purposes.

Intended Use of Appraisal:

The intended use of this appraisal is to assist the client, Mr. William Morris and the City of Roswell in internal decision making regarding the subject property. This report is not intended for any other use.

Land Data (Tract 1):

Size:

108.6 total acres, more or less.
Acreage size of the property is based on data from the client. A survey was not provided. The appraisers have relied on this data. If subsequent data indicates a different acreage amount, the appraisers reserve the right to modify the conclusions reached in this appraisal.

Shape:

Rectangular

Frontage/Access:

Subject has frontage along the south side of East 19th Street and the west side of North Red Bridge Road.

Flood Zone:

According to FEMA Map #35005C1390D, dated September 25, 2009, Tract 1 of the subject is partially located within Zone X. The appraisers were not supplied a survey of subject property. It is recommended that a survey, by a professional, certified surveyor be performed to determine exact elevations and flood plain status.

Land Use:

At the time of inspection, Tract 1 is entirely irrigated farmland.

Summary of Salient Facts, Data, and Conclusions (Continued)

Improvements:	All improvements associated with the current flood irrigation including above and below ground water lines, and specifically gated pipe supply system; partial net-wire perimeter fencing.
Land Data (Tract 2):	
Size:	77.8 total acres, more or less. *Acreage size of the property is based on data from the client. A survey was not provided. The appraisers have relied on this data. If subsequent data indicates a different acreage amount, the appraisers reserve the right to modify the conclusions reached in this appraisal.*
Shape:	Rectangular
Frontage/Access:	Subject has frontage along the west side of North Red Bridge Road.
Flood Zone:	According to FEMA Map #35005C1390D, dated September 25, 2009, Tract 2 of the subject is partially located within Zone X. The appraisers were not supplied a survey of subject property. It is recommended that a survey, by a professional, certified surveyor be performed to determine exact elevations and flood plain status.
Land Use:	At the time of inspection, Tract 2 is entirely irrigated farmland, with the exception of a small portion situated within Rio Hondo in the far southeast corner of the tract.
Improvements:	All improvements associated with the current flood irrigation including above and below ground water lines, and specifically gated pipe supply system; partial net-wire perimeter fencing.
Utilities:	Electricity and private water.

Summary of Salient Facts, Data, and Conclusions (Continued)

Current Use:	Agricultural - irrigated cropland.
Highest and Best Use:	Agricultural - irrigated cropland.
Easements, Restrictions, and Encroachments:	Typical utility easements were assumed around the perimeter of the property. A physical inspection of the property did not reveal any adverse encroachments.
Nuisances, Hazards and Detrimental Influences:	We were not provided with an environmental study on the subject property. For purposes of this appraisal assignment, we have assumed that no hazardous conditions affect the subject site. If subsequent environmental studies indicate a hazardous condition at the subject site, it could affect the value conclusions in this report.
Natural, Recreational, Cultural Or Scientific Value:	The appraisers were not provided with a study regarding natural, recreational, cultural or scientific amenities on the subject and are not qualified as experts in determining value attributed with these amenities. If a subsequent study is completed and indicates a value for any of these specific amenities, the appraisers reserve the right to modify the value conclusions in this report.
Assessed Value (2019)	
Full Value:	$46,987
Assessed Value:	$15,663
Indicated Value "As Is" by Cost Approach:	N/A
Indicated Value "As Is" by Sales Comparison Approach:	$980,000 (Tract 1 - 108.6 Acres)
	$740,000 (Tract 2 - 77.8 Acres)

Summary of Salient Facts, Data, and Conclusions (Continued)

Indicated Value by Income Approach: N/A

FINAL MARKET VALUE INDICATION TRACT 1:	**$980,000**
FINAL MARKET VALUE INDICATION TRACT 2:	**$740,000**

Estimated Marketing/Exposure Time: 12 months

Special Assumption: For the purpose of this analysis, we have assumed that the current agreement between the subject tracts described herein and the adjoining municipal waste water facility will continue perpetually. No details regarding the agreement were provided to the appraisers beyond the fact that the waste water from the plant can be utilized for irrigated farming upon the subject tracts. If details of the agreement are provided to the appraiser at a date after the report date of this report, the appraisers reserve the right to revise any conclusions herein.

Identification of Subject Property

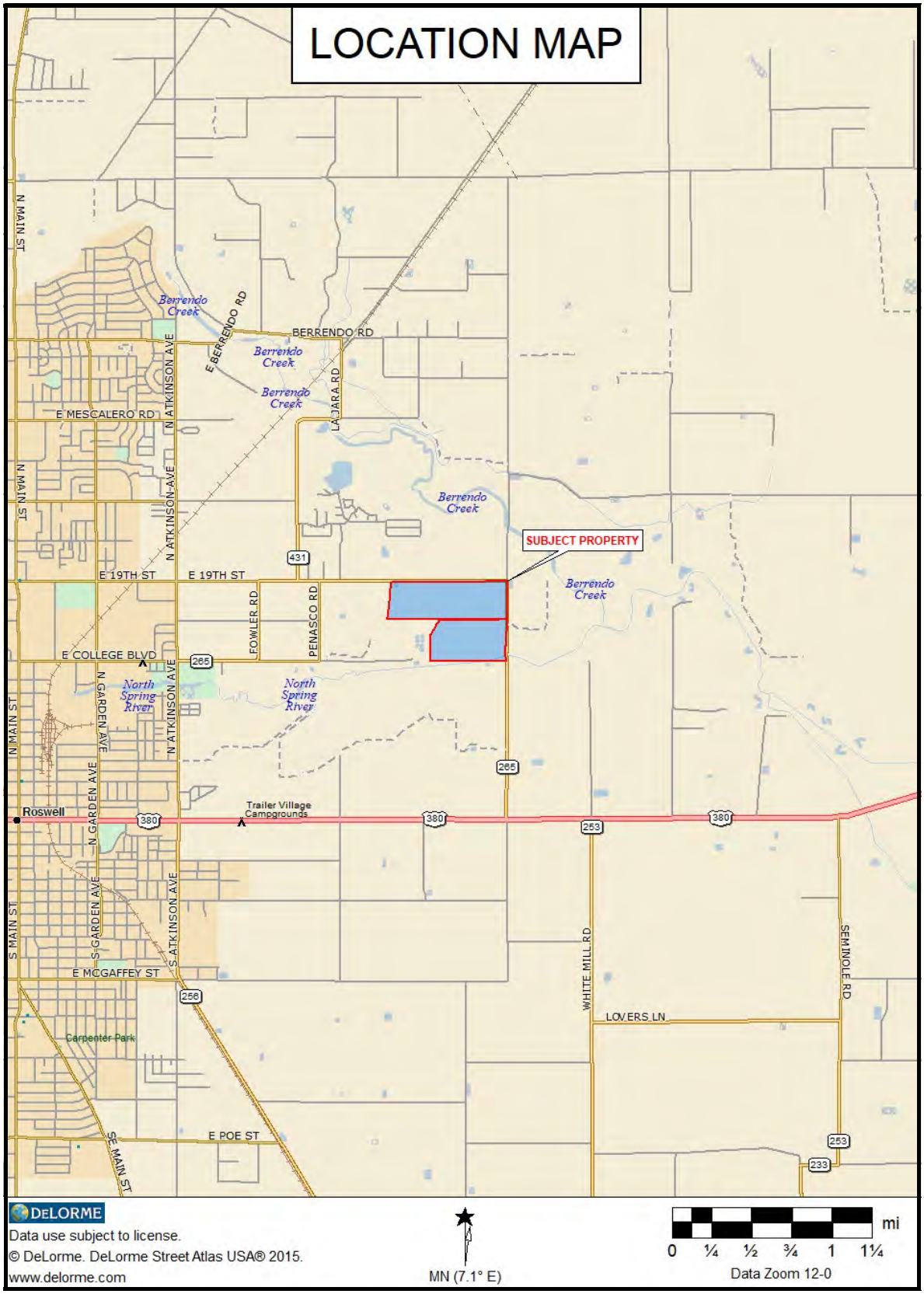


Subject Property

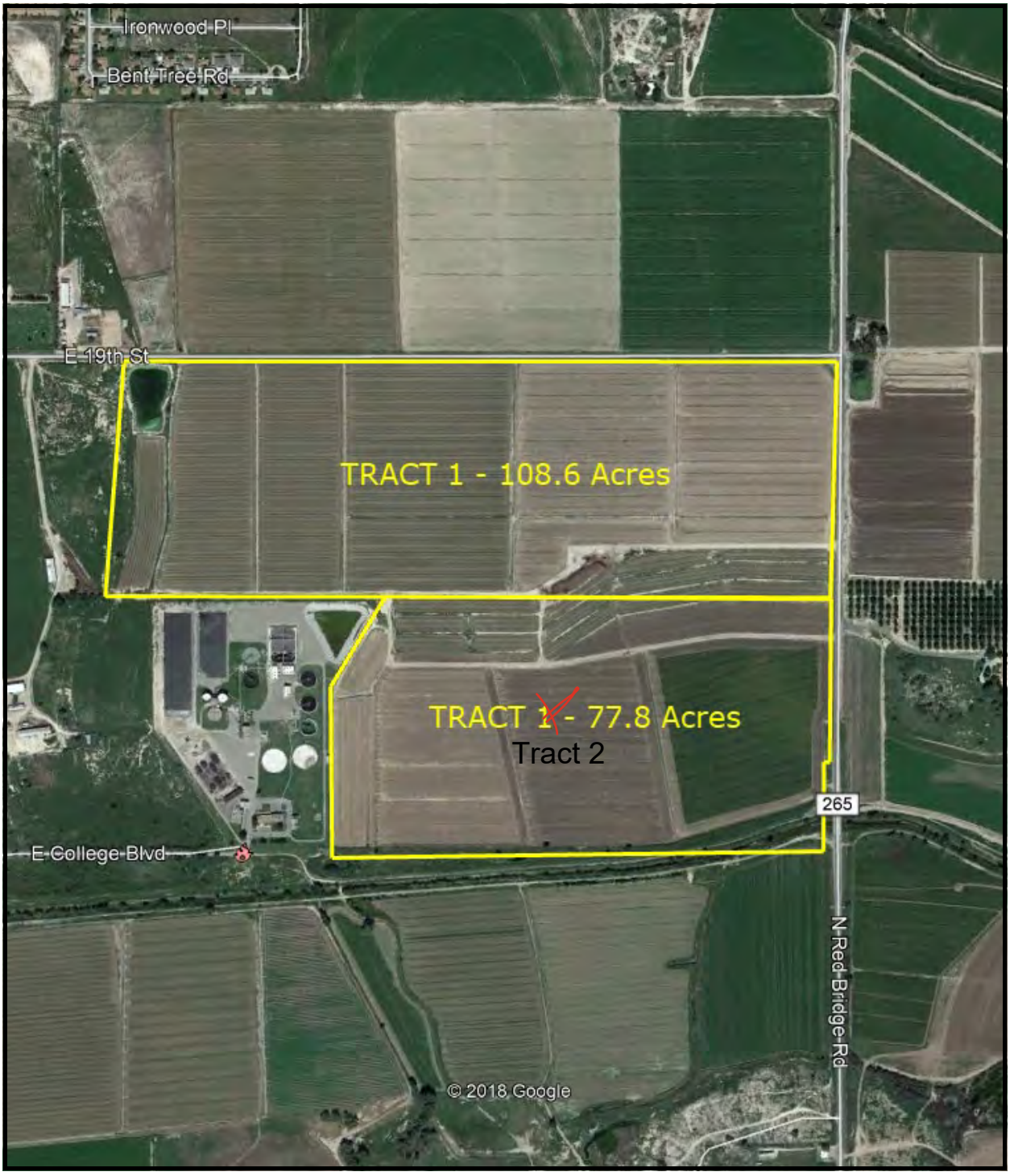
The subject property consists of two contiguous tracts of irrigated farmland referred to as Tract 1 and Tract 2 herein. Tract 1 is located on the south side of East 19th Street and the west side of North Red Bridge Road; while Tract 2 is located along the west side of North Red Bridge Road, approximately 1 mile east of Roswell, Chaves County, New Mexico.

Legal Description

Being 186.4 acres; Lots 1 thru 7, Replat of Lot 8, Lots 18, 19, 20, 21, and 22, Hamilton Farms Subdivision, out of the southeast 1/4 of Section 26, Township 10 South, Range 24 East, Chaves County, New Mexico.


LOCATION MAP
SUBJECT PROPERTY
BERRENDO RD
E MESCALERO RD
E 19TH ST
E COLLEGE BLVD
E MCGAFFEY ST
E POE ST
N MAIN ST
S MAIN ST
N ATKINSON AVE
S ATKINSON AVE
N GARDEN AVE
S GARDEN AVE
E BERRENDO RD
LA JARA RD
FOWLER RD
PENASCO RD
WHITE MILL RD
SEMINOLE RD
LOVERS LN
SE MAIN ST
Berrendo Creek
North Spring River
Trailer Village Campgrounds
Carpenter Park
Roswell
431
265
266
380
253
256
233
DELORME
Data use subject to license.
© DeLorme. DeLorme Street Atlas USA® 2015.
www.delorme.com
MN (7.1° E)
mi
0 ¼ ½ ¾ 1 1¼
Data Zoom 12-0

Aerial Location Map



Scope of Work

Appraisal Problem to be Solved

The problem to be solved in this appraisal assignment is to support and develop an opinion of the "As Is" market value of the subject, as of the effective date of appraisal, subject to the assumptions and limiting conditions set forth in the appraisal. The fee simple interest in the subject property is being appraised.

Intended Use and Intended Users of the Appraisal

The intended use of this appraisal is to assist the client, Mr. William Morris and the City of Roswell in internal decision making regarding the subject property. This report is not intended for any other use. This report is intended for use only by the client, Mr. William Morris and the City of Roswell. Use of this report by others is not intended by the appraisers. This report is intended only for use in providing data upon which the client may analyze the property for decision making purposes.

Effective Date of Appraisal and Date of Report

This appraisal has an effective date of August 6, 2019, and is based on data and market conditions prevailing on that date. This appraisal report was written during the month of August 2019, and was completed on August 30, 2019.

Property Rights Appraised

In this particular appraisal, the property rights appraised consist of the fee simple interest in the subject. A **fee simple interest** is defined as:

> Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.[1]

[1] The Appraisal of Real Estate, Thirteenth Edition, The Appraisal Institute, 2008, page 111.

Type and Definition of Value Used in the Appraisal

Market value is defined as being the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeable, and assuming the price is not affected by undue stimulus.[2]

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1) Buyer and seller are typically motivated;
2) Both parties are well informed or well advised and each acting in what they consider their own best interests;
3) A reasonable time is allowed for exposure in the open market,
4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5) The price represents the normal consideration for the property unaffected by special or creative financing or sale concessions granted by anyone associated with the sale.[3]

Extent of Property Identification

Physical Characteristics

The total area of the subject site is approximately 186.4 acres, more or less, of agricultural land, and specifically irrigated farmland. The property consists of two contiguous tracts of land being Tract 1, 108.6 acres, and Tract 2, 77.8 acres. Both tracts are irregular in shape and level to gently sloping in topography. Overall, there is a general slope from northwest to southeast. According to FEMA Map #35005C1390D, dated September 25, 2009, portions of both Tract 1 and Tract 2 are located within Zone X of the flood plain. *However, it is recommended that a survey, by a registered surveyor be performed to determine exact elevations, flood status and the amount of acreage and or improvements that might be affected*. The subject is located in a portion of Chaves County that is mostly agriculture farm land. This area contains flood irrigation, drip irrigation and some center pivot irrigation. The improvements situated on both subject tracts include all improvements associated with the current flood irrigation including above and below ground water lines, and specifically gated pipe supply system; partial net-wire perimeter fencing, and some caliche paved roadways.

[2] Section 34 of Title 12, Code of Federal Regulations and subsequent Interagency publications.

[3] Section 34 of Title 12, Code of Federal Regulations and subsequent Interagency publications.

Legal Characteristics

We relied on information from the client, deeds and county records concerning easements, restrictions and other encumbrances. The subject legal description is as follows.

> Being 186.4 acres; Lots 1 thru 7, Replat of Lot 8, Lots 18, 19, 20, 21, and 22, Hamilton Farms Subdivision, out of the southeast 1/4 of Section 26, Township 10 South, Range 24 East, Chaves County, New Mexico.

Economic Characteristics

The subject property is owner operated and not leased to our knowledge.

Extent of Property Inspection

The subject property was photographed and viewed on ground. Size and measurement information for the land site was based on information from the client as a survey was not provided. The appraisers have relied on this information in this appraisal. *If subsequent data becomes available, indicating a different acreage amount than used in this report, the appraisers reserve the right to modify the conclusions reached in this analysis*. The inspection was performed in order to gather information about the physical characteristics of the subject that are relevant to the valuation problem. The inspection was conducted on August 6, 2019.

Type and Extent of Data Researched

Comparable sales were obtained and verified by principals, brokers or appraisers in order to form an opinion of value for the subject by the sales comparison approach. All of the sales used were inspected either physically or by plats and/or photographs. All sale information was analyzed in applying the sales comparison to value. In addition, we reported the current assessed value and the current year's property tax amount as provided by the County Assessor. We reviewed factors controlling highest and best use, formed a preliminary opinion, and checked that opinion against collected data for reasonableness. We also reviewed employment, population, and other demographic data from various federal and local governmental agencies for analysis and reliance on for demographic trends. Clint Bumguardner and Sam Walker provided real property appraisal assistance within the type and extent of data researched.

Type and Extent of Analysis Applied

The value opinions presented in this report were based upon review and analysis of the market conditions affecting real property value of competitive properties and sales in the Chaves County, New Mexico area.

The appraisal problem did not warrant an intensive highest and best use study. Given the nature of the subject real estate, our conclusion of highest and best use was based on logic, observed evidence and our experience in the real estate appraisal profession.

In the sales comparison approach, a comparative analysis of relevant factors that influence value was undertaken to adjust the sales to the subject based upon the actions and preferences demonstrated by the participants in the market and based upon the appraiser's knowledge and experience in the appraisal business Thus, the sales comparison approach to value was utilized to form an opinion of value for the subject property. Clint Bumguardner and Sam Walker provided real property appraisal assistance within the type and extent of analysis applied, including each section of the appraisal report

History of Subject Property

According to Standard Rule 1-5, as set out in the Uniform Standards of Professional Appraisal Practice by the Appraisal Standards Board of the Appraisal Foundation, effective January 1, 2012, a three year sales history of the subject property shall be included for all non-residential real estate.

The subject property is listed under the ownership of the L & K Waggoner, LLC and has been under the same ownership for several years. The appraisers have not been provided and have no knowledge of any other deeds, contracts or options involving subject property for the prior three year period immediately preceding the date of appraisal.

Exposure Time Analysis

In accordance with the market value definition contained herein, as requested by the client, consideration has been given to a reasonable estimated exposure period for the subject property **at the appraised value estimate herein**.

Exposure time may be defined as follows: The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market. The reasonable exposure period is a function of price, time, and use, not an isolated opinion of time alone.

Based upon the historical activity of sales similar to the subject, and the appraiser's personal conversations with area agents/brokers, appraisers, and property owners familiar with the subject market, it is our opinion that a reasonable exposure time for agricultural properties in the value range of $250,000 to $1,000,000, in the Chaves County area of New Mexico area to be approximately 12 months.

Competency Statement

The appraiser(s) who prepared this report have valued numerous farm and ranch properties throughout the states of Texas, and New Mexico during the last ten years.

Mr. Bumguardner is an MAI (Member of the Appraisal Institute), an Accredited Senior Appraiser of the American Society of Appraisers, and a State Certified General Real Estate Appraiser in the State of New Mexico, certificate number NM-001579-G. Mr. Walker is a State Certified General Real Estate Appraiser in the State of New Mexico, certificate number NM-03611-G.

Report Type

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As such, it presents a level of discussion of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value, that is consistent with the intended use of the appraisal. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated herein. The appraiser is not responsible for unauthorized use of this report.

Chaves County and Roswell Area Analysis

Analysis of a local economy often focuses on trends in population, employment and income. The conditions and potential of the local economy are relevant to most appraisal assignments. The value of real estate in a community is influenced by the demand for its use. The demand for various types of real estate, including vacant land, depends on the population of the market that the real estate serves, the effective purchasing power of this population, and their desire to own real estate. Demand may change for various types of real estate and between real estate and non-realty investment sources. "Market areas are defined by a combination of factors, such as, physical features, the demographic and socioeconomic characteristics of the residents or tenants, the condition of the improvements, and land use trends."[4]

Location and Population

The city of Roswell, county seat and main commercial hub of Chaves County, is situated in the southeastern portion of the state and is the fifth largest city in New Mexico. Roswell is situated east of the Sacramento Mountain Range. The region's climate is temperate and is characterized by moderate seasonal changes. Located along the Pecos River basin, it is surrounded by plains at an estimated elevation of 3,500 feet. The City of Roswell is the most heavily populated municipality in the County with a 2017 estimated population of 47,775. The remainder of the County's population of 17,091 is located throughout the rural areas including the communities of Dexter and Hagerman. Since 2005, the population of Chaves County has grown less than 1% per year. Population data is from the U.S. Census and is shown below.

POPULATION STATISTICS									
	2017	**2016**	**2015**	**2014**	**2013**	**2010**	**2005**	**2000**	**1990**
Chaves Co.	64,866	65,282	65,764	65,878	65,823	65,776	61,321	61,297	58,033
Roswell	47,775	48,184	48,544	48,167	48,611	48,511	44,797	45,193	44,627

Demographics

Chaves County has an average age of 34.8 years. Census data states that the median household income is $41,356 as compared to New Mexico's of $45,674 (2016 dollars). Median home values are $102,400, also lower than the state's at $161,600. The cost of living index is low at 84.3 on a scale of 100.

[4]The Appraisal of Real Estate, Thirteenth Edition, Appraisal Institute, 2008 p. 54.

Transportation

The county is served by U. S. Highway 285 which bisects the city of Roswell in a north/south fashion. It serves to connect the region with Artesia and Carlsbad to the south and Vaughn and Interstate 40 to the north. U. S. Highway 380 intersects with U. S. Highway 285 in Roswell and provides access to the Texas border approximately 100 miles to the east. To the west, U. S. Highway 380 provides access to Carrizozo, Socorro and Interstate 25. Other thoroughfares that serve the area include various two-lane, asphalt paved, state roadways. Roswell is approximately 200 miles from Albuquerque, NM, 210 from Amarillo, TX, and 202 miles from El Paso, Texas.

The majority of land use in the City of Roswell is mixed, consisting of commercial along the major traffic corridors and those streets radiating off from them with residential (single and multi-family) throughout the city. Vacant acreage is also well represented around the periphery of the city. The primary arterials have been developed with fast food franchises, retail centers (regional, community and neighborhood), free-standing service establishments and lodging accommodations along with various service oriented facilities. Also located along these corridors are churches, schools, multi-family and specialized housing.

Education

Education in the City of Roswell is provided by a single school district. There are thirteen elementary schools, five middle schools and four high schools which educate approximately 10,351 students. There are two vocational schools and also included in the community are the New Mexico Military Institute and the Roswell campus for Eastern New Mexico University. The main campus for Eastern New Mexico University is located approximately 100 miles to the northwest in Portales.

Roswell also has benefitted from its proximity to the Federal Law Enforcement Training Center (FLETC) located in Artesia, approximately 40 miles to the south. This governmental installation whose parent organization is the Department of Homeland Security, provides law enforcement training for 80 various agencies in their three locations nationwide, of which one is in Artesia. The Artesia facility conducts training for US Border Patrol, Transportation Security Administration, Bureau of Indian Affairs and other partnering organizations. Specialized training programs such as Driver Instructor Training, Firearms Instructor Training, Federal Air Marshall Training, and Defensive Tactics Instructor Training are conducted at the facility. Also in 2004, the US Border Patrol relocated to Artesia and established its consolidated training operations there. The consolidation of U.S. Border Patrol training and the importance of trained law enforcement personnel in the post 9-11 era insure that FLETC's presence in Artesia will continue and impact area towns and cities.

Healthcare

Health care in Roswell is provided by various ambulatory and medical centers which offer complete medical and emergency care to area residents. Eight area nursing / assisted living / retirement facilities provide care to the elderly and the infirmed.

Recreation

A variety of outdoor sports are available year round due to the warm, sunny climate. Skiing, boating, fishing and the Lincoln National Forest are within a two-hour drive. Also located in the City of Roswell are several parks, golf courses, swimming pools, baseball and soccer fields.

Utilities

All utilities (gas, electric, water, waste water and phone service) are available throughout Roswell. Water, waste water and solid waste disposal are supplied by the City of Roswell with electricity and gas provided by Excel and PNM Gas Company, respectively.

Roswell is probably best known for something that may or may not have happened. In 1947, a UFO allegedly crashed in the nearby desert, an event that came to be known as "the Roswell Incident." The 50th anniversary of this event in 1997 brought the town enormous media attention. Attendance at the annual UFO parade continues to increase each year and more than 160,000 people visited the International UFO Museum and Research Center in 2008, up significantly from the 3,000 that visited when the museum opened in 1992. The Museum is currently in the process of raising 15 Million dollars to construct a new museum downtown.

Over the past few years, Roswell has seen the completion of several projects in the city including the $3 million Roswell Convention and Civic Event Center and Plaza, a 36,000 square foot facility on Main Street, as well as a detention center, expansion at New Mexico Military Institute, construction of adult and teen centers at the former airport west of town and ongoing construction of a bypass to the Waste Isolation Pilot Plant near Carlsbad. Pioneer Bank completed the construction of a new, multi-million dollar corporate office facility along North Main Street and a new Roswell Community Federal Credit Union building at 2514 N. Main has been completed. The city also has seen an increase in the number of hotels/motels and restaurants over the past three to four years including a new Comfort Suites at 3610 N. Main, a new 71 room Marriott Townplace Suites on East 19th Street and a new Holiday Inn Express in the 3600 block of North Main. According to the City of Roswell's Planning Department, a new Nissan dealership has been built in the west portion of Roswell along US Hwy 70.

Governmental

County-related services are located within the county seat of Roswell. The government of the City of Roswell consists of a Mayor and 10 City Councilors, along with the various elected city offices; the county functions with the county commissioners court. Zoning regulations, which are supervised by the Planning and Zoning Department, serve to regulate and channel the area's development and regulate land usage. The Roswell area region provides a pro-business climate which facilitates new and expanding business. Various incentives, including an Industrial Development Bond Program, have been instrumental in assisting new and expanding companies in the city.

Economic

Roswell, which serves as the hub for this area of the state, has seen its share of boom and bust including the opening and closing of an air force base and the rise and fall of the oil and gas industry in the 1980's. The city, now approaching metropolitan size, finds itself experiencing new development and interest from national companies. The agriculture industry remains an economic mainstay and the former Walker Air Force Base is now a growing industrial complex. Wind and solar energy also contribute to keeping utility costs low.

Labor Force

As of April 2018, Chaves County's unemployment rate was 4.2% and New Mexico's rate was 4.4%, but higher than the national rate of 3.9%. Unemployment rates have been lower in 2018 than in 2017 and the last nine months of 2016.

Agriculture

Agriculture is one of the largest contributors to the local economy, generating about $423 million in annual revenues. Many credit the industry's success to the area's plentiful water resources, fertile soil and mild climate. Dairy cattle top the list of income, followed by beef cattle, sheep and angora goats. Alfalfa is the major crop grown in this area and is considered some of the best alfalfa in the world. Cotton, chile, corn and pecans are also abundant. The presence and quality of animal feed in the Pecos Valley are two of several characteristics dairymen like about Roswell. The climate and property prices are two more reasons many California dairymen relocated to the area over the past several years.

Roswell is home to 40 percent of the state's producing dairy herds and is the twelfth largest diary-producing county in the U.S. This burgeoning dairy growth spurred the expansion of Leprino Food's mozzarella cheese plant, which employs over six hundred people and processes over 4,000,000 pounds of milk per day. It is the largest mozzarella plant in the world.

New Mexico's dairy industry has grown dramatically in the last decade. Since 1990, the dairy industry in New Mexico has increased in production by over 172 percent. This dairy growth was faster than any state. The next closest states were Idaho and Arizona.

The average New Mexico dairy produces over 176,000,000 pounds of milk per year. In Chaves County, milk per cow averages 21,000 pounds. This output translates into approximately $272 million of income from milk sales. Feed and labor represent the two largest expenses on area dairies, accounting for 50% to 10% of the total cost of production, respectively.

The sheep and goat industry within Chaves County has also been a major asset to the area. Climate conditions make Chaves County an ideal place for growing wool sheep. More wool is sold from Roswell than from any single community in the United States.

Aviation

The Roswell Industrial Air Center, located four miles south of the city, is the core of Southeastern New Mexico's industrial activity. Formerly Walker Air Force Base and originally developed for military aviation by the Army Corps of Engineers, it was one of the largest installations operated by the USAF Strategic Air Command. After the military pull-out in 1967, the City of Roswell converted the extensive airfield complex to civil aviation use and an industrial park. Other air center components are effectively utilized for educational, training, health, and distribution purposes.

All classes of general and commercial aviation activity can presently be accommodated at the RIAC and its environs; to include training and research operations as well as equipment maintenance and testing programs. The RIAC and adjacent industrial area has a diverse tenant mix. Home to a fireworks factory, an ornament plant, the New Mexico Army National Guard, a plastics manufacturer, the Roswell Municipal Airport, and many others.

Conveniently located vacant tracts are available throughout the complex, with direct access and full service assured for every tenant. Land and buildings at the RIAC are available on long term leases. Cost of leasing buildings and sites at the RIAC are among the most favorable anywhere in the United States.

With 2,185 acres of aeronautical area, the Roswell Industrial Air Center offers a unique capability for accommodating heavy, high performance aircraft in non-congested, non-obstructed airspace. Boeing, JAL, McDonnell Douglas, Beechcraft, Gulfstream, Cessna, LearJet, Lufthansa, and British Aerospace all have tested equipment at the facility.

In addition, it has an FAA operated control tower with radar and many published instrument approaches. Three runways, the longest of which is 13,000 feet, and 3.8 million square feet of combined aircraft ramp area with 130 tie-down positions provide accommodations

for any aircraft-related enterprises. In addition, aviation operations are supported by three massive fuel tanks with a capacity of 2,678,870 gallons.

While the air center's exceptional facilities are vital, what goes on beyond its boundaries has also attracted attention. Roswell is a pro-business community with a progressive, expansion-oriented attitude.

One of the first enterprises to take advantage of the air center was Eastern New Mexico University, Roswell's fifth-largest employer. When the base closed in 1967, ENMU-R acquired 234.5 acres including 27 major brick structures. Students began using the facilities shortly thereafter. In February 1982, Chaves County voters approved a $5 million bond issue. The next year, the college combined that money with state appropriations and began a five-year, $14 million building program.

The 2,700 new students enrolled at the college make use of an instructional center with science and nursing labs, a 46,000 square foot Oilfield Training Center, complete with a 140-acre outdoor lab with state-of-the-art equipment, and an aviation maintenance technology program with six fixed-wing aircraft and three helicopters to provide hand-on training.

An additional benefit is access to commercial airways. As any small city can attest, offering commercial flights locally increases the potential for growth. The RAIC offers 10 daily flights to Albuquerque via Mesa Airlines, and three daily flights to Dallas/Ft. Worth International Airport through Lone Star Airlines. In addition, American Eagle offers non-stop flights to and from Dallas/Fort Worth which began in September 2007.

Also operating at the RAIC are a lollipop manufacturer, fiberglass manufacturers and Frontier/Longhorn Manufacturing Co. Inc., a fireworks company employing about 135 people.

Major Employers

Other top employers numerically, in Roswell include the Roswell Independent School District, Leprino Foods, Eastern New Mexico Medical Center, City of Roswell, Krumland Auto Group, New Mexico Military Institute, Wal-Mart, Community Homecare and Chaves County.

Oil and Gas

The oil and gas industry continues to also be an important part of Roswell's economic base. Chaves County lies at the western end of the Permian Basin, one of the largest oil and gas producing areas in the United States. There are over 1,500 wells in the County that produce more than 1.3 million barrels of oil and 36 billion cubic feet of gas annually. Oil and gas royalties and severance taxes provide over $500 million in funding for schools throughout New Mexico.

Retail Activity

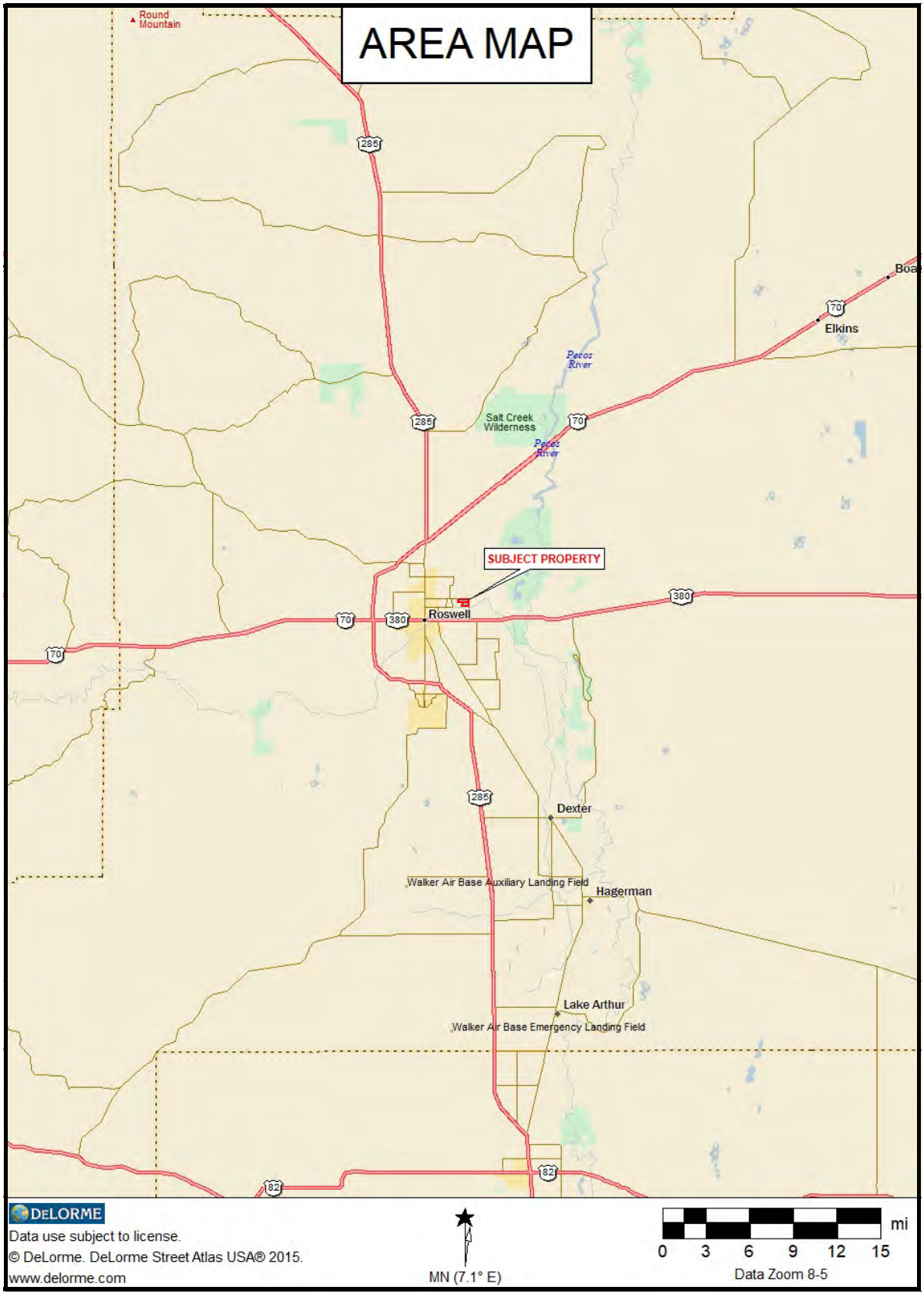
According the University of New Mexico's Bureau of Business and Economic Research report, the strength of Roswell's economy is due to its regional location. In 2005, the retail sector drew about $85 million into Roswell from persons living outside of town, with the majority being generated by the "Big Box" retailers. The following table, with data supplied by the New Mexico Taxation and Revenue Department, indicates the direction of gross receipts from retail activity in Chaves County and Roswell.

GROSS RECEIPTS (ANNUAL)						
	2010	**2012**	**2013**	**2014**	**2015**	**2016***
Chaves County	$858,431,001	$752,853,647	$803,884,956	$837,309,605	$811,583,409	$446,778,171
Roswell	$689,702,605	$698,378,879	$754,072,437	$796,816,198	$777,786,720	$429,224,842

Data through the 1st and 2nd Quarters of 2016 for Chaves County and the City of Roswell.

Conclusions

Generally speaking, the overall economic outlook for the Roswell and Chaves County area is average. All factors affecting marketability including economic factors, recreational factors, utilities, property compatibility, protection from detrimental conditions, police and fire protection, general appearance and appeal are considered adequate to support future development. Roswell appears to have a diverse economic base. As a regional center for trade, and with population of the city approaching 50,000, several major, nationwide retailers have located stores in Roswell with additional retailers showing interest in the area. Based on the preceding, the subject area is considered to provide a stable and suitable environment for the subject property.


AREA MAP
Round Mountain
285
70
Elkins
Pecos River
Salt Creek Wilderness
SUBJECT PROPERTY
380
Roswell
Dexter
Walker Air Base Auxiliary Landing Field
Hagerman
Lake Arthur
Walker Air Base Emergency Landing Field
82
DeLORME
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MN (7.1° E)
0 3 6 9 12 15
mi
Data Zoom 8-5

Site Description

A site is land that has been improved so that it is ready to be used for a specific purpose. Land, on the other hand, can be raw or improved. Raw land, is land on which no improvements have been made; land in its natural state before grading, construction, subdivision, or the installation of utilities. A site description is a comprehensive listing of factual data, including a legal description, other title and record data, and information on physical characteristics of the site.[5]

TRACT 1 - 108.6 ACRES

Location

The subject property is located on south side of East 19th Street, and the west side of North Red Bridge Road, approximately 1 mile east of Roswell, Chaves County, New Mexico.

GPS Coordinates:

Tract 1: Latitude - 33° 24' 51.79" North
Longitude - 104° 28' 34.44" West

Size

Total acreage is approximately 108.6 acres, more or less, contained in one, contiguous tract of land. *Acreage size of the property is based on data from the client. A survey was not provided. The appraisers have relied on this data. If subsequent data indicates a different acreage amount, the appraisers reserve the right to modify the conclusions reached in this appraisal.*

Topography

The subject property is basically level to gently sloping. The irrigated portion of the subject property is basically level and gently sloping. Overall, there is a general slope from northwest to southeast. Elevation ranges from approximately 3,519 feet above sea level in the southeast corner to 3,558 feet above sea level in the northwest corner. The subject topography is considered to be typical for the immediate area.

Access

Access to the subject property is provided by East 19th Street, an asphalt paved roadway that runs along the south side of the subject, as well as North Red Bridge Road, an asphalt

[5] The Appraisal of Real Estate, Appraisal Institute, Fourteenth Edition, 2013, page 205-206

paved roadway that runs along the east side of the subject tract. Overall access for the subject is considered average.

Current Use

At the time of inspection the entire subject tract is currently used as irrigated farmland. The appraisers were not provided crop history, production history or FSA data concerning the subject property.

Zoning

The subject is not located within the boundaries of an incorporated city and therefore is not subject to municipal zoning regulations. However, the subject is within two miles of the city limits and falls within the zoning regulations of the Roswell-Chaves County Extraterritorial Zoning Ordinance. The purpose of this Ordinance is to promote public health, safety, morals, and the general welfare within the Roswell-Chaves County Extraterritorial Zone (ETZ). In accordance with recommendations of the Chaves County Comprehensive Land Use Planning and Zoning Report, the Chaves County Land Use Policies Plan, an update thereto, and the City of Roswell Comprehensive Master Plan, this Ordinance is designed to lessen congestion in the streets or public ways; provide safety from fire, flood waters, and other dangers; provide adequate light and air; prevent the overcrowding of land; facilitate adequate provision for schools, transportation, water, sewerage, parks, and other public requirements; and control and abate the unsightly use of buildings or land. In order to accomplish this purpose, this Ordinance provides for the administration, interpretation, enforcement, and amendment of this Ordinance and divides the territory within the ETZ into zoning districts. This Ordinance regulates the height, number of stories, and size of buildings and other structures; the percentage of a lot that may be occupied; the size of yards, courts, and other open spaces; the density of population; the location and use of buildings, structures, and land; and the erection, construction, reconstruction, alteration, or use of buildings, structures, and land in each zoning district.

Shape

The subject is rectangular in shape. The subject tract measures approximately 3,800 feet from east to west and approximately 1,258 feet from north to south.

Soils

The soil types present on the subject property were acquired from the USDA's, Natural Resource Conservation Service website. The primary soil types identified by the NRCS and their capability classes are listed in the following table.

Subject Soil Information		
Code	**Description**	**Percent Coverage**
RkB	Reeves loam, 1 to 3% slopes	17.1%
ReB	Reakor loam, 1 to 3% slopes	2.9%
RkA	Reeves loam, 0 to 1% slopes	0.6%
Tg	Tencee-Upton complex	1.3%
BgB	Bigetty loam, 1 to 3% slopes	0.7%
AtB	Atoka loam, 1 to 3% slopes	0.5%
ReA	Reakor loam, 0 to 1% slopes	77.1%

Subject contains several other soils to a lesser extent. Overall, the subject property appears to possess typical, average soil types for the area.

The Reeves series consists of very deep soils that are moderately deep to gypsum material. They are well drained, moderately permeable soils that formed in calcareous and gypsiferous fine textured alluvium derived from gypsum beds. These soils are on hillslopes, plateaus, and basin floors with slopes ranging from 0 to 9 percent. Grazing and irrigated cropland. Crops are mostly cotton, alfalfa, sorghum, and small grains. Vegetation is mainly burrograss, tobosa, alkali sacaton, blue grama, threeawn, fourwing saltbush, and snakeweed.

The Reakor series is very deep, well drained soils that formed in loamy alluvium derived from mixed sources. Reakor soils are on broad plains and alluvial fans and have slopes of 1 to 5 percent. Used mainly for rangeland. Large areas are irrigated and used for growing cotton, alfalfa, sorghum and small grains. Native vegetation is mainly burrograss, tobosa, blue grama, bush muhly, mat muhly, alkali sacaton, threeawns, vine mesquite and mesquite.

The Tencee series consists of shallow to petrocalcic, well drained, moderately permeable soils that formed in gravelly alluvium derived from mixed sources on terrace remnants and sides of ridges. These areas are generally idle, but may have some limited livestock grazing. Present vegetation is sparse consisting usually of a few creosotebush in places with scattered mariola, snakeweed, or tarbush. Some areas are barren of vegetation.

The Bigetty series consists of very deep, well drained soils that formed in alluvium on the flood plain of intermittent streams. Permeability is moderately slow. Grazing and irrigated cropland. Crops are mainly alfalfa, cotton and sorghum. Native vegetation is mainly giant sacaton, alkali sacaton, vine-mesquite, tobosa, blue grama, buffalograss, burrograss and widely spaced mesquite and cholla cactus.

The Atoka series consists of moderately deep, well drained soils formed in medium and moderately fine textured calcareous sediments derived mostly from limestone. Atoka soils are on nearly level to gently sloping piedmont plains and have slopes of 0 to 5 percent. hese soils are used for irrigated cropland and native rangeland. The native vegetation is mainly black grama, blue grama, sideoats grama, tobosa, vine-mesquite, burrograss, fluffgrass, three-awn, broom snakeweed, tarbush, creosotebush and mesquite.

Water/Water Rights

The subject property is located in the Roswell Artesian Basin region. Deeded water rights are typically required for irrigated use to be physically possible. The appraisers were unaware of any water rights associated with the subject tract, nor any water wells utilized in the current irrigation. Thus, no water rights have been considered within our analysis. Nevertheless, the subject property is situated adjacent to the city of Roswell Wastewater Treatment facilities. There is a stabilization pond situated in the northwestern portion of the subject property utilized in conjunction with the wastewater facility. The subject farmland is under an agreement with the neighboring plant which allows the farm to utilize the non-potable water to be used for irrigated farming purposes. The appraisers were not provided any details regarding the terms of the agreement. It was apparent during the physical inspection by the current alfalfa crop planted and the flood irrigation infrastructure situated upon the subject property that the water amenities of the property under the current agreement are sufficient for irrigated farming. For the purpose of this analysis, we have assumed that the current agreement will continue perpetually.

The appraisers are not experts in determining water rights. It is recommended that an attorney or expert in determining water right acreage and/or legality of use be consulted to verify subject's water rights.

Fencing

The subject's perimeter is partially fenced with net wire fencing on metal posts. Fencing observed appeared to be in average condition.

Utilities

Electric service is provided to the subject area.

Improvements

No improvements with contributory value were noted on subject property other than the flood irrigation infrastructure which is considered a component of the land.

Surrounding Uses

The area immediately surrounding subject property is irrigated land, municipal uses, and scattered rural residences.

Flood Plain

According to FEMA Map #35005C1390D, dated September 25, 2009, portions of this tract are situated within Zone X of the flood plain. *However, it is recommended that a survey, by a registered surveyor be performed to determine exact elevations, flood status, and the amount of acreage that might be affected.*

Definitions of FEMA Flood Zone Designations

Flood zones are geographic areas that the FEMA has defined according to varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area.

Moderate to Low Risk Areas

In communities that participate in the NFIP, flood insurance is available to all property owners and renters in these zones:

Zone	Description
B and X (shaded)	Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.
C and X (unshaded)	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone C may have ponding and local drainage problems that don't warrant a detailed study or designation as base floodplain. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

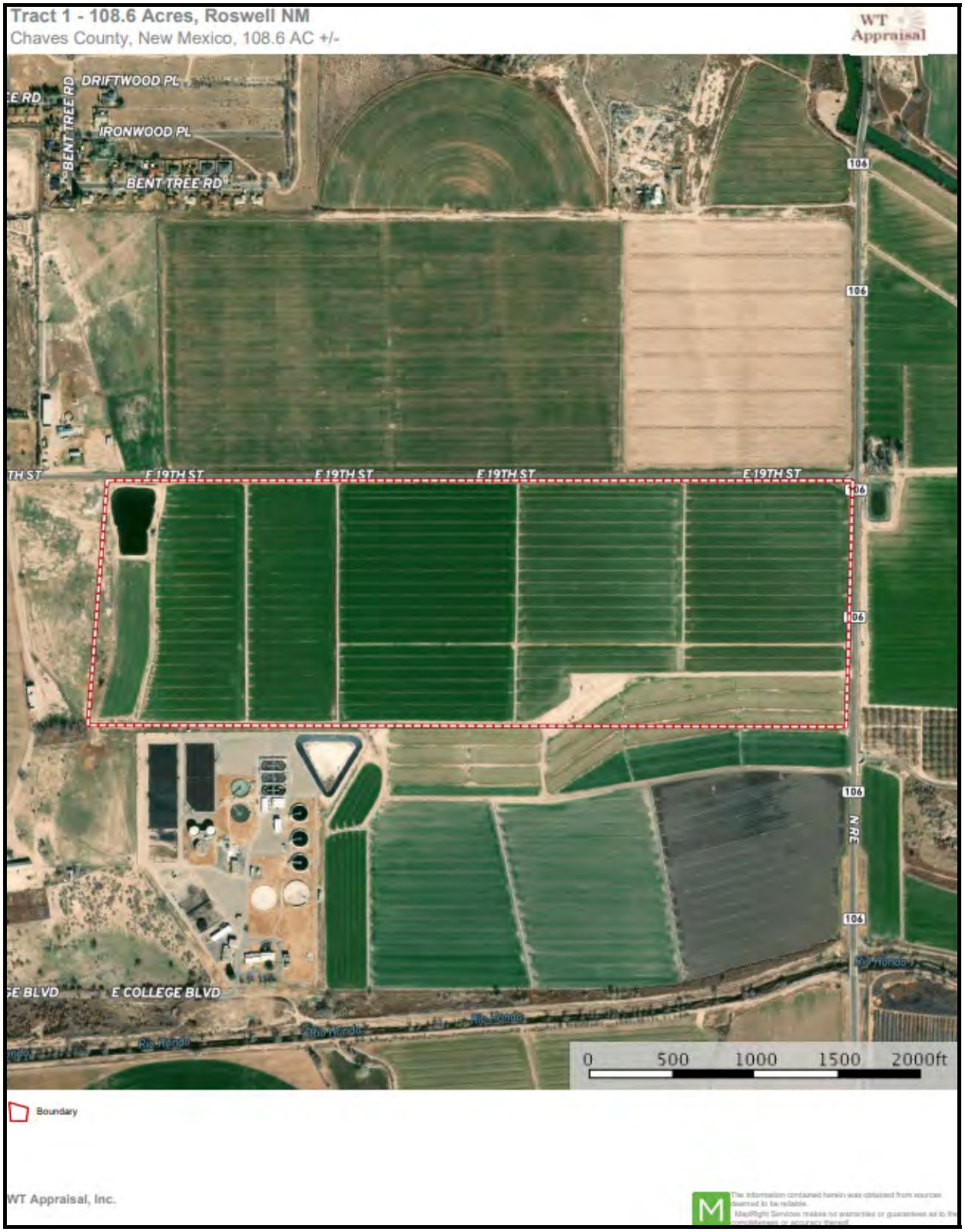
High Risk Areas

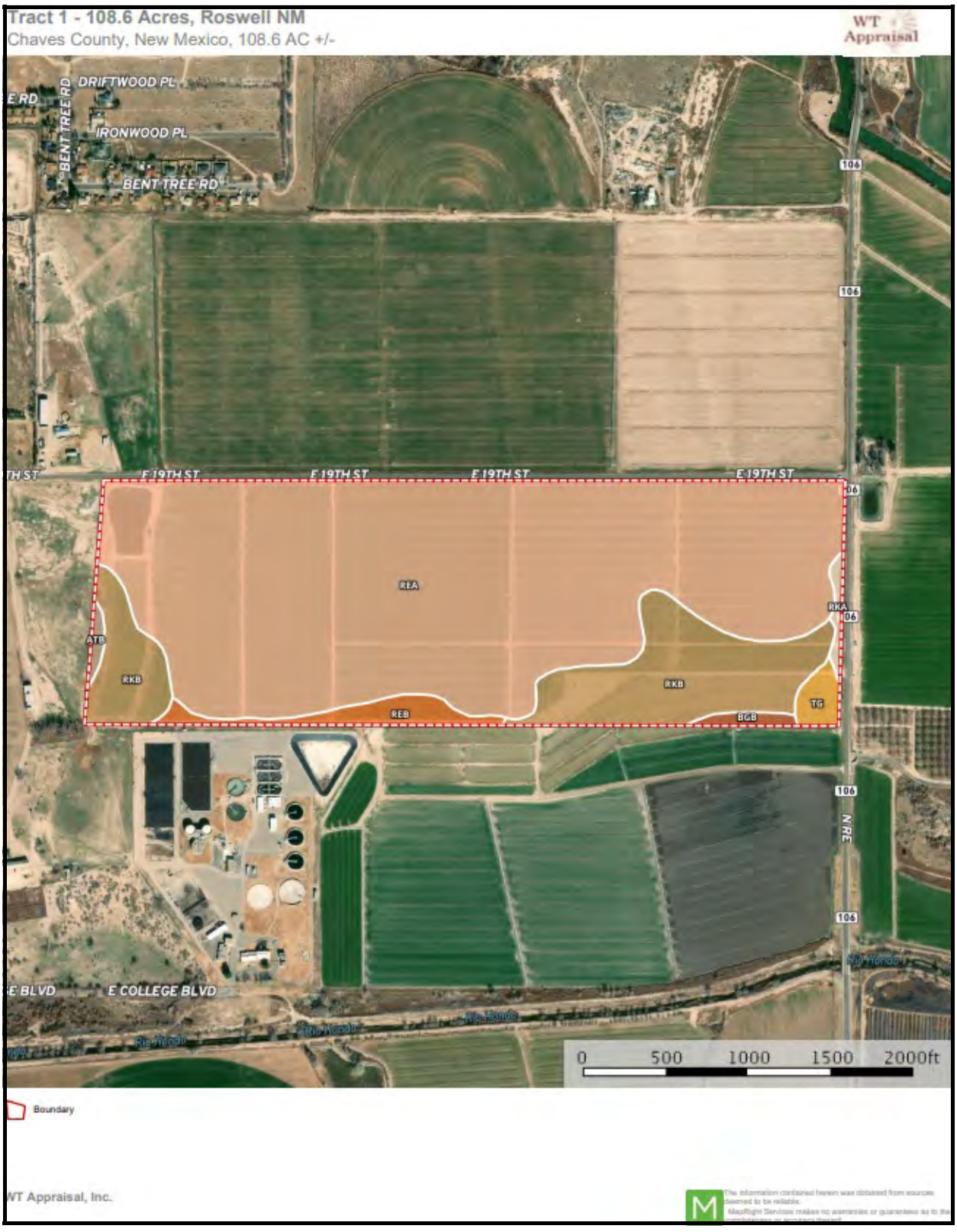
Zone	Description
A	Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30 year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

AE	The base floodplain where base flood elevations are provided. Areas subject to inundation by the 1% annual chance flood event determined by detailed methods. Zones are now used on new format FIRMs instead of A1-A30 zones.

Summary

In conclusion, the size, access, location, terrain and soil types of the subject property, allow for utilization primarily as agricultural, irrigated cropland use.


Tract 1 - 108.6 Acres, Roswell NM
Chaves County, New Mexico, 108.6 AC +/-
WT Appraisal
DRIFTWOOD PL
IRONWOOD PL
BENT TREE RD
BENT TREE RD
E 19TH ST
E 19TH ST
E 19TH ST
E 19TH ST
106
106
106
106
106
N RE
E COLLEGE BLVD
0
500
1000
1500
2000ft
Boundary
WT Appraisal, Inc.


Tract 1 - 108.6 Acres, Roswell NM
Chaves County, New Mexico, 108.6 AC +/-
WT Appraisal
DRIFTWOOD PL
IRONWOOD PL
BENT TREE RD
BENT TREE RD
E 19TH ST
E 19TH ST
E 19TH ST
E 19TH ST
REA
RKA
ATB
RKB
RKB
REB
BGB
TG
106
E COLLEGE BLVD
0 500 1000 1500 2000ft
Boundary
WT Appraisal, Inc.

Boundary 110.0 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
RkB	Reeves loam, 1 to 3 percent slopes	18.8	17.05	7e
ReB	Reakor loam, 1 to 3 percent slopes	3.1	2.86	7e
RkA	Reeves loam, 0 to 1 percent slopes	0.7	0.61	7s
Tg	Tencee-Upton complex	1.4	1.25	7e
BgB	Bigetty loam, 1 to 3 percent slopes	0.7	0.68	7e
AtB	Atoka loam, 1 to 3 percent slopes	0.5	0.45	7e
ReA	Reakor loam, 0 to 1 percent slopes	84.8	77.11	7c
TOTALS		110.0	100%	7.0

Capability Legend

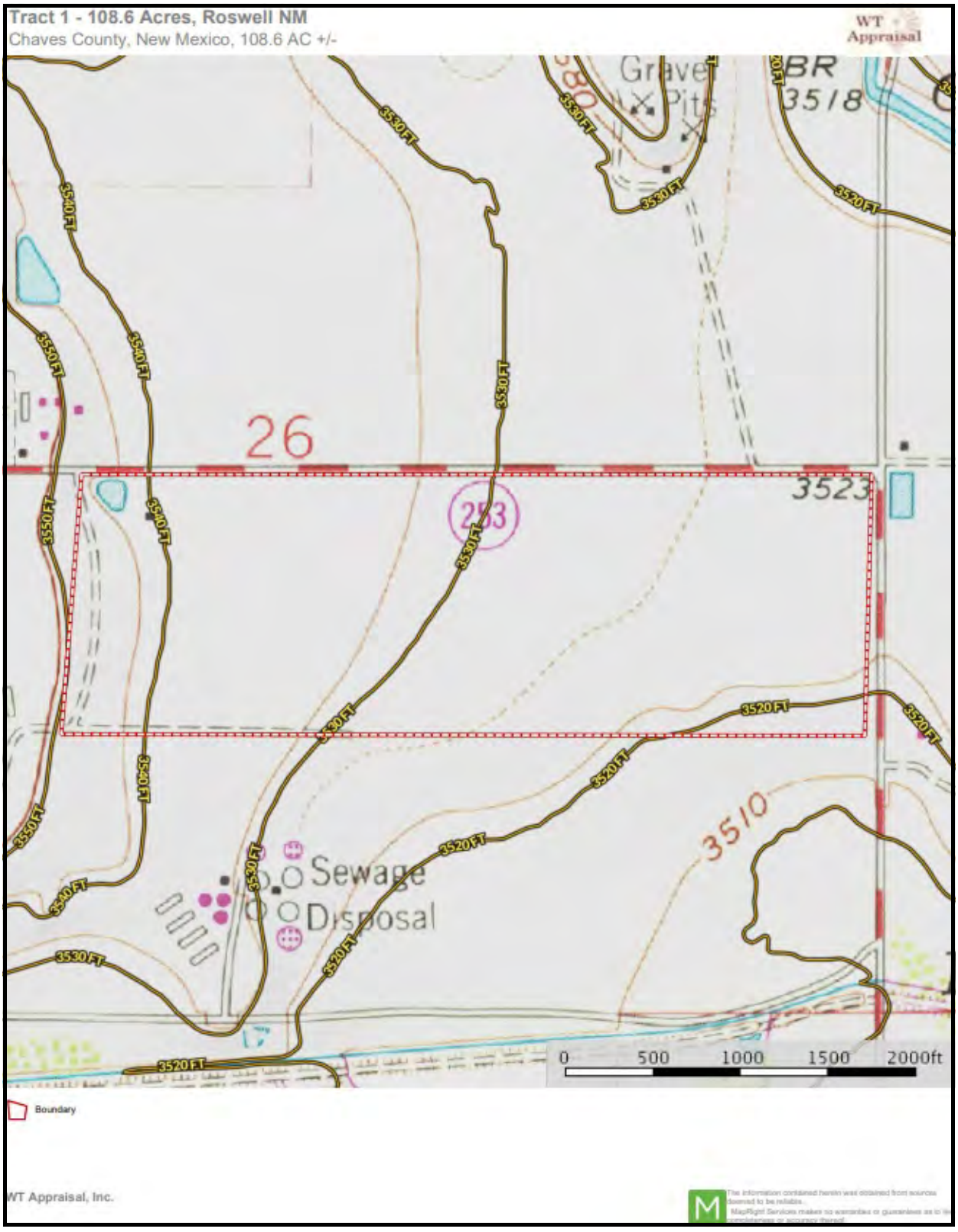
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

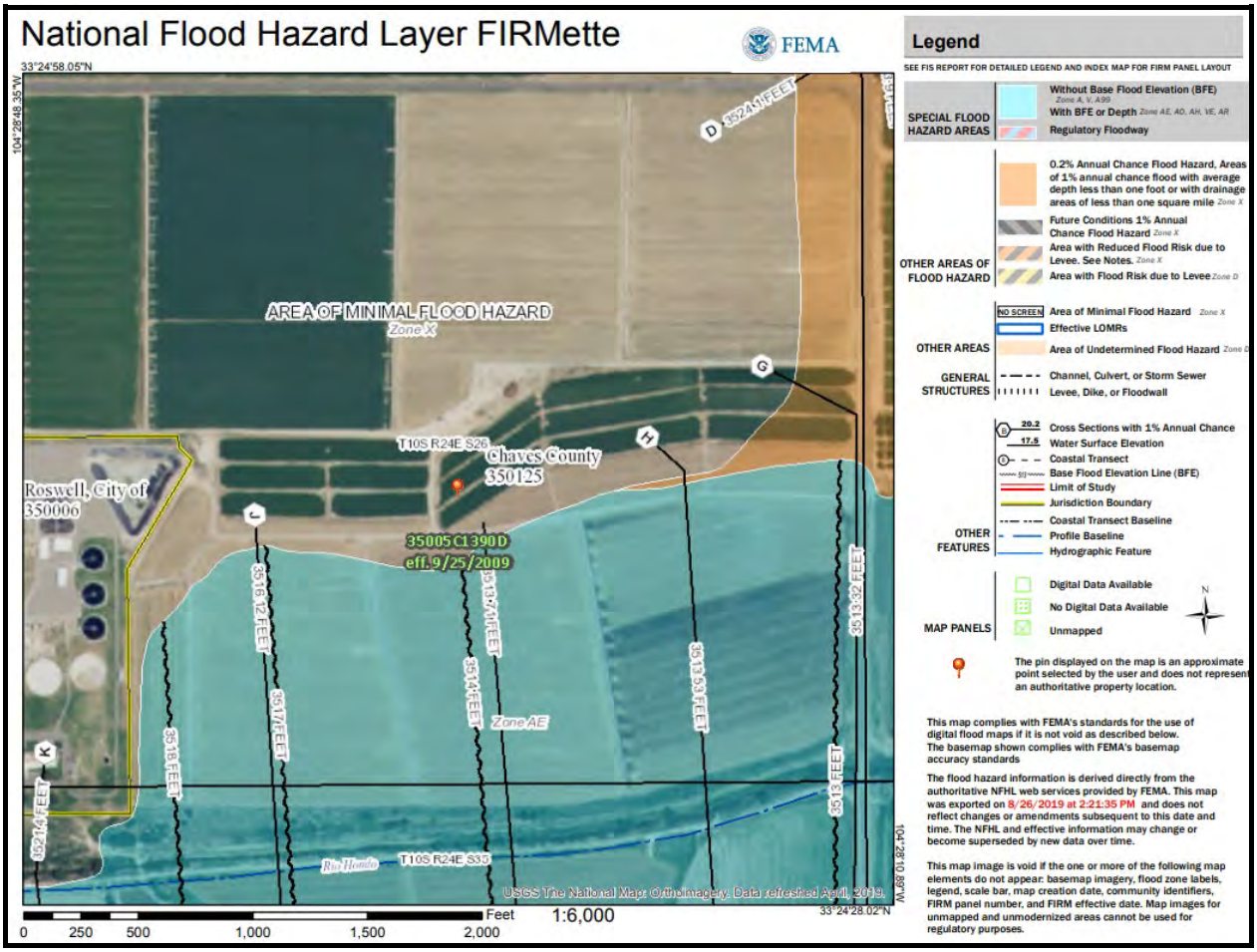
Land, Capability Class(non-irrigated)	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water


Tract 1 - 108.6 Acres, Roswell NM
Chaves County, New Mexico, 108.6 AC +/-
WT Appraisal
Gravel Pits
BR
3518
3530 FT
3540 FT
3550 FT
3520 FT
26
253
3523
3510
Sewage Disposal
0 500 1000 1500 2000ft
Boundary
WT Appraisal, Inc.

FEMA Flood Map



TRACT 2 - 77.8 ACRES

Location

The subject property is located on west side of North Red Bridge Road, approximately 1 mile east of Roswell, Chaves County, New Mexico.

GPS Coordinates:

Tract 2: Latitude - 33° 24' 38.03" North
Longitude - 104° 28' 28.25" West

Size

Total acreage is approximately 77.8 acres, more or less, contained in one, contiguous tract of land. *Acreage size of the property is based on data from the client. A survey was not provided. The appraisers have relied on this data. If subsequent data indicates a different acreage amount, the appraisers reserve the right to modify the conclusions reached in this appraisal.*

Topography

The subject property is basically level to gently sloping. The irrigated portion of the subject property is basically level and gently sloping. Overall, there is a general slope from northwest to southeast. Elevation ranges from approximately 3,509 feet above sea level in the southeast corner to 3,532 feet above sea level in the northwest corner. The subject topography is considered to be typical for the immediate area.

Access

Access to the subject property is provided by North Red Bridge Road, an asphalt paved roadway that runs along the east side of the subject tract. Overall access for the subject is considered average.

Current Use

At the time of inspection the entire subject tract is currently used as irrigated farmland. The appraisers were not provided crop history, production history or FSA data concerning the subject property.

Zoning

The subject is not located within the boundaries of an incorporated city and therefore is not subject to municipal zoning regulations. However, the subject is within two miles of the city

limits and falls within the zoning regulations of the Roswell-Chaves County Extraterritorial Zoning Ordinance. The purpose of this Ordinance is to promote public health, safety, morals, and the general welfare within the Roswell-Chaves County Extraterritorial Zone (ETZ). In accordance with recommendations of the Chaves County Comprehensive Land Use Planning and Zoning Report, the Chaves County Land Use Policies Plan, an update thereto, and the City of Roswell Comprehensive Master Plan, this Ordinance is designed to lessen congestion in the streets or public ways; provide safety from fire, flood waters, and other dangers; provide adequate light and air; prevent the overcrowding of land; facilitate adequate provision for schools, transportation, water, sewerage, parks, and other public requirements; and control and abate the unsightly use of buildings or land. In order to accomplish this purpose, this Ordinance provides for the administration, interpretation, enforcement, and amendment of this Ordinance and divides the territory within the ETZ into zoning districts. This Ordinance regulates the height, number of stories, and size of buildings and other structures; the percentage of a lot that may be occupied; the size of yards, courts, and other open spaces; the density of population; the location and use of buildings, structures, and land; and the erection, construction, reconstruction, alteration, or use of buildings, structures, and land in each zoning district.

Shape

The subject is rectangular in shape. The subject tract measures approximately 2,638 feet from east to west and approximately 1,370 feet from north to south.

Soils

The soil types present on the subject property were acquired from the USDA's, Natural Resource Conservation Service website. The primary soil types identified by the NRCS and their capability classes are listed in the following table.

Subject Soil Information		
Code	**Description**	**Percent Coverage**
PfA	Pecos silty clay loam, nonsaline, 0 to 1% slopes	25.3%
ReB	Reakor loam, 1 to 3% slopes	13.2%
Bd	Balmorhea loam, drained	36.1%
Tg	Tencee-Upton complex	0.7%
RkB	Reeves loam, 1 to 3% slopes	5.5%
BgB	Bigetty loam, 1 to 3% slopes	19.2%

Subject contains several other soils to a lesser extent. Overall, the subject property appears to possess typical, average soil types for the area.

The Reeves series consists of very deep soils that are moderately deep to gypsum material. They are well drained, moderately permeable soils that formed in calcareous and gypsiferous fine textured alluvium derived from gypsum beds. These soils are on hillslopes, plateaus, and basin floors with slopes ranging from 0 to 9 percent. Grazing and irrigated cropland. Crops are mostly cotton, alfalfa, sorghum, and small grains. Vegetation is mainly burrograss, tobosa, alkali sacaton, blue grama, threeawn, fourwing saltbush, and snakeweed.

The Reakor series is very deep, well drained soils that formed in loamy alluvium derived from mixed sources. Reakor soils are on broad plains and alluvial fans and have slopes of 1 to 5 percent. Used mainly for rangeland. Large areas are irrigated and used for growing cotton, alfalfa, sorghum and small grains. Native vegetation is mainly burrograss, tobosa, blue grama, bush muhly, mat muhly, alkali sacaton, threeawns, vine mesquite and mesquite.

The Tencee series consists of shallow to petrocalcic, well drained, moderately permeable soils that formed in gravelly alluvium derived from mixed sources on terrace remnants and sides of ridges. These areas are generally idle, but may have some limited livestock grazing. Present vegetation is sparse consisting usually of a few creosotebush in places with scattered mariola, snakeweed, or tarbush. Some areas are barren of vegetation.

The Bigetty series consists of very deep, well drained soils that formed in alluvium on the flood plain of intermittent streams. Permeability is moderately slow. Grazing and irrigated cropland. Crops are mainly alfalfa, cotton and sorghum. Native vegetation is mainly giant sacaton, alkali sacaton, vine-mesquite, tobosa, blue grama, buffalograss, burrograss and widely spaced mesquite and cholla cactus.

The Pecos series consists of very deep, moderately well drained, slowly permeable soils that formed in clayey alluvium. These soils are on nearly level flood plains. Rangeland of low carrying capacity. Some areas were formerly used for cropland but are now largely abandoned. The principal vegetation includes alkali sacaton, fourwing saltbush, pickleweed, salt cedar, and some mesquite.

The Balmorhea series consists of deep, somewhat poorly drained, moderately permeable soils. These soils are on nearly level to depressional areas that are, or were formerly, spring fed marshes. Irrigated cropland and pasture, and rangeland. Crops are cotton, barley, alfalfa, and grain sorghum. Present native vegetation consists of alkali sacaton, fourwing saltbush, mesquite trees, broom snakeweed, and salt cedar.

Water/Water Rights

The subject property is located in the Roswell Artesian Basin region. Deeded water rights are typically required for irrigated use to be physically possible. The appraisers were unaware of any water rights associated with the subject tract, nor any water wells utilized

in the current irrigation. Thus, no water rights have been considered within our analysis. Nevertheless, the subject property is situated adjacent to the city of Roswell Wastewater Treatment facilities and associated stabilization ponds utilized in conjunction with the wastewater facility. The subject farmland is under an agreement with the neighboring plant which allows the farm to utilize the non-potable water to be used for irrigated farming purposes. The appraisers were not provided any details regarding the terms of the agreement. It was apparent during the physical inspection by the current alfalfa crop planted and the flood irrigation infrastructure situated upon the subject property that the water amenities of the property under the current agreement are sufficient for irrigated farming. For the purpose of this analysis, we have assumed that the current agreement will continue perpetually.

The appraisers are not experts in determining water rights. It is recommended that an attorney or expert in determining water right acreage and/or legality of use be consulted to verify subject's water rights.

Fencing

The subject's perimeter is partially fenced with net wire fencing on metal posts. Fencing observed appeared to be in average condition.

Utilities

Electric service is provided to the subject area.

Improvements

No improvements with contributory value were noted on subject property other than the flood irrigation infrastructure which is considered a component of the land.

Surrounding Uses

The area immediately surrounding subject property is irrigated land, municipal uses, and scattered rural residences.

Flood Plain

According to FEMA Map #35005C1390D, dated September 25, 2009, portions of this tract are situated within Zone X of the flood plain. *However, it is recommended that a survey, by a registered surveyor be performed to determine exact elevations, flood status, and the amount of acreage that might be affected.*

Definitions of FEMA Flood Zone Designations

Flood zones are geographic areas that the FEMA has defined according to varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area.

Moderate to Low Risk Areas

In communities that participate in the NFIP, flood insurance is available to all property owners and renters in these zones:

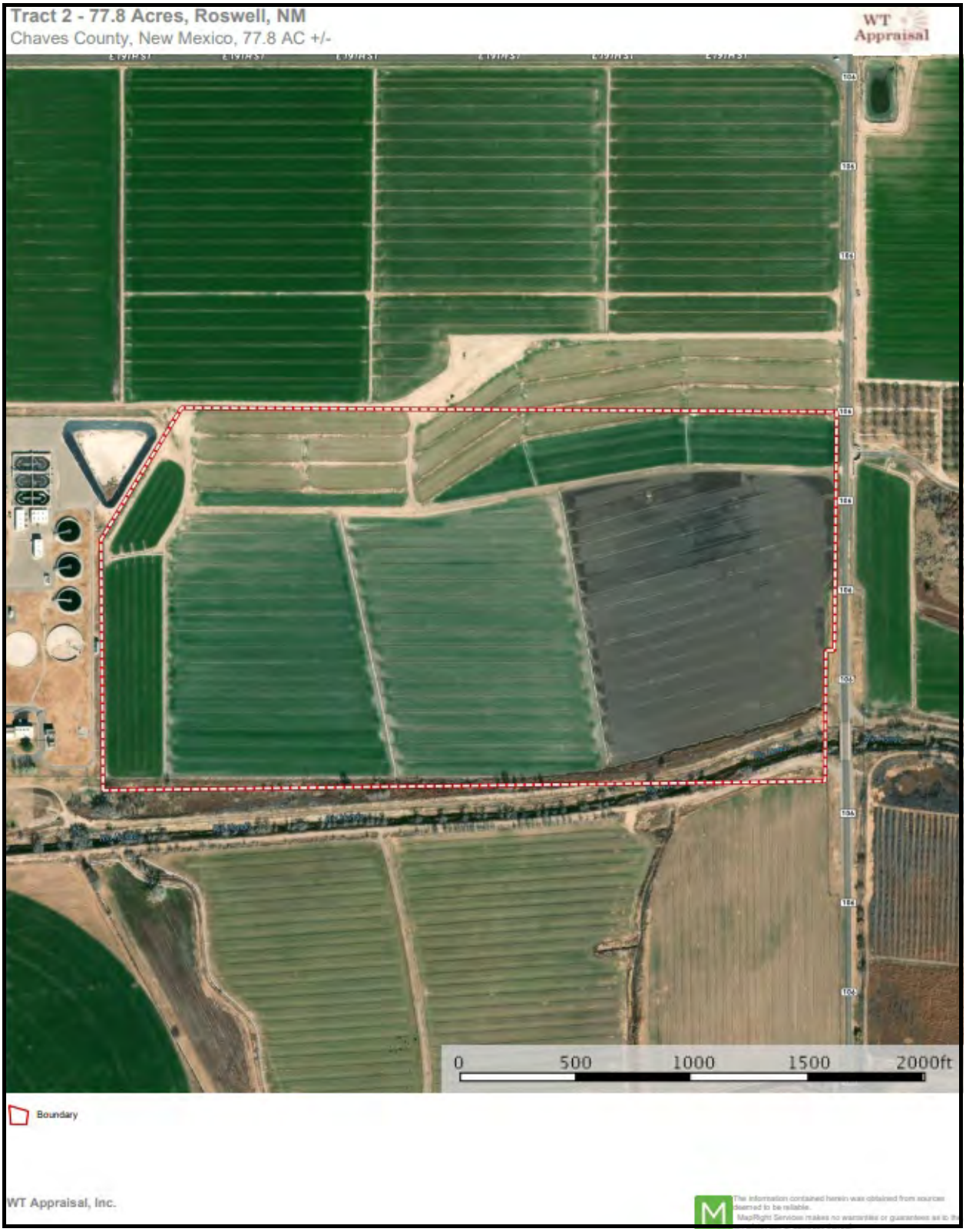
Zone	Description
B and X (shaded)	Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.
C and X (unshaded)	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone C may have ponding and local drainage problems that don't warrant a detailed study or designation as base floodplain. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

High Risk Areas

Zone	Description
A	Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30 year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.
AE	The base floodplain where base flood elevations are provided. Areas subject to inundation by the 1% annual chance flood event determined by detailed methods. Zones are now used on new format FIRMs instead of A1-A30 zones.

Summary

In conclusion, the size, access, location, terrain and soil types of the subject property, allow for utilization primarily as agricultural, irrigated cropland use.

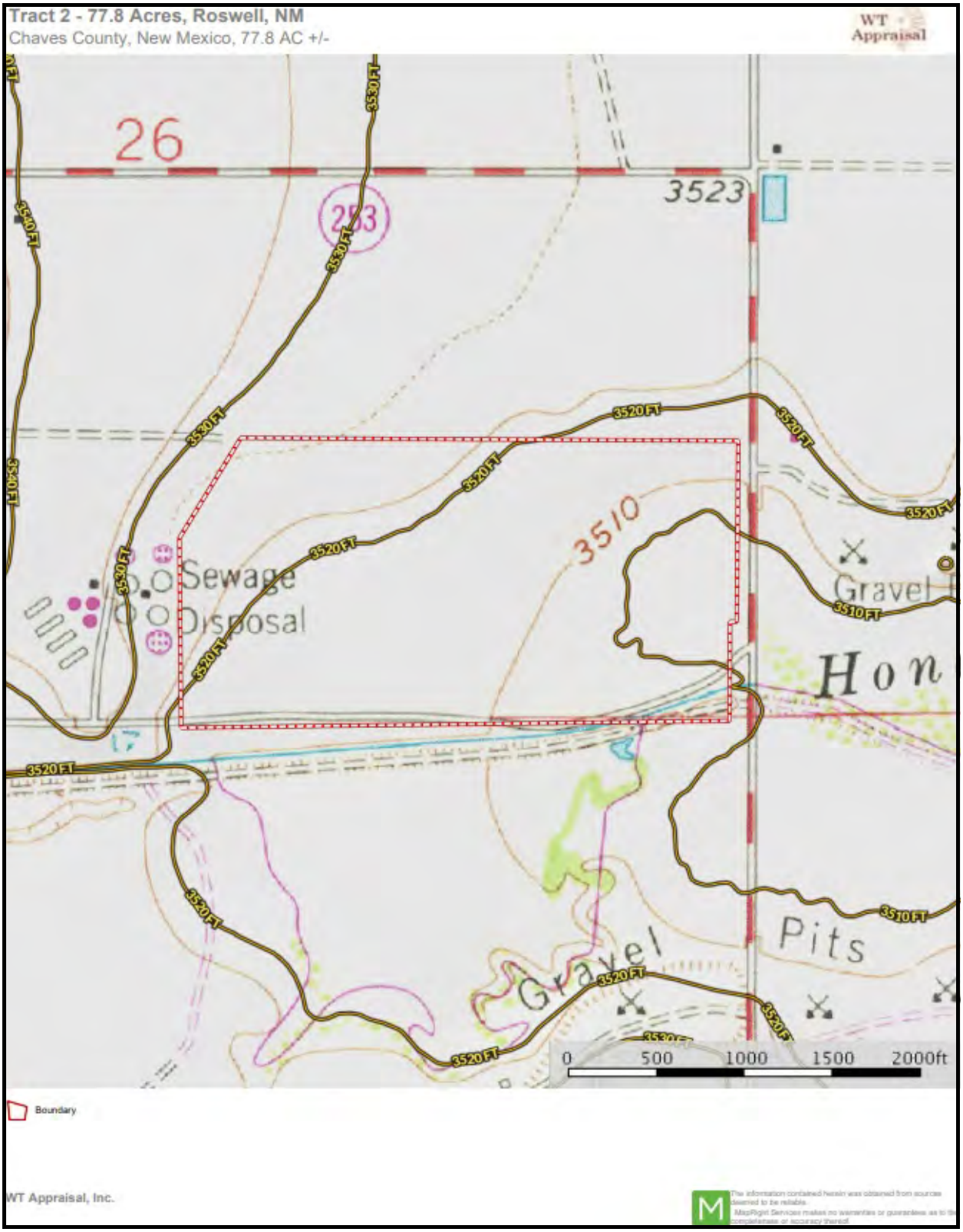

Tract 2 - 77.8 Acres, Roswell, NM
Chaves County, New Mexico, 77.8 AC +/-
WT Appraisal
0
500
1000
1500
2000ft
Boundary
WT Appraisal, Inc.


Tract 2 - 77.8 Acres, Roswell, NM
Chaves County, New Mexico, 77.8 AC +/-
WT Appraisal
E 19TH ST
E 19TH ST
E 19TH ST
E 19TH ST
106
106
106
106
106
N RE
RKB
REB
BGB
BD
PFA
TG
LEGE BLVD
Rio Hondo
0
500
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1500
2000ft
Boundary
WT Appraisal, Inc.

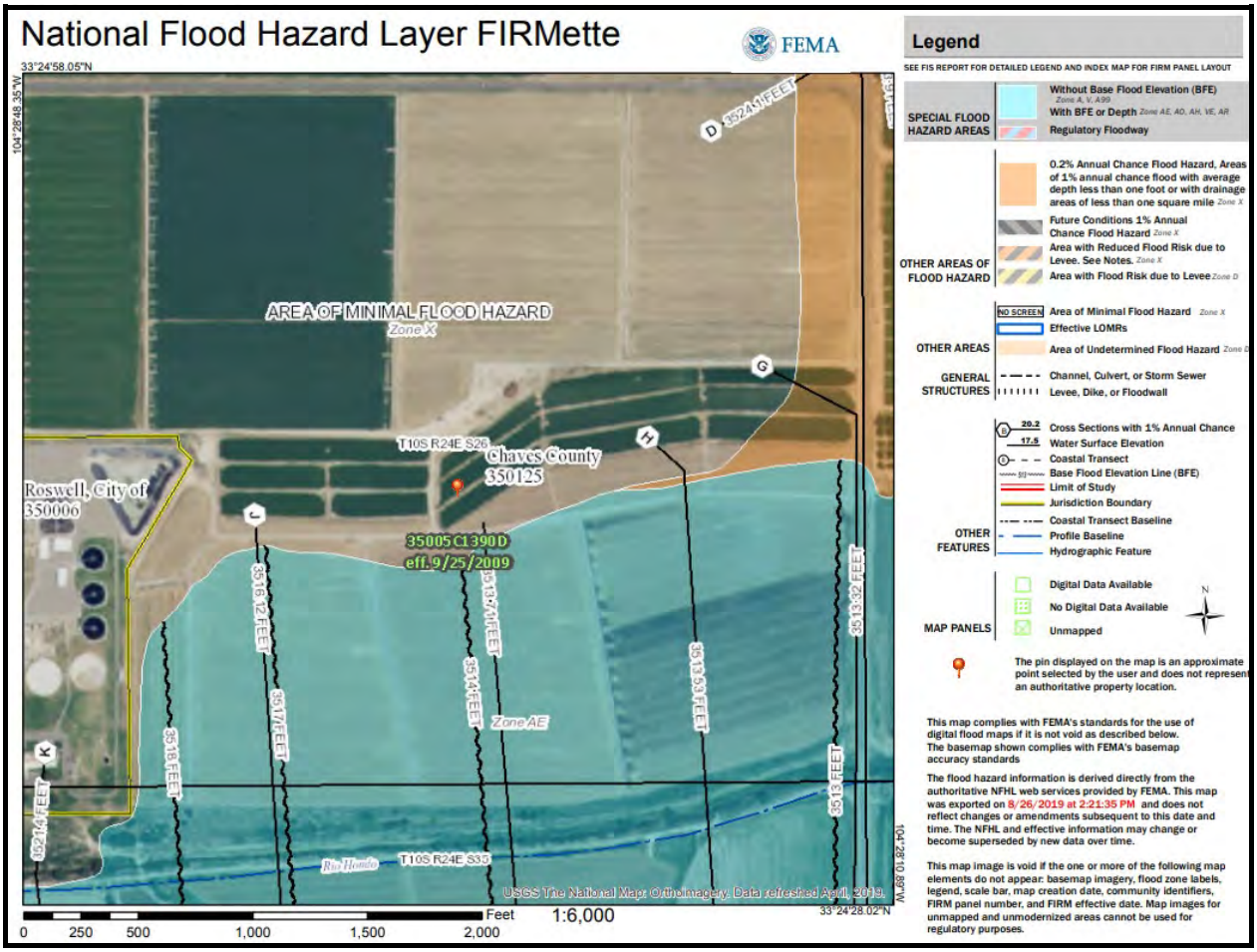
Boundary 81.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
PfA	Pecos silty clay loam, nonsaline, 0 to 1 percent slopes	20.7	25.34	6s
ReB	Reakor loam, 1 to 3 percent slopes	10.8	13.22	7e
Bd	Balmorhea loam, drained	29.4	36.09	6s
Tg	Tencee-Upton complex	0.5	0.66	7e
RkB	Reeves loam, 1 to 3 percent slopes	4.5	5.48	7e
BgB	Bigetty loam, 1 to 3 percent slopes	15.7	19.21	7e
TOTALS		81.6	100%	6.39




Tract 2 - 77.8 Acres, Roswell, NM
Chaves County, New Mexico, 77.8 AC +/-
WT Appraisal
26
3523
3530 FT
3540 FT
3520 FT
3510
Sewage
Disposal
Gravel
Pits
3510 FT
0
500
1000
1500
2000ft
Boundary
WT Appraisal, Inc.

FEMA Flood Map



Tax And Assessment Analysis

The property is located within the jurisdiction of Chaves County of New Mexico. The Chaves County Assessor estimates the assessed values for all properties in the county, and these values are utilized by all taxing authorities in the county as a basis for assessing taxes.

The 2019 full value and assessed value is listed in the chart below.

APPRAISAL DISTRICT ASSESSED VALUE - 2019						
Parcel No.	**Market Land Value**	**Market Improvement Value**	**Total Market Value**	**Assessed Land Value**	**Assessed Improvement Value**	**Total Assessed Value**
R013032	$46,987	$0	$46,987	$15,663	$0	$15,663
Total	$46,987	$0	$46,987	$15,663	$0	$15,663

We have utilized the assessed value of $15,663 to estimate the annual tax burden for the subject properties by multiplying this value by the overall 2018 tax rate (mill rate) of 0.023157 OUT-Roswell (Non-Residential). Thus, the estimated tax liability was $362.71. After analysis of the data within this report, it is our opinion that the assessed value of the subject is reasonable and similar to other property in the area. The Chaves County Assessors Office can be reached at 575-624-6603.

Highest and Best Use

Highest and best use is a basic premise of value. As with value, highest and best use is not an absolute fact; it reflects an appraiser's opinion of the best use of a property based on an analysis of prevailing market conditions. The term highest and best use, as used in this appraisal report, is defined as:

> The reasonably probable and legal use of vacant land or an improved property, that is physically possible, appropriately supported, financially feasible, and that results in the highest value.[6]

Highest and best use has also been defined as that use which produces the greatest return to land over time.

Because existing improvements can limit the use of land, a determination of highest and best use for both 1) the site as if vacant and 2) the property as improved is based on the following four criteria:

1) *Legally permissible* - such use must be allowed under existing zoning, building codes, deed restrictions, and environmental regulations;
2) *Physically possible* - the size, shape, area and terrain of the property must be adequate to develop such use;
3) *Financially feasible* - the use must produce a positive return; and
4) *Maximally productive* - the use must produce a value, consistent with the rate of return indicated by the market, higher than all other uses which meet the first three criteria.[7]

The analysis of these four criteria is based on consideration of several factors. These factors include any legal restriction on its utilization, the property's physical attributes, current supply and demand conditions, potential gross income and market derived rates or return.

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[6] The Appraisal of Real Estate, Thirteenth Edition, Appraisal Institute, 2008, pg. 277-278.

[7] Ibid.

As Vacant

Land, as vacant, is a fundamental concept of valuation theory and the basis for the cost approach. There are two primary reasons to identify the highest and best use of the land as vacant: 1) to estimate a land value and 2) to identify comparable sales of vacant land.[8]

The highest and best use of land is generally that use which, among all reasonable, alternative uses, provides the highest land value. The estimation of highest and best use, as vacant, is accomplished by applying the four criteria previously listed.

Physically Possible Use

This criterion is dictated by the physical features of the subject property. The size, shape, frontage, topography and subsoil conditions affect the uses to which it can be utilized. The total size of the subject acreage is 186.4 acres, more or less. The size and shape of the subject tract is considered to be adequate to support most of the legally permissible forms of use and development.

The subject property generally conforms with the size, shape and topography of other sites and tracts in the area. We could find no market evidence that would suggest that subject is at a physical disadvantage with other properties in the area. In our opinion, a variety of uses are physically possible for the subject tract.

Legally Permissible Use

The subject property does not lie within a municipality, therefore, it is not subject to any city zoning regulations. In addition, Chaves County does not have comprehensive zoning regulations. Thus, a wide variety of uses are legally permissible on subject property.

The property is subject to the typical county flood restrictions and rural septic system inspections which are enforced by the county environmental department. We are not aware of any private deed restrictions or environmental regulations which would limit property type or use.

[8] The Appraisal of Real Estate, Twelfth Edition, Appraisal Institute, Chicago, Illinois, 2001, p. 309.

Financially Feasible Use

Financial feasibility relates to all uses that are physically possible and legally permissible which are likely to produce some income, or return, greater than the combined income needed to satisfy operating expenses, financial expenses, and capital amortization. All uses expected to produce a positive return with a satisfactory equity yield are regarded as financially feasible.

In considering the financial feasibility of the subject's most probable uses, several factors must be considered. These factors include, but are not limited to the surrounding land uses, the physical characteristics of the site itself, the supply and demand forces which influence property values, and the cost of development.

As mentioned, the subject property is located in a farming area, northeast of Roswell. Subject property is level to slightly sloping, has soil types capable of crop production, and is located in an area with good underground irrigation water. Due to the above mentioned reasons, it is our opinion that the subject property is most likely to remain in agricultural use throughout the foreseeable future. Therefore, the most feasible use of the subject is determined to be agricultural use, specifically irrigated cropland use and for livestock production; this use also conforms to the general make-up of the immediate area.

Maximally Productive Use

It has been concluded that the most probable use to which the subject could be put is ongoing agricultural use. Because the property has access to irrigation water, the most productive use would be agricultural use as irrigated cropland. Thus, the most productive use determined for the subject, as of the date of this appraisal, is for irrigated cropland use.

The Valuation Process

An appraisal is defined as "the act or process of developing an opinion of value."[9] The valuation process is a systematic procedure an appraiser follows to provide answers to a client's questions about real property value. The valuation process is applied to develop a well supported opinion of a defined value based on an analysis of pertinent general and specific data. The estimation of a real property's market value involves a systematic process. This process involves the interpretation of the economic, sociological, physical and political forces that have an effect upon a specific property.

The first step in the process is to define the appraisal problem, i.e., identify the real estate, the property rights being appraised and the type of value sought. Once this has been accomplished, the factors that affect the market value of the subject are collected and analyzed. These factors are addressed in the city and area section, the neighborhood section, the site and improvement sections and the highest and best use section. In this process, the basic approaches to value, when applicable, are utilized: the cost approach, the income approach, and the sales comparison approach.

1) In the cost approach, value is estimated as the current cost of reproducing or replacing the improvements (including an appropriate entrepreneurial incentive or profit) minus the loss in value from depreciation plus land or site value.
2) In the sales comparison approach, value is indicated by recent sales of comparable properties in the market and other supporting transactional information.
3) In the income capitalization approach, value is indicated by a property's earning power, based on the capitalization of income.

Traditionally, specific appraisal techniques are applied within the three approaches to derive indications of real property value. One or more approaches to value may be used depending on which approaches are necessary to produce credible assignment results, given the intended use.[10]

The final step in the valuation process is the reconciliation of the values indicated. In the final reconciliation, consideration is given to the relative significance, defensibility and applicability of each approach as it pertains to the type of property being appraised. The most weight is given to the approach that appears to produce the most reliable solution to the appraisal problem.

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[9] Appraisal Institute, The Appraisal of Real Estate, Thirteenth Edition, 2008.

[10] The Appraisal of Real Estate, Thirteenth Edition, The Appraisal Institute, 2008, pg. 129-130.

Cost Approach

The cost approach to value is one of the three methods used in the valuation process. It is based on the understanding that market participants relate value to cost. The principle of substitution is basic to the cost approach. This principle affirms that a knowledgeable buyer would pay no more for a property than the cost to acquire a similar site and construct improvements of equivalent desirability and utility without undue delay.[11]

The applications of the approach to a specific property involves the following steps:

- Estimate the value of the site as though vacant and available to be developed to its highest and best use.
- Estimate the reproduction cost or replacement cost new of all the improvements
- Estimate direct, and indirect costs of improvements, and entrepreneurial profit
- Add estimated direct and indirect costs, and entrepreneurial profit to cost of improvements.
- Estimate amount of depreciation from all causes {physical deterioration, functional obsolescence and economic (external) obsolescence}.
- Deduct estimated depreciation from the total cost new of the improvements to arrive at a depreciated value of the improvements.
- Add the site (land) value (Step 1) to the depreciated value of the improvements (Step 7) to arrive at a value indicated by the cost approach.
- Adjust value conclusion if any personal property or intangible assets are included in the appraisal assignment.

The reproduction cost is the cost to reproduce the improvements with the exact or similar materials as subject property - to produce a replica. The replacement cost is the cost associated with replacement of the improvements with equivalent utility using modern materials and current standards, design, and layout. The accrued depreciation is measured by estimating the physical deterioration, functional obsolescence, and the economic obsolescence. When the reproduction cost and the accrued depreciation are accurately estimated, then the indicated value by the cost approach will be comparable to the values indicated by the sales comparison and the income approaches.

Site improvements include typical livestock perimeter fencing, Artesian water well for irrigation and concrete irrigation canals. There improvements are considered components of the land. Thus, the Cost Approach was not utilized in this analysis.

[11] The Appraisal of Real Estate, Thirteenth Edition, Appraisal Institute, 2008, pg. 142, 377-385.

The Sales Comparison Approach to Value

The Sales Comparison Approach to value is an opinion of market value developed by comparing properties similar to the subject property that have recently sold, are listed for sale, or are under contract. This approach to value is premised on the principle of *Substitution*, which holds that the value of property tends to be set by the price that would be paid to acquire a substitute property of similar utility and desirability within a reasonable amount of time.[12]

The applicability of this approach is based upon the collection of similar sales and offerings for comparison, from which market derived adjustments for relevant factors can be extracted. The sales data is compared to the subject on the basis of significant characteristics exhibited in the subject property. Considerations for such factors as time, location, size, building quality, age-condition, and amenities, as well as the terms of the transaction, are all related to the subject property. Because the adjustments are primarily market-derived, the desires and actions of typical buyers and sellers are reflected in the comparison process.

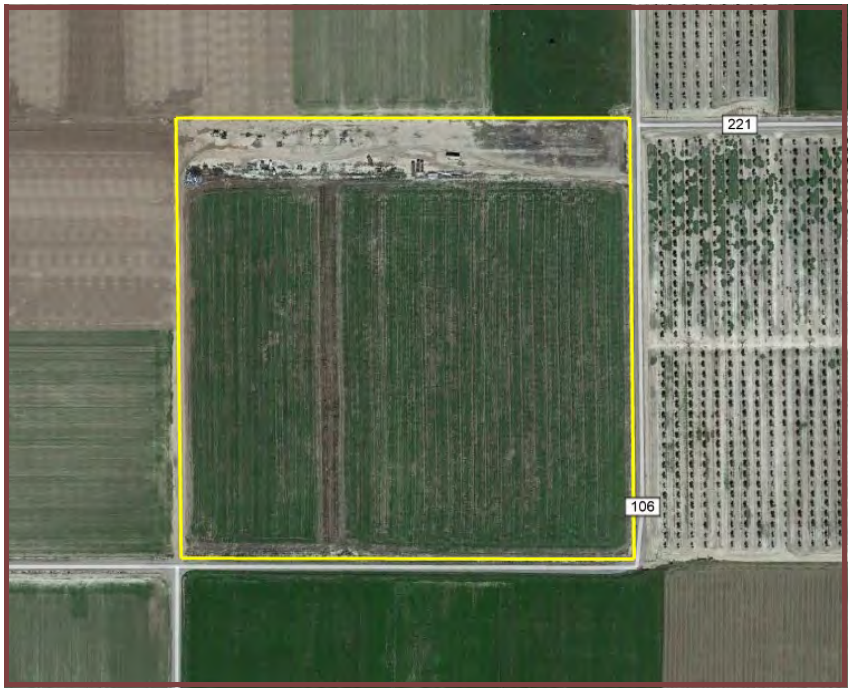
In the Sales Comparison Approach, value is estimated by comparing recent sales of similar properties to the property appraised. Preferably, all properties are located in the same area, and are of similar size, quality, and age. One premise of the Sales Comparison Approach is that the market will determine a price for the property being appraised in the same manner that it determines the prices of comparable, competitive properties.

In estimating the value of the subject property, via the Sales Comparison Approach, we utilized the Price Per Unit Method, which derives a market value by utilizing an analysis of the sales and concludes an adjusted price per unit, which is then applied to the subject property in order to derive a current estimate of value.

The analysis and comparison of the market information utilized in this approach is included in this section of the report. A summary of each sale follows.

[12] The Appraisal of Real Estate, Thirteenth Edition, The Appraisal Institute, Chicago, 2008, pg. 298-299.

LAND SALE NO. 1



PROPERTY DATA:

Location:	Located approximately one mile southeast of Roswell, on the west side of S Red Bridge Rd and the north side of E McGaffey Street, Chaves County, New Mexico.
Legal Description:	Being 42.3 acres, more or less, out of the SE 1/4 of the SE1/4 of Section 2, Township 11S, Range 24E, in Chaves County, New Mexico.
Land Area:	42.3 Acres

TRANSACTION DATA:

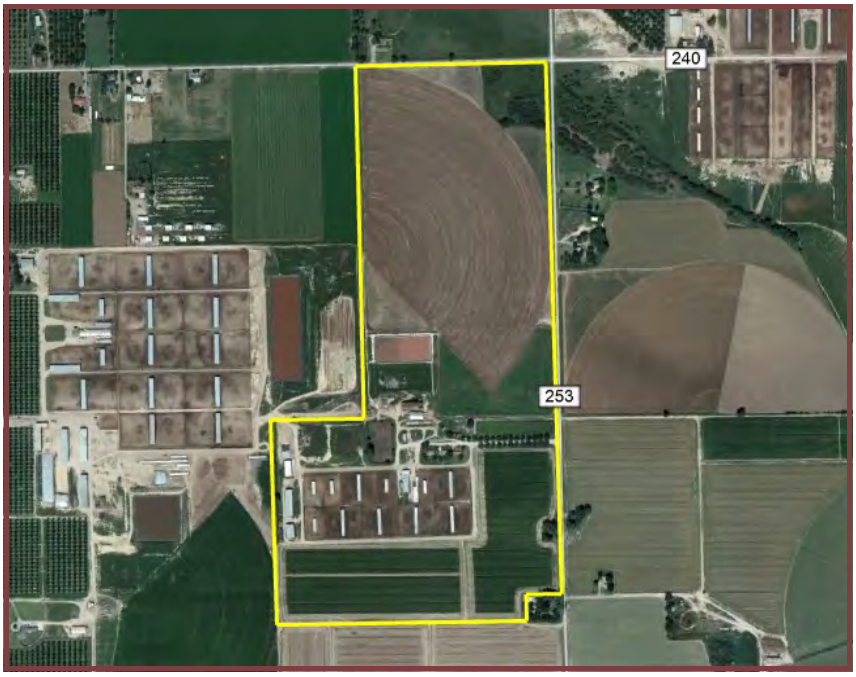
Grantor:	Maude E. Pirtle Revocable Trust
Grantee:	Patrick & Kelli Fox
Date of Sale:	July 12, 2019
Consideration:	$549,900
Unit Price:	$13,000/Acre
Terms:	Cash to seller
Recording:	826 / 1822; Chaves County Records

OTHER DATA:

Rangeland / Cultivated:	Irrigated cropland.
Improvements:	None of contributory value.
Zoning:	None.
Topography:	Level to sloping.
Road Access:	S Red Bridge Rd and E McGaffey St.

COMMENTS: This sale sold together with priority Artesian water rights of 3 acre feet per acre (42.3 acres) per annum according to State Engineer's File No.: RA-842, Priority: May 17, 1921. This equates to 977,553 gallons per acre per year, or a total of approximately 41,350,492 gallons annually for the 42.3 acres.

LAND SALE NO. 2



PROPERTY DATA:

Location:	Located approximately three miles southeast of Roswell, on the west side of School Rd and the south side of E Brasher Rd, Chaves County, New Mexico.
Legal Description:	Being 162.19 acres, more or less, part of the NE1/4, E1/2SW1/4, and SE1/4 of Section 19, Township 11S, Range 25E, in Chaves County, New Mexico.
Land Area:	162.19 Acres

TRANSACTION DATA:

Grantor:	James and Charlene Richardson
Grantee:	Adelante Farms, LLC
Date of Sale:	June 27, 2019
Consideration:	$1,846,751, $2,000,000 - less improvements
Unit Price:	$11,386/Ac, $12,331/Ac - less improvements
Terms:	Cash to seller
Recording:	826 / 300; Chaves County Records

OTHER DATA:

Rangeland / Cultivated:	Irrigated cropland.
Improvements:	This property was previously a dairy facility and contained all structural improvements associated with this use, and also included a single family improvement. The broker reported that the property was purchased for use as an irrigated farm and for use of the single family residence and that no value was given for the dairy improvements. Thus, we have only considered the value of the residential improvements of $153,249 from the Chaves Co. Assessor.
Zoning:	None.
Topography:	Level to sloping.
Road Access:	School Rd and E Brasher Rd.

COMMENTS: This sale sold together with rights to 354 acre feet per annum for the irrigation of 118 acres. This equates to 115,351,254 gallons annually or 977,553 gallons per irrigated acre per year.

LAND SALE NO. 3



PROPERTY DATA:

Location:	Located approximately one mile southwest of Roswell, on the west side of CR 188, Chaves County, New Mexico.
Legal Description:	Being 15.0 acres, more or less, out of Section 6, Township 11S, Range 24E, in Chaves County, New Mexico.
Land Area:	15.0 Acres

TRANSACTION DATA:

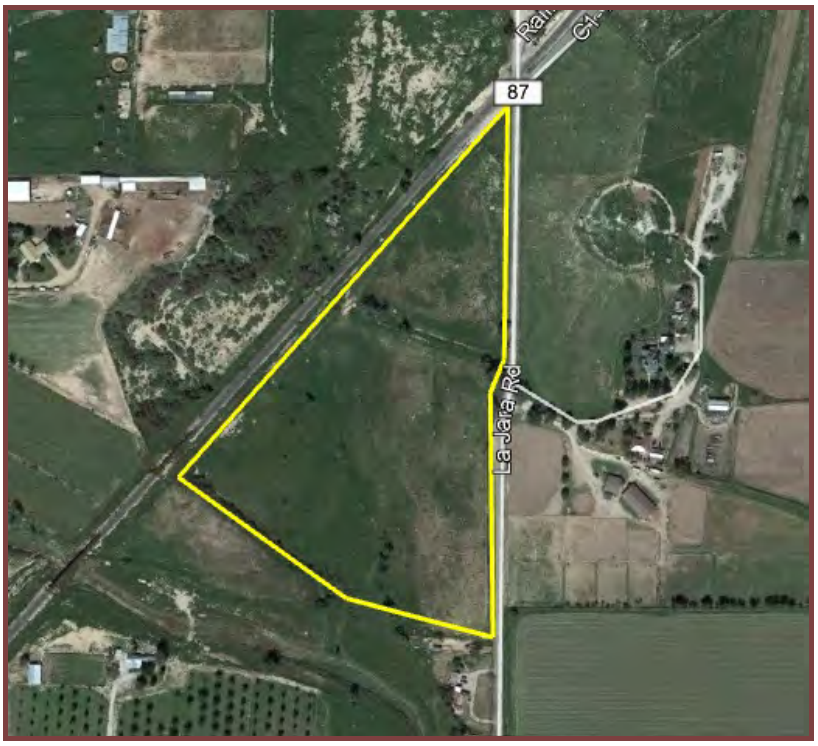
Grantor:	Cherri Snyder
Grantee:	Patrick & Kelli Fox
Date of Sale:	February 2, 2019
Consideration:	$200,000, $275,000 - less improvements
Unit Price:	$13,333/Ac, 18,333/Ac - less improvements
Terms:	Cash to seller
Recording:	819 / 1526; Chaves County Records

OTHER DATA:

Rangeland / Cultivated:	Irrigated cropland.
Improvements:	One mobile home and two wood frame residences each in fair condition, needing renovation. Additional improvements include a steel frame hay barn and outbuildings. Contributory value was estimated at $75,000 or $5,000 per acre.
Zoning:	None.
Topography:	Level to sloping.
Road Access:	Aspen Ave.

COMMENTS: This sale sold together with water rights of 13.8 acres of Artesian water rights. This equates to 4,496,743 gallons annually.

LAND SALE NO. 4



PROPERTY DATA:

Location:	Located on the west side of La Jara Road, on the northeast side of Roswell, Chaves County, New Mexico
Legal Description:	Being 18 acres, more or less, out of the East ½ of the Northeast 1/4 of Section 22 and the West ½ of the Northwest 1/4 of Section 23, both Section located in Township 10S, Chaves County, New Mexico.
Land Area:	18.00 Acres

TRANSACTION DATA:

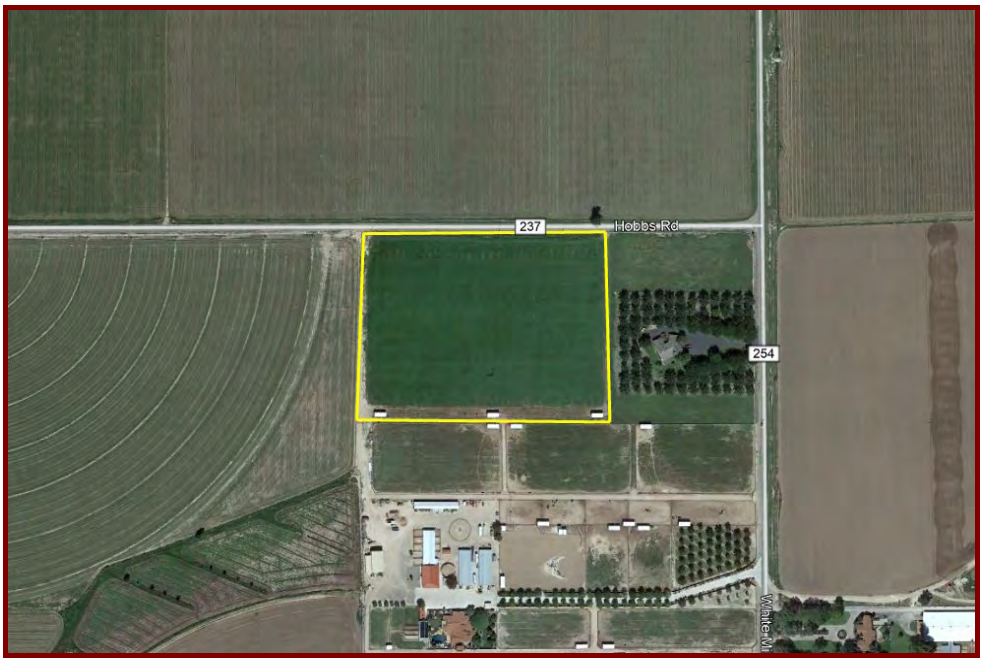
Grantor:	David M. Stein
Grantee:	Cody Joe Rattan
Date of Sale:	February 26, 2018
Consideration:	$115,000
Unit Price:	$6,389 per acre
Land Value Allocation:	$6,389 per acre
Terms:	Cash to seller
Recording:	800/920 Chaves County Records

OTHER DATA:

Rangeland / Cultivated:	Irrigated cropland
Improvements:	Irrigation well
Topography:	Mostly level
Road Access:	La Jara Road

COMMENTS: The subject is located in a portion of Chaves County that is mostly agriculture farm land containing flood irrigation, drip irrigation and some center pivot irrigation. The improvements on this property consists of one irrigation water well, concrete irrigation canals and exterior livestock fencing. Water Rights File Number - RA-01009 - with 13.1 acres of Artesian water right diversion of 39.3 acre feet are spread over 19.1 acres, the priority date is May 23, 1927. The total of water rights of 39.3 acre feet equates to approx. 12,805,961 gallons of water.

LAND SALE NO. 5



PROPERTY DATA:

Location:	Located on the south side of Hobbs Road, approximately one mile southeast of Roswell, Chaves County, New Mexico.
Legal Description:	Being 11.0 acres, more or less, out of the northeast quarter of the southwest quarter (NE/4, SW/4) of Section 12, Township 11S, Range 24E, in Chaves County, New Mexico.
Land Area:	11.0 Acres

TRANSACTION DATA:

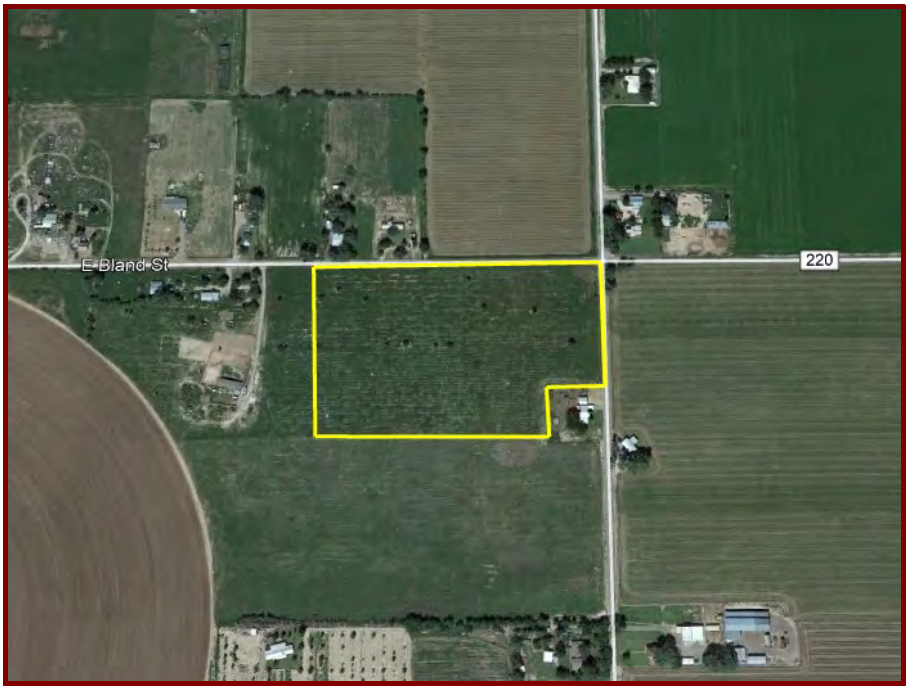
Grantor:	Cherri M Snyder
Grantee:	Robert and Cindy Harrison
Date of Sale:	September 7, 2017
Consideration:	$150,000
Unit Price:	$13,636 per acre
Terms:	Cash to seller
Recording:	792/1433 Chaves County Records

OTHER DATA:

Rangeland / Cultivated:	Irrigated cropland
Improvements:	Irrigation well, pipe fencing, side roll sprinklers
Zoning:	None
Topography:	Level to sloping
Road Access:	Hobbs Road

COMMENTS: There are 9.0 acres of Senior Artesian Water Rights associated with this sale with 27.0 Ac/Ft diversion, RA-267 & RA-4222, priority date April 2, 1910.

LAND SALE NO. 6



PROPERTY DATA:

Location:	Just outside the city limits on the east side of Roswell, at the corner of E Bland St. and Meadow Brook Rd., in Chaves County, New Mexico.
Legal Description:	Being 14.01 acres, more or less, out of tract 2 of Amended Nieto Boundary Survey of a part of the north half of the north half of the southeast quarter (N/2, N/2, SE/4) of Section 3, Township 11S, Range 24E, NMPM, in Chaves County, New Mexico.
Land Area:	14.01 Acres

TRANSACTION DATA:

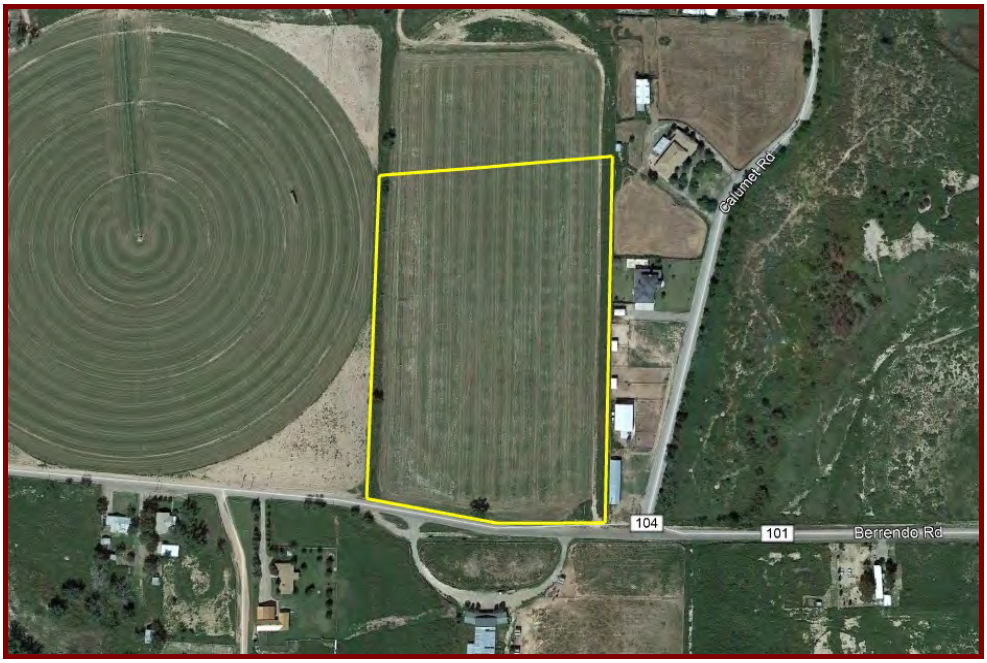
Grantor:	Julie S. Teadt
Grantee:	Norris and Sons, LLC
Date of Sale:	July 25, 2017
Consideration:	$135,975
Unit Price:	$9,706
Terms:	Cash to seller
Recording:	788/1811 Chaves County Records

OTHER DATA:

Rangeland / Cultivated:	Irrigated cropland
Improvements:	Irrigation well
Zoning:	None
Topography:	Mostly level
Road Access:	E Bland St. and Meadow Brook Rd.

COMMENTS: There are 13.5975 acres of Senior Artesian Water Rights associated with this sale with 40.7925 Ac/Ft diversion plus C.A. (C.A - Court authorized carriage allowance of 2 acre-inches per acre-foot per annum irrigation diversion), RA-3544, priority dates March 15, 1907, for 8.8736, 1909 for 3.8358, and 1914 for 0.8881.

LAND SALE NO. 7



PROPERTY DATA:

Location:	Located on the north side of East Berrendo Road, approximately 1 mile northeast of Roswell, Chaves County, New Mexico.
Legal Description:	Being 10.44 acres, more or less, out of Lot 17, Block 15, Berrendo Irrigated Farms Subdivision, a portion of the southeast quarter (SE/4) of Section 15, Township 10S, Range 24E, in Chaves County, New Mexico.
Land Area:	10.44 Acres

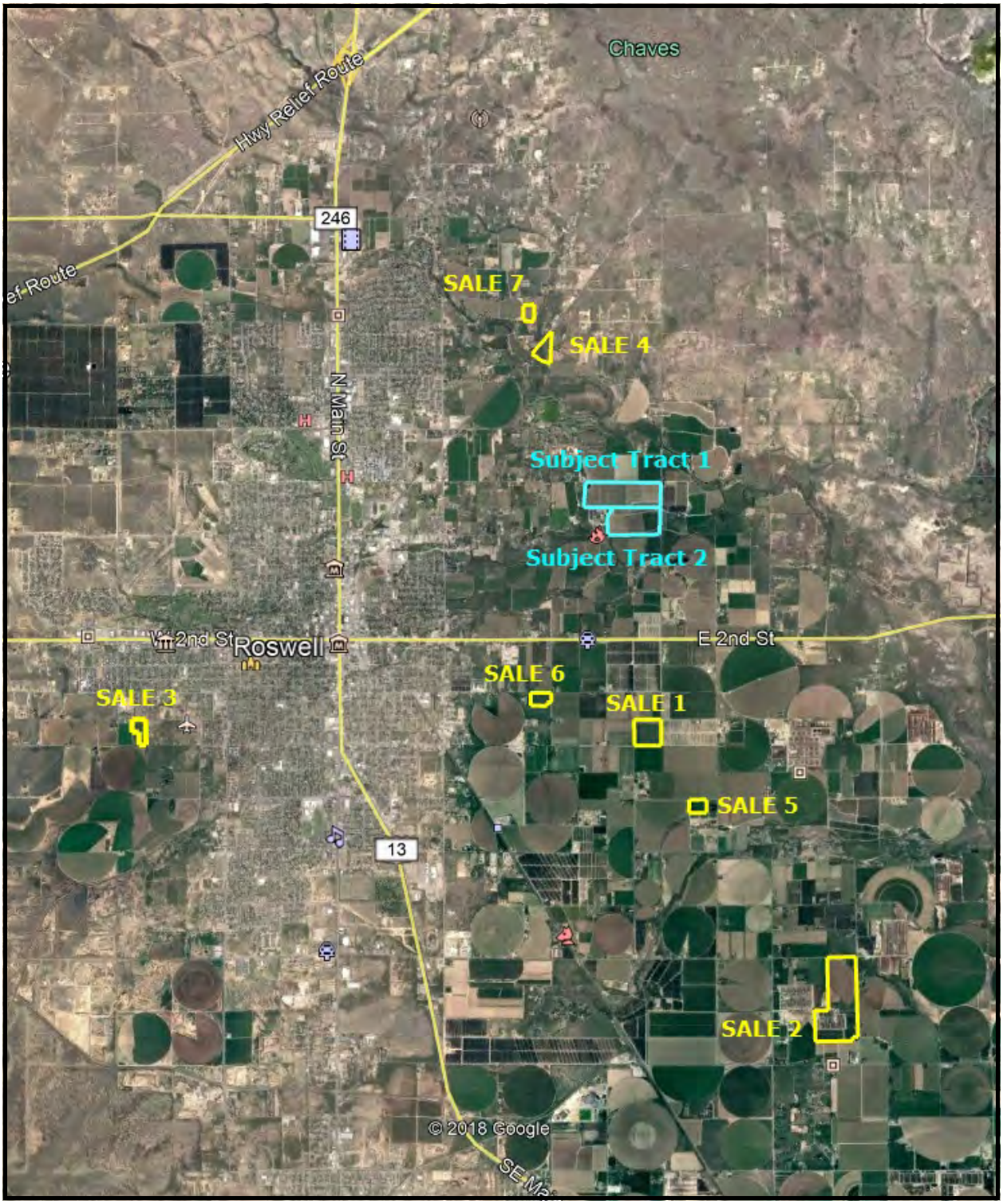
TRANSACTION DATA:

Grantor:	Gerard and Monica Desjardins
Grantee:	Michael and Cheryl Vineyard
Date of Sale:	July 25, 2017
Consideration:	$169,760
Unit Price:	$16,261 per acre
Terms:	Cash to seller
Recording:	788/1690 Chaves County Records

OTHER DATA:

Rangeland / Cultivated:	Irrigated cropland
Improvements:	None
Zoning:	None
Topography:	Level to sloping
Road Access:	North side of East Berrendo Road

COMMENTS: There are 16.0 acres of Senior Artesian Water Rights associated with this sale with 48.0 Ac/Ft diversion, RA-238-B, priority date October 24, 1912.


Chaves
Hwy Relief Route
246
SALE 7
SALE 4
N Main St
Subject Tract 1
Subject Tract 2
W 2nd St
Roswell
E 2nd St
SALE 6
SALE 3
SALE 1
SALE 5
13
SALE 2
© 2018 Google

SUMMARY CHART OF COMPARABLE LAND SALES							
Sale #	**1**	**2**	**3**	**4**	**5**	**6**	**7**
Location	SE of Roswell, Chaves Co, NM	SE of Roswell, Chaves Co, NM	SW of Roswell, Chaves Co, NM	NE of Roswell, Chaves Co, NM	SE of Roswell, Chaves Co, NM	E of Roswell, Chaves Co, NM	NE of Roswell, Chaves Co, NM
Date	7/12/19	6/27/19	2/2/19	2/26/18	9/7/17	7/24/17	7/25/17
Price	$549,900	$1,846,751	$200,000	$115,000	$150,000	$135,975	$169,760
Size (Ac)	42.3000	162.1900	15.0000	18.0000	11.0000	14.0100	10.4400
$/Acre	$13,000	$11,386	$13,333	$6,389	$13,636	$9,706	$16,261
Land Use	Irr. Cropland	Irr. Cropland	Irr. Cropland	Irr. Cropland	Irr. Cropland	Irr. Cropland	Irr. Cropland
Improvements	None	Residence	Residence	None	Pipe fencing, side roll sprinklers	None	None
Frontage	Red Bridge Rd, E McGaffey	School Rd E Brasher Rd	CR 188	La Jara Rd	Hobbs Rd	E Bland St, Meadow Brook	E Berendo Rd
%WR to Area	100%	73%	92%	73%	82%	97%	153%
Water Rights	Artesian-1921 Priority	354 Ac Ft diversion	13.8 Ac Ft Artesian	39.3 Ac Ft Artesian	Artesian-1910 Priority	Artesian-1907, 1909, 1914 Priority	Artesian-1912 Priority

Units of Comparison

After an investigation of the market, there are a several units of comparison that can be extracted from available sales data. However, the most common unit of comparison in the marketplace for industrial/agricultural land is the overall sales price per acre.

Elements of Comparison

Elements of comparison generally used to estimate the value of industrial/agricultural land are numerous. The elements considered are 1) property rights conveyed, 2) financing conditions, 3) conditions of sale, 4) market conditions (date of sale), 5) topography, 6) size, 7) utilities, 8) frontage and access, and 9) water rights.

Real Property Rights Conveyed

All of the comparable properties sold herein were based on fee simple transactions, thus, no adjustment for this factor was indicated.

Financing Terms

Financing terms are significant, since cash or financing often influences the consideration paid for a particular property. The transaction price of one property may differ from that of an identical property due to different financing arrangements. All of the comparable sales were cash transactions or terms equivalent to cash.

Conditions of Sale

Adjustments for conditions of sale typically reflect the motivations of the buyer and the seller. For example, a buyer may pay more than market value for a property located adjacent to one already owned for assemblage purposes. Conversely, a sale may be transacted at below market value because the seller needs cash in a hurry. A financial, business, or family relationship between the parties may also affect the price of the property. When non-market conditions of sale are detected in a transaction, the sale must be adjusted accordingly. All of the comparable sale utilized in this analysis are considered to be market, arm's length transactions, with no adjustment required for this factor.

Market Conditions

Each of the previous sales have been given consideration for the market conditions between the date of sale and the effective date of this appraisal. The comparable sales occurred between July 2017 and July 2019. Due to the respective dates represented by the data, no adjustment for market conditions could be justified and therefore none was made.

Physical Units of Comparison

The following adjustments refer to the physical features of a property. Exact adjustments could not be determined due to the variances in the properties; therefore, the appraiser has made adjustments based on the market data available and the appraiser's knowledge of these type properties.

Location

The location of a property is typically a primary factor in determining possible uses. The subject tracts are located east of Roswell, in Chaves County, New Mexico. All of the comparable sales were located just outside of the city limits of Roswell and were considered similar to the subject for location.

Frontage and Access

Subject Tract 1 is located on the south side of East 19th Street and the west side of North Red Bridge Road; while Tract 2 is located along the west side of North Red Bridge Road. These roadways are both paved and in average condition. All sales have frontage along county roads and were considered similar to the subject, thus requiring no adjustments.

Size

The size of the property is also considered to have a major impact on the value of rural land properties. Larger properties typically, but not always, receive lower per acre prices than do smaller properties with all other influences being similar. As noted previously, the sales range in size from 10.44 acres to 162.19 acres. The sales have been adjusted for physical differences and arrayed in the following table.

ARRAY OF SIZE (Acres)		
Sale No.	**Size (Ac)**	**Price Per Acre**
7	10.44	$16,261
5	11.00	$13,636
6	14.01	$9,706
3	15.00	$13,333
4	18.00	$6,389
1	42.30	$13,000
Tract 2	77.80	N/A
Tract 1	108.60	N/A
2	162.19	$11,386

In analyzing the available market data, it appears that the relationship between size and price per acre is somewhat typical. In relation to Tract 1, Sale No. 2 was considered similar to the subject, while the remaining were considered superior requiring negative adjustments. Regarding Tract 2, Sale No. 2 was considered inferior to the subject requiring a positive adjustment, Sale No. 1 was considered similar to the subject, and the remaining were considered superior requiring negative adjustments.

Topography, Soils and Terrain

The topography, soils and terrain of a property is a significant feature which may impact productivity. The subject tract is located in central Chaves County. All of the comparable sales utilized in this analysis are located very close in proximity to the subject tract with similar soils and terrain, thus, no adjustments were necessary for this feature.

Utilities

This adjustment reflects the relative differences in available utilities for each comparable sale property in comparison to the utilities available to the subject. The subject has access private water and electricity. All of the comparable sales were considered similar to the subject and required no adjustments for this feature.

Water Availability, Type and Water Rights

This adjustment reflects the relative differences in available water. As stated earlier, two main types of water rights are of concern in the area. Senior Artesian water rights and shallow water rights. Senior Artesian water rights are typically superior in production as well as priority date and sell for more per water right acre. The appraisers were unaware of any water rights associated with the subject tracts, nor any water wells utilized in the current irrigation. Thus, no water rights have been considered within our analysis. Nevertheless, the subject tracts are situated adjacent to the city of Roswell Wastewater Treatment facilities and associated stabilization ponds utilized in conjunction with the wastewater facility. The subject farmlands are under an agreement with the neighboring plant which allows the farm to utilize the non-potable water to be used for irrigated farming purposes. The appraisers were not provided any details regarding the terms of the agreement. It was apparent during the physical inspection by the current alfalfa crop planted and the flood irrigation infrastructure situated upon the subject property that the water amenities of the property under the current agreement are sufficient for irrigated farming. For the purpose of this analysis, we have assumed that the current agreement will continue perpetually. Though the subject tracts have access to sufficient water for irrigation, it was our opinion that all of the comparable sales were superior to the subjects since each included the conveyance of and utilized deeded water rights. Thus, these sales were considered superior to the subject tracts for this element requiring negative adjustments, respectively.

Improvements & Site Characteristics

The overall site characteristics of each sale have been compared to the subject site. These include traits such as railroad frontage/access, drainage, location in a flood hazard area, zoning, shape, site preparation, topography, and configuration. The comparable sales were considered similar for these site characteristics and were not adjusted for this element. Regarding improvements, all of the comparable properties contain similar irrigation improvement in comparison to the subject tracts. Any of the comparable sales which contained any other structural improvements were previously adjusted within the write-up of each to reflect land only. Adjustments for the items of comparison are based on analysis of the comparable data, and therefore, are considered reasonable.

A sales comparison and adjustment chart for the subject site follows.

LAND SALES ADJUSTMENT GRID - TRACT 1 - 108.6 ACRES							
Sale No.	**1**	**2**	**3**	**4**	**5**	**6**	**7**
Price/AC	$13,000	$11,386	$13,333	$6,389	$13,636	$9,706	$16,261
Property Rights	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Financing	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Condition of Sale	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Market Conditions	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Adjusted Price/AC	$13,000	$11,386	$13,333	$6,389	$13,636	$9,706	$16,261
Location	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Frontage/ Access	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Size	(10)%	-0-	(20)%	(20)%	(20)%	(20)%	(20)%
Topography	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Utilities	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Water	(10)%	(10)%	(10)%	(10)%	(10)%	(10)%	(10)%
Improvements	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Site Characteristics	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Total Adjustments	(20)%	(10)%	(30)%	(30)%	(30)%	(30)%	(30)%
Adjusted Price/AC	$10,400	$10,247	$9,333	$4,472	$9,545	$6,794	$11,383
Mean Price/AC	$8,882						

Site Valuation Summary (Tract 1)

The price per acre method was utilized to provide a value indication. Seven of the most recent sales that were the most similar were utilized. These sales were compared, analyzed and adjusted to the subject site, reflecting any dissimilarities between each sale and the subject site.

The adjusted range was $4,472 to $11,383 per acre with a mean of $8,882 per acre and a median of $9,545 per acre. Based on our analysis, and given the locational attributes of the subject, a value in the middle portion of the range is considered to be reasonable and appropriate. Therefore, it is our opinion that the indicated value of the subject Tract 1, consisting of 108.6 acres, more or less, as of August 6, 2019, was as follows:

108.6 AC	X	$9,000	=	$977,400
Rounded To:			**=**	**$980,000**

LAND SALES ADJUSTMENT GRID - TRACT 2 - 77.8 ACRES							
Sale No.	**1**	**2**	**3**	**4**	**5**	**6**	**7**
Price/AC	$13,000	$11,386	$13,333	$6,389	$13,636	$9,706	$16,261
Property Rights	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Financing	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Condition of Sale	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Market Conditions	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Adjusted Price/AC	$13,000	$11,386	$13,333	$6,389	$13,636	$9,706	$16,261
Location	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Frontage/ Access	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Size	(5)%	5%	(15)%	(15)%	(15)%	(15)%	(15)%
Topography	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Utilities	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Water	(10)%	(10)%	(10)%	(10)%	(10)%	(10)%	(10)%
Improvements	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Site Characteristics	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Total Adjustments	(15)%	(5)%	(25)%	(25)%	(25)%	(25)%	(25)%
Adjusted Price/AC	$11,050	$10,817	$10,000	$4,792	$10,227	$7,280	$12,196
Mean Price/AC	$9,480						

Site Valuation Summary (Tract 2)

The price per acre method was utilized to provide a value indication. Seven of the most recent sales that were the most similar were utilized. These sales were compared, analyzed and adjusted to the subject site, reflecting any dissimilarities between each sale and the subject site.

The adjusted range was $4,792 to $12,196 per acre with a mean of $9,480 per acre and a median of $10,227 per acre. Based on our analysis, and given the locational attributes of the subject, a value in the middle portion of the range is considered to be reasonable and appropriate. Therefore, it is our opinion that the indicated value of the subject Tract 2, consisting of 77.8 acres, more or less, as of August 6, 2019, was as follows:

77.8 AC	X	$9,500	=	$739,100
	Rounded To:		**=**	**$740,000**

The Income Approach To Value

In the income capitalization approach, the present value of the future benefits of property ownership is measured. To develop an opinion of market value with the income capitalization approach, the appraiser must be certain that all the data and forecasts used are market-oriented and reflect the motivations of a typical investor who would be willing to purchase the property as of the effective date of the appraisal.

In the income approach, an appraiser analyzes a property's capacity to generate future benefits and capitalizes the income into an indication of present value. The steps involved in an income approach are as follows:

- Research the income and expense data for the subject property and comparables,
- Estimate the potential gross income of the property by adding the rental income and any other potential income,
- Estimate the vacancy and collection loss,
- Subtract vacancy and collection loss from total potential gross income to arrive at the effective gross income of the subject property,
- Estimate the total operating expenses for the subject by adding fixed expenses, variable expenses, and a replacement allowance (where applicable),
- Subtract the estimate of total operating expenses from the estimate of effective gross income to arrive at net operating income. (Deductions for capital items may also be necessary at various points in time through the projection period to calculate the cash flow used in discounted cash flow analysis),
- Apply one of the direct ore yield capitalization techniques to this data to generate an estimate of value via the income capitalization approach.

The income approach to value is based on the premise that a direct relationship exists between the income-producing potential of a property and its market value. Because typically, the Income Approach does not represent all of the motivations for purchasing agricultural land in the immediate area as the majority of the land in the area is typically owner utilized, and comparable leases of irrigated land and idle farmland could not be located, the Income Approach was not considered applicable.

Exposure / Marketing Time Analysis

In accordance with the market value definition contained herein, as requested by the client, consideration has been given to a reasonable estimated exposure period for the subject property **at the appraised value estimate herein**.

Exposure time may be defined as follows: The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market. The reasonable exposure period is a function of price, time, and use, not an isolated opinion of time alone.

Based upon the historical activity of sales similar to the subject, and the appraiser's personal conversations with area agents/brokers, appraisers, and property owners familiar with the subject market, it is our opinion that a reasonable exposure time for agricultural properties in the value range of $500,000 to $1,000,000 in the Chaves County area of New Mexico, to be approximately 12 months.

Reconciliation and Final Estimate of Value

The purpose of the reconciliation of value is to evaluate the strengths and weaknesses of the individual approaches, and to develop a single value estimate for the subject. Typically, in the estimation of value for a given property, it is necessary for an appraiser to review and consider all available valuation techniques, applicable to a given property type. In the valuation of most real estate, it is necessary for the appraiser to consider all three of the traditional appraisal approaches which include the cost, comparable sales, and income approaches to value.

These three approaches normally provide individual indications of value for the property in question which are then correlated into a final opinion of value for the property by the appraisers. Whenever possible, all three approaches should be applied in making an estimate of value. One approach, however, will often be given greater consideration than the others, depending largely upon the type of property appraised and the quality of the data upon which the approach is based. The greatest consideration is normally given to the approach most typically used by buyers and sellers to determine sale prices for properties of the subject type in the local market.

In the preceding sections of this report, an indication of value based upon an abbreviated Cost Approach, the Sales Comparison Approach and the Income Approach were utilized to provide an indication of value of the subject's fee simple estate. The Income Approach was not considered applicable to subject property, due to a lack of comparable lease data but was included per the client's request. As a result, the following estimates of value were derived for subject property "as is":

SUBJECT PROPERTY VALUE	
Cost Approach	**N/A**
Sales Comparison Approach	
Tract 1	**$980,000**
Tract 2	**$740,000**
Income Approach	**N/A**

Cost Approach

The Cost Approach is important when estimating the market value of new or relatively new construction because cost and market value are closely related when properties are new. The Cost Approach is also used to estimate the market value of proposed construction, special-purpose properties, and other properties that are not frequently exchanged in the market. The Cost Approach was not utilized in this analysis.

Sales Comparison Approach

The Sales Comparison Approach estimates market value by comparing the sales prices of recent transactions with similar attributes of the property being appraised. The sales comparison approach was utilized to provide indications of value for the land, as vacant.

Limited data was available concerning sales of similar rural land properties in the area. Seven of the most similar sales were included for review and analysis, and the data obtained from these observations was considered to be accurate and reliable. These properties were analyzed on an overall per acre basis. When the market is dominated by purchasers who intend to occupy the property, the sales comparison approach is a strong indicator of value. Since the subject is agricultural farmland and there was adequate sale data for analysis, the Sales Comparison Approach was given the most weight.

Income Approach

The Income Approach to value is based on the premise that a direct relationship exists between the income-producing potential of a property and its market value. Because typically, the Income Approach does not represent all of the motivations for purchasing agricultural land in the immediate area as the majority of the land in the area is typically owner utilized, and comparable leases of irrigated land and idle farmland could not be located, the Income Approach was not considered applicable.

Conclusion

Because the rural agricultural land market is dominated by owner-occupants, and because we considered the information obtained within the Sales Comparison Approach to be sufficient, reasonable and reliable, the greatest weight was given to this approach. By reason of our investigation and analysis of data contained in this report, other information in our files, and our experience in the real estate and appraisal profession, it is our opinion that the market value of the fee simple estate in the subject property referred to as Tract 1, being 108.6 acres, as of August 6, 2019, was in round numbers:

NINE HUNDRED EIGHTY THOUSAND DOLLARS
$980,000

Furthermore, by reason of our investigation and analysis of data contained in this report, other information in our files, and our experience in the real estate and appraisal profession, it is our opinion that the market value of the fee simple estate in the subject property referred to as Tract 2, being 77.8 acres, as of August 6, 2019, was in round numbers:

SEVEN HUNDRED FORTY THOUSAND DOLLARS
$740,000

Certification

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. The appraisers have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

4. The appraisers have not performed services, as appraisers or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

5. The appraisers have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

6. The appraisers engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. The appraisers compensation for completing this assignment is not contingent upon the developing or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.

8. The appraisers analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.

9. Sam Walker made a personal inspection of the property that is the subject of this report.

10. No one provided significant real property appraisal assistance to the persons signing this certification.

11. The reported analyses, opinions, and conclusion were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

13. As of the date of this report, Clint W. Bumguardner, MAI, ASA, has completed the requirements of the continuing education program of the Appraisal Institute.

By reason of our investigation and analysis of data contained in this report, other information in our files, and our experience in the real estate and appraisal profession, it is our opinion that the market value of the fee simple estate in the subject property referred to as Tract 1, being 108.6 acres, as of August 6, 2019, was in round numbers:

NINE HUNDRED EIGHTY THOUSAND DOLLARS
$980,000

Furthermore, by reason of our investigation and analysis of data contained in this report, other information in our files, and our experience in the real estate and appraisal profession, it is our opinion that the market value of the fee simple estate in the subject property referred to as Tract 2, being 77.8 acres, as of August 6, 2019, was in round numbers:

SEVEN HUNDRED FORTY THOUSAND DOLLARS
$740,000



Clint W. Bumguardner, MAI, ASA
State Certification No. NM-001579



Sam Walker, Appraiser
State Certification No. NM-03611-G

ADDENDA

Assumptions and Limiting Conditions

This appraisal report has been made with the following general assumptions:

1. This Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(A) of the Uniform Standards of Professional Appraisal Practice. As such, it presents a level of discussion of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value that is consistent with the intended use. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated herein. The appraiser is not responsible for unauthorized use of this report.

2. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

3. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.

4. Responsible ownership and competent property management are assumed.

5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

6. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

8. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.

9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.

10. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

11. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

12. All information, comments and conclusions pertaining to subject and other properties described represent the opinion of the appraiser formed after a personal examination of each.

13. The appraiser has no interest, present or prospective, in the subject property.

14. Sketches in this report are included to assist the reader in visualizing the property.

15. The appraiser assumes that there are no hidden or unapparent conditions of the appraised property, which would render it more or less valuable. Further, the appraiser assumes that there are no potentially harmful asbestos or other materials and/or site contaminants in, on, or near soil, subsoil, or structure of the appraised property and that there has been no disposal, discharge, leakage, or spillage of pollutants or contaminant which would render it more or less valuable, whether or not these materials or contaminants are apparent or hidden and unapparent.

    No responsibility is assumed by the appraiser for these conditions. In addition, no responsibility is assumed by the appraiser for the cost of engineering and/or laboratory studies which might be required to discover such materials or contaminants. And no such engineering or laboratory studies have been ordered for the appraised property.

16. Disclosure by the appraiser of the contents of this appraisal report is subject to review in accordance with the by-laws and regulations of The Appraisal Institute and The American Society of Farm Management & Rural Appraisers.

This appraisal report has been made with the following general limiting conditions:

1. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

2. Possession of this report, or a copy thereof, does not carry with it the right of publication, unless prior arrangements have been made.

3. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.

4. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval of the appraiser.

5. This appraisal was made in accordance with the Code of Professional Ethics and Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Foundation and the Appraisal Institute and The American Society of Farm Management & Rural Appraiser.

6. Acceptance of and/or use of this report constitutes acceptance of all assumptions and limiting conditions stipulated.

7. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

Key Definitions

Appraisal

An appraisal is an unbiased estimate of the nature, quality, value, or utility of an interest in, or aspect of, identified real estate and related personalty. Appraisal involves selective research into appropriate market areas; the assemblage of pertinent data; the application of appropriate analytical techniques; and the use of knowledge, experience, and professional judgment to develop an appropriate solution of the appraisal problem.[13]

Valuation

Valuation is the process of estimating the market value, fair value, insurable value, investment value, or other properly defined value of an identified interest or interests in a specific parcel or parcels of real estate as of a given date.[14]

Real Estate

Real estate is the physical land and appurtenances affixed to the land, e.g., structures. Real estate includes land and all things that are a natural part of the land, such as trees and minerals, as well as all things that are attached to it by people, such as buildings and site improvements. All permanent building attachments like plumbing, electrical wiring, HVAC equipment, cabinets, elevators, appliances and so on, are also usually considered part of real estate. Real estate differs from personal property which is not considered real estate.[15]

Real Property

Real property includes all interests, benefits, and rights inherent in the ownership of physical real estate. A right or interest in real property is also referred to as an estate.[16]

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[13] *The Appraisal of Real Estate,* Ninth Edition, American Institute of Real Estate Appraisers, page 8.

[14] Ibid, page 8.

[15] Ibid, page 5.

[16] Ibid, page 5.

Market Value

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1) Buyer and seller are typically motivated;
2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
3) A reasonable time is allowed for exposure in the open market;
4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales or concessions granted by anyone associated with the sale.[17]

Fee Simple Interest

The property rights appraised are the fee simple estate. Fee simple estate is defined as absolute ownership unencumbered by any other interest or estate; subject only to the limitations of eminent domain, escheat, police power, and taxation.[18]

[17] Code of Federal Regulations; Title 12-Banks And Banking; Chapter 1-Comptroller Of The Currency, Department Of The Treasury; Part 34-Real Estate Lending And Appraisals-Subpart C-Appraisals Sec. 34.42 Definitions; Revised as of January 1, 2000.

[18] The Dictionary of Real Estate Appraisal, The Appraisal Institute (Chicago, Illinois, 1984).

Leased Fee Estate

The leased fee estate is the lessor's, or landlord's, estate. A leased fee estate is an ownership interest held by a landlord with the right of use and occupancy conveyed by lease to others; the rights of lessor (the leased fee owner) and the leased fee are specified by contract terms contained within the lease.[19]

Leasehold Interest

The leasehold interest is the lessee's, or tenant's estate. A leasehold estate is the right to use and occupy real estate for a stated term and under certain conditions as conveyed by the lease.[20]

[19] *The Appraisal of Real Estate*, Ninth Edition, American Institute of Real Estate Appraisers, p. 111.

[20] Ibid, Pages 111 and 115.

QUALIFICATION OF APPRAISERS

QUALIFICATIONS
OF
CLINT W. BUMGUARDNER, MAI, ASA

Educational

Bachelor of Science, Texas A&M University, College Station, Texas, August, 1987.

Master of Agriculture, Land Economics and Real Estate, Texas A&M University, College Station, Texas, December, 1988.

Completed Course Work and Continuing Education:
- Capitalization Theory & Tech., Part A - Appraisal Institute
- Capitalization Theory & Tech., Part B - Appraisal Institute
- Basic Valuation Procedures - Appraisal Institute
- Real Estate Appraisal Principles - Appraisal Institute
- Standards and Professional Practice - Appraisal Institute
- Case Studies in Real Estate Valuation - Appraisal Institute
- Report Writing & Valuation Analysis - Appraisal Institute
- 3rd/4th Legal Seminar on Ad Valorem Taxation - TX A&M & State Bar Assoc.
- Condemnation in the 90's - Law Offices of Windle Turley
- Nevada Real Estate Statutes - Appraisal Institute
- Appraisers Complete Review - Appraisal Institute

Professional

Member, Appraisal Institute (MAI) No. 10161
Accredited Senior Appraiser (ASA), American Society of Appraisers
Licensed Texas Real Estate Broker, No. 0393607
Texas Certified General Real Estate Appraiser, Certification No. TX-1321020-G
New Mexico Certified General Real Estate Appraiser, Certification No. 001579-G
Certified General Appraiser, Arkansas, License No. CG2050N
Certified General Appraiser, Oklahoma, License No. 12547CGA
Certified General Appraiser, Kansas, License No. G-2075
Certified General Appraiser, Georgia, License No. 332280
Certified General Appraiser, Iowa, License No. CG03070
Certified General Appraiser, Colorado, License No. 100032989
Certified General Appraiser, Nebraska, License No. CG211103R
Certified General Appraiser, Indiana, License No. CG40801054
Certified General Appraiser, Arizona, License No. 31904
Certified General Appraiser, Utah, License No. 6219920-CG00
President, Texas Plains Chapter, Appraisal Institute, 2006-07
Real Estate Committee Member, Texas A&M Foundation

QUALIFICATIONS OF CLINT BUMGUARDNER, MAI, ASA (CONTINUED)

Experience

Principal, W.T. Appraisal, Inc., Abilene, 1992-present
Appraisal Associate, Dominion Property Advisors, 1999-
Appraiser, Wayne Austin, Associates, Abilene, 1992
Staff Appraiser, J.R. Kimball, Inc., Fort Worth, 1989-92.
Testified as expert witness in State Court proceedings
Testified as expert witness before State Property Tax Board
Testified as expert witness before various Appraisal Districts Review Boards in Texas and Oklahoma

Scope of Appraisal Assignments

- Apartment complexes
- Office and Industrial properties
- Shopping and Industrial Centers
- Farms and Ranches (5 acres to 165,000 acres)
- Residential Subdivisions
- Hotels & Motels
- Commercial Feedlots
- Nursing Homes & Long Term Care Facilities
- Special purpose properties including mini-warehouses, car dealerships, restaurants, convenience stores, water parks, churches, car washes, lumberyards, grocery stores, etc.
- Condemnation
- Appraisal Review
- Feasibility and Market Studies
- Property Inspections
- Provided real estate consulting and appraisal services throughout the Southwestern United States.
- Completed Annual Property Value Study for State Comptroller Property Tax Division

Personal

Ranching background - Eldorado, Schleicher County, Texas.
Active in local Church
Married with three children

State of New Mexico

REAL ESTATE APPRAISERS BOARD

PO Box 25101 Santa Fe, NM 87505 (505) 476-4622



This is to certify that

Clint W. Bumguardner #1579-G

Having complied with the provisions of the New Mexico Real Estate Appraisers Act is hereby granted a license to practice as a

General Certified Appraiser

This appraiser is eligible to perform in Federally Related Transactions

Issue Date: 06/22/1999 Date Expires: 04/30/2021

THIS LICENSE MUST BE CONSPICUOUSLY POSTED IN PLACE OF BUSINESS

QUALIFICATIONS
OF
SAM WALKER

Educational

BBA - Marketing; Hardin Simmons University, Abilene, Texas, 2011.

Completed Course Work and Continuing Education:
Basic Procedures Course - *American School of Real Estate Express*
Basic Principles Course- *American School of Real Estate Express*
Uniform Standards of Professional Appraisal Practice - *American School of Real Estate Express*
Site Valuation and Cost Approach- *Appraisal Institute*
Market Analysis and Highest and Best Use- *Appraisal Institute*
Sales Comparison Approach- *Appraisal Institute*
Income Approach (Part 1)- *Appraisal Institute*
Income Approach (Part 2)- *Appraisal Institute*
Report Writing and Case Studies- *Appraisal Institute*
Business Practice and Ethics- *Appraisal Institute*
Real Estate Finance - *Hardin Simmons University*
Real Estate Principles I- *Champions School of Real Estate*
Real Estate Principles II- *Champions School of Real Estate*
Law of Contracts- *Champions School of Real Estate*
Law of Agency- *Champions School of Real Estate*
Commercial Real Estate #0531- *Champions School of Real Estate*
Farm and Ranch Real Estate- *Champions School of Real Estate*
Real Estate Finance Statistics and Valuation Modeling- *Appraisal Institute*
Commercial Appraisal Review- *McKissock*
Expert Witness for Commercial Appraisers- *McKissock*

Professional

Authorized Texas Certified General Real Estate Appraiser
No. 1380450 G
Authorized Texas Real Estate Salesperson (Active)
No. 613659

Experience

Appraiser, West Texas Appraisal Associates, Abilene, TX, September 2011-present.

Scope of Appraisal Assignments

- Office properties (commercial, retail, and medical)
- Retail Shop Centers
- Apartment Complexes and townhomes
- Hotels & Motels
- Nursing Homes & Long Term Care Facilities
- Industrial properties
- Vacant Land
- Farms (Irrigated and Non-Irrigated)
- Ranches (100 acres to 50,000+ acres)

- Game Ranches (700 acres to 5,000 acres)
- Agricultural properties (dairies, feed lots, feed mills, processing facilities, etc.)
- Special purpose properties including mini-warehouses, storage units, car dealerships, restaurants, RV-parks, grocery stores, convenience stores, etc.
-Commercial Evaluations
-Texas Department of Transportation Right of Way Projects (TX-DOT-ROW)
-Feasibility and Market Studies
-American Electric Power Right of Way Projects (AEP)
-Oncor Right of Way Projects

Personal

Farming background- Taylor County and Jones County, Texas.
Member- Southside Baptist Church
Member - Hardin Simmons University Alumni Association
Member - Board of Directors (Love & Care Ministries)
Member- Board of Young Associates (HSU)
Former Hardin Simmons Baseball Player 2008-2011
Married; one child

State of New Mexico

REAL ESTATE APPRAISERS BOARD

PO Box 25101 Santa Fe, NM 87505 (505) 476-4622



This is to certify that

Samuel Paul Walker #03611-G

Having complied with the provisions of the New Mexico Real Estate Appraisers Act is hereby granted a license to practice as a

General Certified Appraiser

This appraiser is eligible to perform in Federally Related Transactions

Issue Date: 05/18/2018 **Date Expires: 04/30/2020**

THIS LICENSE MUST BE CONSPICUOUSLY POSTED IN PLACE OF BUSINESS

LETTER OF ENGAGEMENT

PROPOSAL OF APPRAISAL SERVICES

DATE OF PROPOSAL: August 12, 2019

Mr. William Morris, AICP, CZO
City of Roswell
Community Development Director
415 N. Richardson Ave.
Roswell, NM 88201
b.morris@roswell-nm.gov

Appraiser:
WT Appraisal, Inc.
1302-B Petroleum Drive
Abilene, TX 79602
325-692-5039 office
800-340-5039
325-692-1587 fax
clintbum@wtappraisal.com

Proposal for an Appraisal of the following:

PROPERTY IDENTIFICATION
Three Tracts of land located in Roswell, Chaves County, New Mexico.

PROPERTY TYPE
Land / Special Use Property

INTEREST VALUED
Fee simple – Real Estate

INTENDED USERS
Mr. William Morris w/ City of Roswell and associated parties.
Note: No other users are intended by Appraiser. Appraiser shall consider the intended users when determining the level of detail to be provided in the Appraisal Report.

PROPOSED DELIVERY DATE
30-45 Days from receipt of signed agreement

NUMBER OF COPIES
PDF w/ Hard copies upon request

PROPOSED FEE
$4,500 plus tax totaling $4,879.69

Please provide our firm with the following information if available.

- Name of person to contact for inspection
- Property Tax ID
- Survey / Plat – Building Plans
- Deed
- Mailing address for completed Appraisals
- Any additional information that would aid in our analysis of the property.

CONFIDENTIALITY
Appraiser shall not provide a copy of the written Appraisal Report to, or disclose the results of the appraisal prepared in accordance with this Agreement with, any party other than Client, unless Client authorizes, except as stipulated in the Confidentiality Section of the ETHICS RULE of the Uniform Standards of Professional Appraisal Practice (USPAP).

TESTIMONY AT COURT OR OTHER PROCEEDINGS
Unless otherwise stated in this Agreement, Client agrees that Appraiser's assignment pursuant to this Agreement shall not include the Appraiser's participation in or preparation for, whether voluntarily or pursuant to subpoena, any oral or written discovery, sworn testimony in a judicial, arbitration or administrative proceeding, or attendance at any judicial, arbitration, or administrative proceeding relating to this assignment.

APPRAISER INDEPENDENCE
Appraiser cannot agree to provide a value opinion that is contingent on a predetermined amount. Appraiser cannot guarantee the outcome of the assignment in advance. Appraiser cannot insure that the opinion of value developed as a result of this Assignment will serve to facilitate any specific objective by Client or others or advance any particular cause. Appraiser's opinion of value will be developed competently and with independence, impartiality and objectivity.

GOVERNING LAW & JURISDICTION
The interpretation and enforcement of this Agreement shall be governed by the laws of the state in which the Appraiser's principal place of business is located, exclusive of any choice of law rules.

By Appraiser:

(Signature)

Clint W. Bumguardner
(Printed name)

8/12/19
(Date)

By Client:

(Signature)

William Morris
(Printed name)

8/16/19
(Date)

ROSWELL
New Mexico

Purchase Order

Fiscal Year 2020

THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKAGES AND SHIPPING PAPERS.	
Purchase Order #	22000454

Delivery must be made within doors of specified destination.

BILL TO
CITY OF ROSWELL
ATTN: ACCOUNTS PAYABLE
PO BOX 1838
ROSWELL NM 88202
(OR) AP@ROSWELL-NM.GOV

VENDOR
WT APPRAISAL INC
PO BOX 7275
ABILENE, TX 79608
Email: CLINT@WTAPPRAISAL.COM

SHIP TO
WWTP
2306 E COLLEGE BLVD
ROSWELL, NM 88201
Email: sm.sanchez@roswell-nm.gov
Phone: 5756221449
Fax: 5756242727

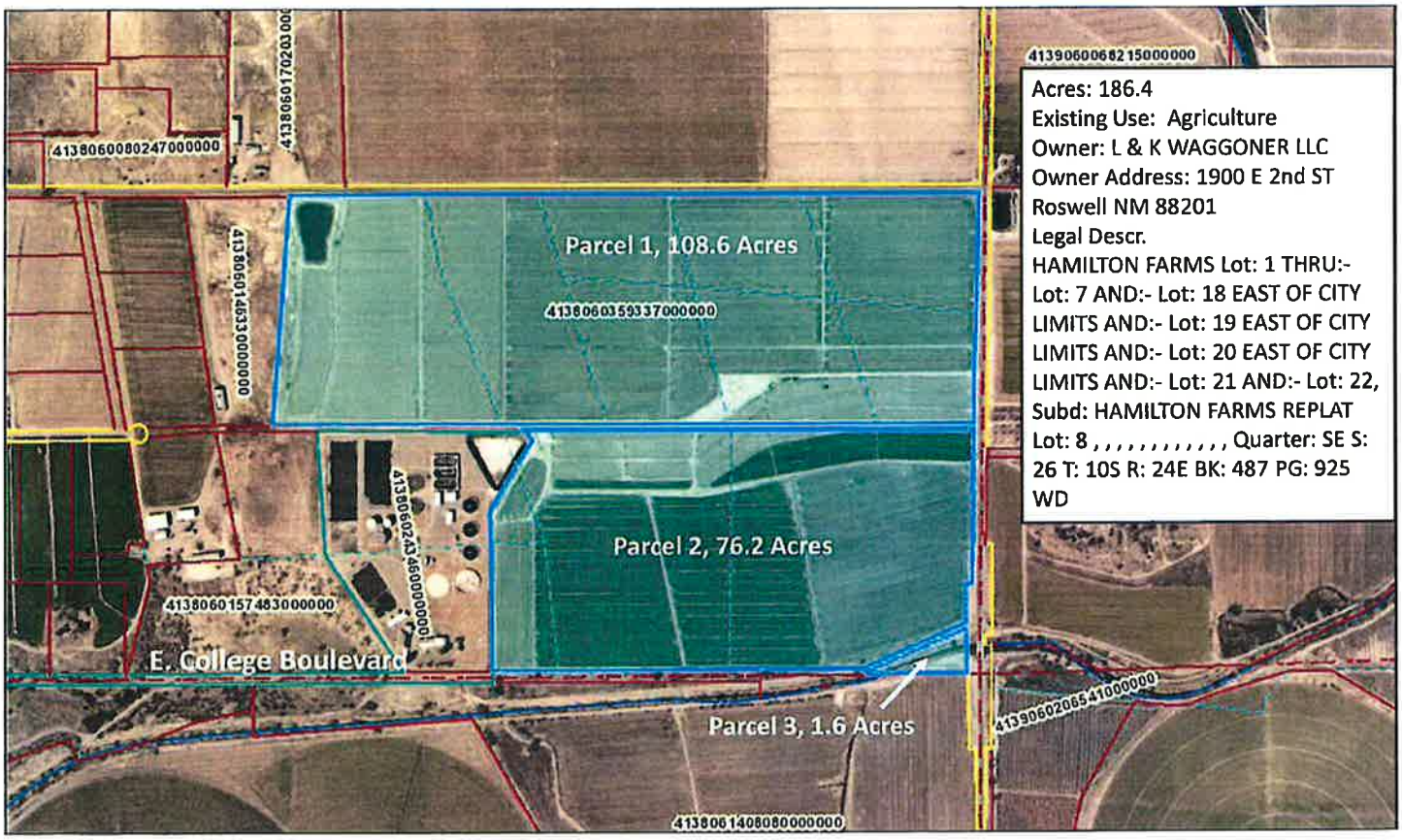
Vendor Phone #	Vendor Email Address	Requisition Number	Requisitioner	
325-692-5039	CLINT@WTAPPRAISAL.C...	12001416	Senida Sanchez	sm.sanchez@roswell-nm.gov

Date Ordered	Vendor Number	Date Required	Freight Method/Terms	Department/Location
08/15/2019	12625			Waste Water Treatment Plant

Item#	Description/PartNo		QTY	UOM	Unit Price	Extended Price
	appraisal The Above Purchase Order Number Must Appear On All Correspondence - Packing Sheets And Bills Of Lading					
1	Appraisal of Farm Land East of Town (3 Parcels) GL Account: 53004355 - 654801	$4,879.69	1.0	EACH	$4,879.69	$4,879.69
	********** GL SUMMARY ********** 53004355 - 654801	$4,879.69				

By: Lupita Eldred
Purchasing Agent, C.P.O

Total Ext. Price	$4,879.69
PO Total	**$4,879.69**


Parcel 1, 108.6 Acres
Parcel 2, 76.2 Acres
Parcel 3, 1.6 Acres
E. College Boulevard
413806008024700000
413806017020300
413806035933700000
413806015433000000
413806024346000000
413806015748300000
413906006821500000
413906020654100000
413806140808000000
Acres: 186.4
Existing Use: Agriculture
Owner: L & K WAGGONER LLC
Owner Address: 1900 E 2nd ST
Roswell NM 88201
Legal Descr.
HAMILTON FARMS Lot: 1 THRU:- Lot: 7 AND:- Lot: 18 EAST OF CITY LIMITS AND:- Lot: 19 EAST OF CITY LIMITS AND:- Lot: 20 EAST OF CITY LIMITS AND:- Lot: 21 AND:- Lot: 22, Subd: HAMILTON FARMS REPLAT Lot: 8 , , , , , , , , , , , , Quarter: SE S: 26 T: 10S R: 24E BK: 487 PG: 925 WD

Subject Photographs

Subject Photographs

Two Tracts of Irrigated Farmland, E of Roswell, Chaves County, NM



Tract 1 looking west



Tract 1 looking west

Subject Photographs

Two Tracts of Irrigated Farmland, E of Roswell, Chaves County, NM



Looking south



Looking south

Subject Photographs

Two Tracts of Irrigated Farmland, E of Roswell, Chaves County, NM



Looking southwest



Tract 1 looking west

Subject Photographs

Two Tracts of Irrigated Farmland, E of Roswell, Chaves County, NM



Tract 1 looking west



Tract 1 looking west

Subject Photographs

Two Tracts of Irrigated Farmland, E of Roswell, Chaves County, NM



West portion of Tract 1



Evaporative pond on Tract 1

Subject Photographs

Two Tracts of Irrigated Farmland, E of Roswell, Chaves County, NM



Neighboring waste water plant



Looking southeast

Subject Photographs

Two Tracts of Irrigated Farmland, E of Roswell, Chaves County, NM



Looking southeast



Tract 2 looking southeast

Subject Photographs

Two Tracts of Irrigated Farmland, E of Roswell, Chaves County, NM



Tract 2 looking southeast



Tract 2 looking east

Subject Photographs

Two Tracts of Irrigated Farmland, E of Roswell, Chaves County, NM



Hondo Rio



Hondo Rio

Subject Photographs

Two Tracts of Irrigated Farmland, E of Roswell, Chaves County, NM



Southeast corner of Tract 2



Looking north

Subject Photographs

Two Tracts of Irrigated Farmland, E of Roswell, Chaves County, NM



Looking northwest



Caliche roadway

Subject Photographs

Two Tracts of Irrigated Farmland, E of Roswell, Chaves County, NM



Looking north



Looking south

Subject Photographs

Two Tracts of Irrigated Farmland, E of Roswell, Chaves County, NM



Looking south



Pond

Subject Photographs

Two Tracts of Irrigated Farmland, E of Roswell, Chaves County, NM



Flood irrigation piping and fencing



Flood irrigation piping and fencing

Subject Photographs

Two Tracts of Irrigated Farmland, E of Roswell, Chaves County, NM



Fencing



Hondo Rio

Infrastructure Committee
Meeting Date: 02/24/2025
COMMITTEE: Infrastructure
CONTACT: Louis Najar **CHAIR:** Darrell Johnson

ACTION REQUESTED:
Following Ordinance 24-07 the Solid Waste Department has reviewed all costs and rates and is reporting on their financial status.

BACKGROUND:
Per Ordinance 24-07 Chapter 21 Solid Waste Effective with the beginning of each Fiscal Year, the City Council shall review and adjust all rates for changes occuring since the beginning of the previous Fiscal Year or the last rate adjustment, which ever shall have last occurred. The Solid Waste Director shall, each January, review all costs and rates and shall report to the Finance Committee, at their April meeting, proposed rate adjustments to ensure that each class of customer is carrying its share of costs, debt service, and reserves.

FINANCIAL CONSIDERATION:
The report has been reviewed by the Finance Director

BOARD AND COMMITTEE ACTION:
Informational Only

STAFF RECOMMENDATION:
Informational Only

Attachments
FY 25 Budget Analysis Power Point
Full 6 Month Accounting for Solid Waste
Consumer Price Index
Quarter 1 Income Statement for Solid Waste
Quarter 2 Income Statement for Solid Waste

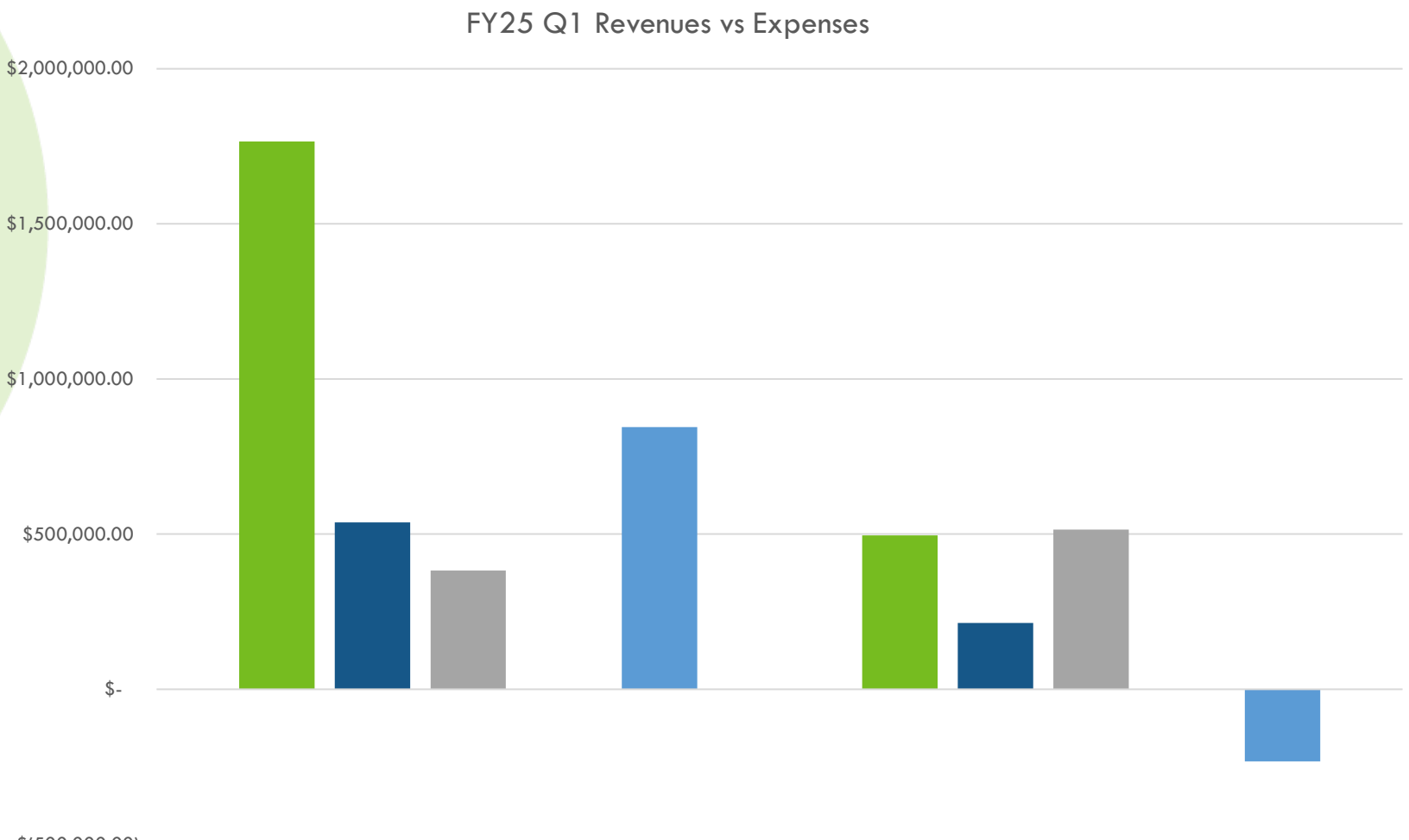
SOLID WASTE FY25 BUDGET ANALYSIS

ITEM NO.

Ordinance 24-07 Chapter 21 Solid Waste

- Effective with the beginning of each Fiscal Year, the City Council shall review and adjust all rates for changes occurring since the beginning of the previous Fiscal Year or the last rate adjustment, which ever shall have last occurred.
- The Solid Waste Director shall, each January, review all costs and rates and shall report to the Finance Committee, at their April meeting, proposed rate adjustments to ensure that each class of customer is carrying its share of costs, debt service, and reserves.

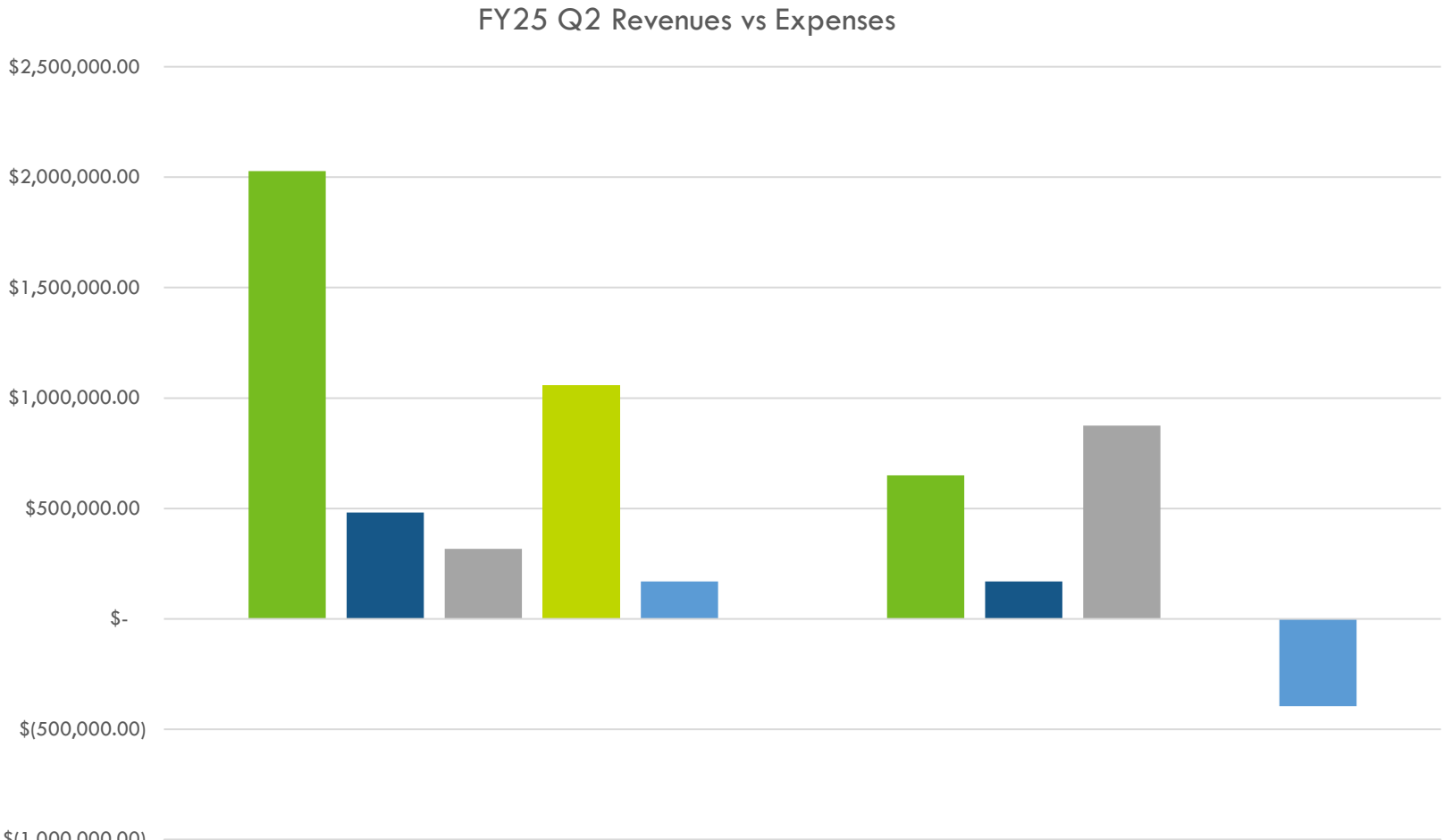
Quarter 1, July 1st – September 30th



	Collections	Landfill
Revenue	$1,765,309.43	$495,773.52
Personnel Expenses	$537,573.04	$213,502.94
Operational Expenses	$382,621.81	$514,468.37
Capital Expenses	$-	$-
Balance	$845,114.58	$(232,197.79)

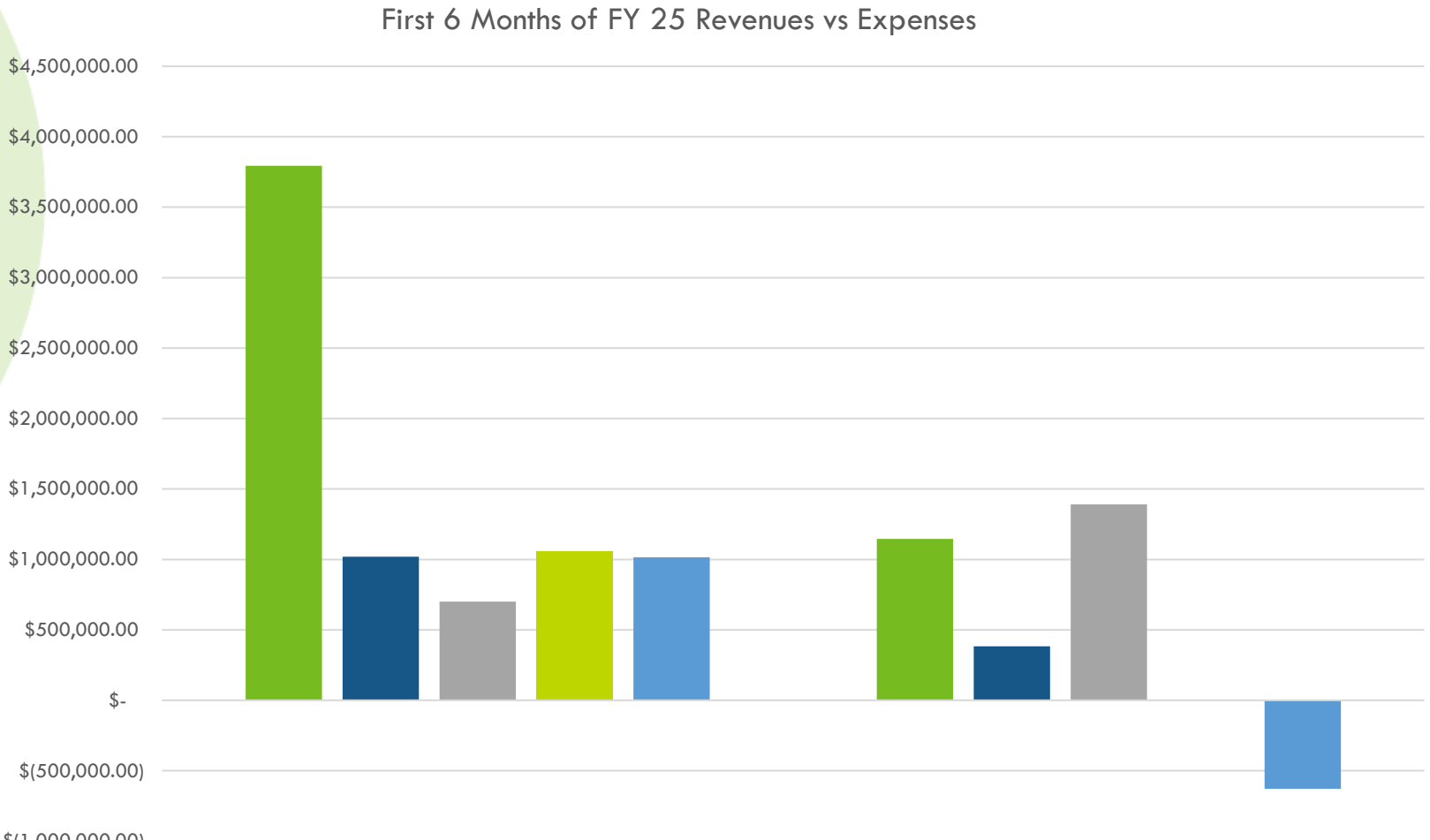
Quarter 2, October 1st – December 31st

- Flood Remediation
  - Collections:
    - $87,665.34
  - Landfill:
    - $600,735.66



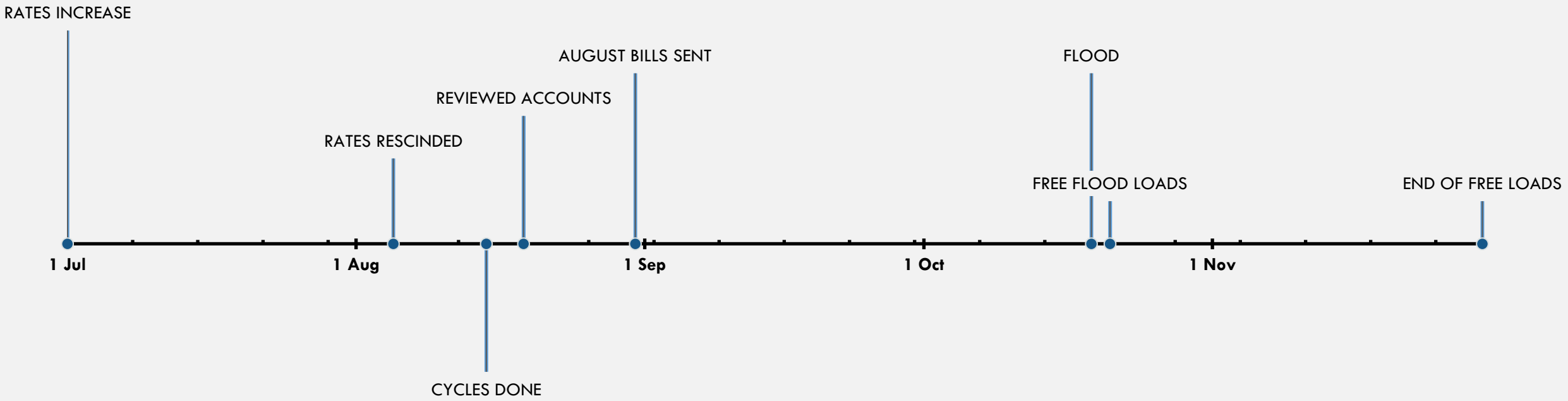
	Collections	Landfill
Revenue	$2,027,249.96	$650,029.20
Personnel Expenses	$481,032.10	$169,890.48
Operational Expenses	$317,243.21	$875,171.02
Capital Expenses	$1,059,476.64	$-
Balance	$169,498.01	$(395,032.30)

First 6 Months (July-December) Combined



	Collections	Landfill
Revenue	$3,792,559.39	$1,145,746.89
Personnel Expenses	$1,018,605.14	$383,393.42
Operational Expenses	$699,865.02	$1,389,639.39
Captial Expenses	$1,059,476.64	$-
Balance	$1,014,612.59	$(627,285.92)

FY 25 Timeline



July 1 – Rates Increased	August 31 – August Bills Sent
August 5 – Rates Rescinded	October 19 – Flood
August 15 – Cycles Done	October 21 – Free Flood Loads
August 19 – Reviewed Accounts	November 30 – End of Free Loads

Rate Recommendations

- The Solid Waste Department recommends a 3% increase to the Solid Waste Rates.
- Going By CPI-W for December of 2024 is 2.8%
- This will increase Residential to $25.09
- Commercial increase to $59.18 for 300-gallons and $104.65 for 3-yard Metal
- New implementation date of August 1st 2025 instead of July 1st 2025

ROSWELL
New Mexico

Questions?

Solid Waste & Landfill

	Actual 07/01/24 to 12/31/24	2025 Budget	Increase (Decrease)	Percentage Change
Solid Waste Refuse Collections	3,526,466	6,848,038	(3,321,572)	51.50%
Interest Income	101,559	149,572	(48,013)	67.90%
Landfill Fees	826,956	1,170,928	(343,972)	70.62%
Roll Off Fees	315,266	516,443	(201,177)	61.05%
Recycling	13,439	19,627	(6,188)	68.47%
Interest Income	15,441	28,995	(13,554)	53.25%
Total Income	4,799,126	8,733,603	(3,934,477)	54.95%
Solid Waste Total Operating Expense	1,739,618	3,939,744	(2,200,126)	44.16%
Landfill Total Operating Expense	1,782,622	2,855,461	(1,072,839)	62.43%
Administrative Solid Waste	0	547,843	(547,843)	0.00%
Administrative Landfill	0	190,876	(190,876)	0.00%
Debt Service Solid Waste	0	0	0	
Debt Service Landfill	15,769	568,538	(552,769)	2.77%
Total Expense	3,538,009	8,102,462	(4,564,453)	43.67%
Available Before Outlay	1,261,117	631,141		
Capital Outlay Budgeted				
Cap-Building Solid Waste	0	0	0	
Cap-Vhle Solid Waste	1,033,462	1,475,540	(442,078)	70.04%
Cap-Equip Solid Waste	26,015	26,015	0	100.00%
Cap-Building Landfill	0	93,983	(93,983)	0.00%
Cap-Infras Landfill	0	90,000	(90,000)	0.00%
Cap-Equip Landfill	0	17,211	(17,211)	0.00%
Total	1,059,477	1,702,749	(643,272)	62.22%
Over/(Shortfall)	201,640	(1,071,608)	1,273,248	-18.82%
Items Not Charged				
Administrative Solid Waste 8%	282,117			
Administrative Landfill 8%	66,156			
	348,274			
Adjusted Over/(Shortfall)	(146,633)			
Flood Remediation				
Loss of Revenue	50,000			
Solid Waste Collection	87,665			
Landfill	600,736			
Total Flood Costs	738,401			
Adjusted	591,768			

U.S. Bureau of Labor Statistics

Southwest Consumer Price Index Indicators

CPI for All Urban Consumers (CPI-U): U.S. City Average, Dallas-Fort Worth-Arlington, and Houston-The Woodlands-Sugar Land, December 2024
(1982-84=100 unless otherwise noted)

Item and group	U.S. City Average				Dallas-Fort Worth-Arlington				Houston-The Woodlands-Sugar Land			
	Index	Percent change			Index	Percent change			Index	Percent change		
	Dec. 2024	12-month	1-month	2-month	Dec. 2024	12-month	1-month	2-month	Dec. 2024	12-month	1-month	2-month
All items	315.605	2.9	0.0	0.0					272.952	1.0		-1.1
Food and beverages	330.812	2.4	0.2	0.2					303.045	1.9		0.0
Food	333.566	2.5	0.2	0.3					306.115	1.9		0.0
Food at home	308.380	1.8	0.1	0.1	268.904	-1.3	0.3	-1.4	291.037	0.1	0.5	0.2
Cereals and bakery products	356.574	0.8	0.6	-0.7	315.987	-1.8	0.3	0.2	341.151	-1.3	2.8	-0.3
Meats, poultry, fish, and eggs	333.659	4.2	0.5	1.5	327.027	2.0	1.9	-1.2	325.343	6.3	2.1	2.2
Dairy and related products	271.358	1.3	0.2	-0.1	243.804	4.4	0.3	1.1	232.906	1.9	1.1	1.0
Fruits and vegetables	353.630	1.0	-0.3	-0.5	216.403	-8.7	0.1	-4.0	366.679	-0.7	-1.9	0.6
Nonalcoholic beverages and beverage materials[1]	220.762	2.3	-0.4	0.0	224.745	-5.1	-4.3	-3.9	352.548	-1.8	-0.8	-1.9
Other food at home	272.362	0.8	0.1	-0.3	266.055	0.5	1.2	-0.4	243.770	-4.8	0.2	-1.4
Food away from home	374.644	3.6	0.3	0.6					317.155	3.8		-0.2
Alcoholic beverages	291.832	1.4	-0.3	-0.4					243.628	1.5		-0.3
Housing	338.883	4.1	0.2	0.4					270.280	0.4		-1.0
Shelter	407.242	4.6	0.2	0.5	349.953	3.8	0.6	0.7	328.605	0.9	-1.0	-0.7
Rent of primary residence	428.151	4.3	0.4	0.7	371.656	3.5	0.2	0.0	326.168	1.3	-0.2	-0.1
Owners' equivalent rent of residences[2]	420.077	4.8	0.3	0.6	375.276	4.0	0.7	0.7	310.160	1.6	-0.3	0.1
Owners' equivalent rent of primary residence[2]	420.093	4.8	0.3	0.6	375.276	4.0	0.7	0.7	310.160	1.6	-0.3	0.1
Fuels and utilities	317.180	3.4	0.6	0.4					191.477	-2.0		-4.8
Household energy	264.502	2.8	0.8	0.3	333.083	7.6	0.5	0.7	158.612	-4.3	-2.4	-7.1
Energy Services	269.388	3.3	0.8	0.3	330.392	8.0	0.5	0.7	155.641	-4.2	-2.4	-7.2
Electricity	276.700	2.8	0.3	-1.3	306.674	7.8	0.4	0.0	146.725	-4.6	-3.2	-8.8
Utility (piped) gas service	242.224	4.9	2.6	6.5	366.952	9.0	1.2	4.0				
Household furnishings & operations	147.559	0.7	-0.1	-0.1					154.441	-1.4		0.0
Apparel	127.354	1.2	-1.7	-4.4					179.619	0.1		-4.5
Transportation	267.606	1.6	-0.3	-0.8					232.747	1.0		-3.0
Private transportation	266.883	1.3	-0.2	-0.8					233.770	0.1		-3.0
New and used motor vehicles[3]	124.324	-1.3	-0.1	0.2					100.507	-2.6		0.1
New vehicles[1]	177.552	-0.4	0.0	0.2					194.884	-0.8		0.3
Used cars and trucks[1]	180.317	-3.3	0.2	0.9					292.891	-4.9		0.8
Motor fuel	271.629	-3.8	-1.1	-3.9	252.026	0.3	-0.4	-2.8	230.230	-2.2	-1.0	-4.6
Gasoline (all types)	270.667	-3.4	-1.1	-3.9	249.890	0.4	-0.4	-2.9	230.161	-1.9	-1.0	-4.7
Motor vehicle insurance[1]	868.417	11.3	0.3	0.3								
Medical care	569.189	2.8	0.1	0.2					546.602	2.5		0.4
Recreation[3]	138.343	1.1	0.0	0.2					131.016	2.7		0.5
Education and communication[3]	145.696	0.6	-0.1	-0.5					120.792	0.5		-1.0
Tuition, other school fees, and childcare[1]	879.172	3.8	0.0	0.0					1306.402	-0.8		-0.5
Other goods and services	564.600	3.3	-0.4	0.0					488.046	3.1		0.3
SPECIAL INDEXES (CPI-U)												
Energy	267.963	-0.5	-0.1	-1.8	294.164	4.2	0.1	-0.9	190.631	-3.1	-1.6	-5.7
All items less shelter	283.218	1.9	-0.1	-0.3					251.230	1.1		-1.4
All items less food and energy	322.007	3.2	0.0	0.1					281.389	1.3		-0.9
All items (1967 = 100)	945.413								875.454			
CPI FOR URBAN WAGE EARNERS AND CLERICAL WORKERS (CPI-W)												
All items	309.067	2.8	0.0	-0.1					268.856	1.2		-1.2
All items (1967 = 100)	920.618								858.068			

(1) Dallas indexes on a February 1978=100 base. Houston indexes on an April 1978=100 base.
(2) Indexes on a December 1982=100 base.
(3) Indexes on a December 1997=100 base.

Note: The CPI measures changes in prices of all goods and services purchased for consumption by urban households. The indexes for food at home, energy, and shelter are compiled monthly for the Dallas and Houston areas. Full surveys, which produce the All Items Indexes and major components, are compiled every two months. These full surveys are published for the odd-numbered months for Dallas and for the even-numbered months for Houston.

Quarter1

Income Statement

Period: 1 to 12

	2023	2024	2025
Revenue	$7,131,646.91	$7,944,341.24	$2,261,082.95
5200 - Solid Waste Fund	$4,431,812.38	$4,243,315.35	$1,765,309.43
457510 - Chgs4Svc-SW Refuse Collections	$5,698,841.60	$6,221,629.43	($2,259.30)
458026 - Chgs4Svc-W&S FEES TAXABLE	$55.65	$0.00	$0.00
458522 - Chgs4Svc-Debt Service	$0.00	$0.00	$166,359.07
458523 - Chgs4Svc-Operation & Personnel	$0.00	$0.00	$1,601,125.12
471100 - MscNoInc-Government Sales Tax	$0.00	$0.00	($5.34)
483200 - Interest Inc-Investments	$82,950.79	$181,363.09	$0.00
484100 - DamageClaims-Buildings	$76,400.00	$0.00	$0.00
489100 - Misc-General	$0.00	$0.00	$89.88
491000 - Gain on Sale of Assets	$0.00	$2,200.00	$0.00
912600 - Transfers in Frm ARPA	$298,044.48	$0.00	$0.00
912800 - Transfer in from Cannabis	$0.00	$11,303.28	$0.00
921101 - Transfers out to General Fund	($546,216.00)	($324,802.00)	$0.00
922626 - Transfers out to Unemployment	($16,350.00)	$0.00	$0.00
965201 - Enterprise Tsfs Out Landfill	($1,161,914.14)	($1,848,378.45)	$0.00
5201 - Landfill Fund	$2,699,834.53	$3,701,025.89	$495,773.52
411200 - GRT Tax-Muni	$352,598.69	$163,232.23	$0.00
411500 - GRT Tax-State Share	$0.00	$118,494.57	$0.00
457520 - Chgs4Svc-SW Landfill Fees	$1,179,884.15	$1,200,222.94	$376,275.28
457530 - Chgs4Svc-SW Roll Off Fees	$476,832.19	$544,816.25	$119,442.41
457540 - Chgs4Svc-SW Recycling	$79.24	$18,836.62	$0.00
472800 - MscNoInc-Prior Year Reimburse	$1,103.52	$0.00	$0.00
483306 - Interest Inc-Equipment Ln	$22,025.60	$31,522.50	$0.00
489100 - Misc-General	$0.00	$2,804.07	$55.83
491000 - Gain on Sale of Assets	$0.00	$1,980.00	$0.00
912800 - Transfer in from Cannabis	$0.00	$6,997.26	$0.00
921101 - Transfers out to General Fund	($478,253.00)	($236,259.00)	$0.00
922626 - Transfers out to Unemployment	($16,350.00)	$0.00	$0.00
955200 - Enterprise Tsfs in Sanitation	$1,161,914.14	$1,848,378.45	$0.00
Expense	$7,040,334.62	$7,413,256.30	$1,433,954.36
52004192 - Solid Waste Comm Enhancement	$0.00	$0.00	$0.00
561530 - PERA Retirement	$0.00	$0.00	$0.00
561535 - NMRHCA	$0.00	$0.00	$0.00
52004341 - Solid Waste Fund Collections	$4,680,844.34	$4,896,279.14	$758,601.38
511110 - Full-Time Salaries	$1,121,251.11	$1,187,711.03	$350,406.33

Income Statement

Period: 1 to 12

	2023	2024	2025
511120 - Part-Time Salaries	$0.00	$14,532.75	$2,476.33
521210 - Full-Time Overtime	$99,518.89	$106,941.55	$36,510.57
521220 - Part-Time Overtime	$0.00	$0.00	$121.56
541560 - Car Allowance	$2,400.00	$2,400.00	$600.00
541561 - Phone Allowance	$1,080.00	$1,080.00	$270.00
551510 - FICA Tax	$73,396.95	$79,105.41	$23,802.72
551520 - Medicare Tax	$17,165.32	$18,500.62	$5,566.76
561530 - PERA Retirement	$114,939.87	$127,921.11	$40,204.93
561535 - NMRHCA	$22,352.82	$23,776.10	$7,204.08
571536 - Administration Fee	$407.80	$365.54	$132.80
571540 - Group Insurance	$235,462.54	$211,916.58	$70,210.26
571550 - Worker's Compensation Fee	$237.12	$253.27	$66.70
585901 - Employee Training	$687.00	$128.00	$0.00
585902 - Employee Travel	$3,825.52	$0.00	$257.34
586101 - General Uniforms	$9,662.23	$7,412.03	$8,651.58
612500 - M&R-Damage Claims	$46.85	$2,508.70	$5,153.60
614004 - M&R-Equipment	$51,407.98	$43,394.45	$0.00
614012 - M&R-Vehicle	$550,329.56	$665,559.19	$147,204.43
623401 - Insurance-Auto	$7,125.00	$11,147.00	$0.00
623404 - Insurance-General Liability	$17,980.27	$13,710.00	$0.00
623407 - Insurance-Worker's Comp	$28,979.00	$6,978.00	$0.00
635801 - Utilities-General Telephones	$38.94	$42.48	$0.00
635802 - Utilities-Mobile Telephones	$14,047.93	$14,871.33	$0.00
642902 - Non-Capital-Tools	$57,830.70	$16.97	$0.00
642903 - Non-Capital-Furniture/Fixtures	$904.88	$1,932.97	$0.00
642904 - Non-Capital-Equipment	$10,606.90	$7,224.65	$9,075.41
642905 - Non-Capital-Other	$149,507.53	$278,766.66	$0.00
652424 - Outside Temporary Labor Force	$39,004.30	$0.00	$1,305.68
654801 - Contract-Professional Services	$9,965.54	$8,938.11	$2,051.61
655003 - Contract-Equip Rent & Lease	$3,809.26	$3,175.14	$768.04
655005 - Contract-Online Collection	$0.00	$998.27	$492.47
663301 - Computer-Subscription/License	$1,399.95	$7,457.76	$2,420.77
663304 - Computer-Software Train/Cnsult	$0.00	$30,901.52	$21,017.84
674700 - PubRelat-Printing & Publicatns	$0.00	$88.20	$0.00
712300 - G&A-Cash Over/Short	$0.00	$0.89	$0.00
715304 - G&A-Franchise Fees	$170,965.24	$186,648.87	$0.00

Income Statement

Period: 1 to 12

	2023	2024	2025
723200 - Supplies-Fuels and Fluids	$266,026.43	$331,795.49	$0.00
725601 - Supplies-General	$10,812.85	$8,803.65	$4,379.57
725608 - Supplies-Janitorial	$59.04	$483.07	$0.00
735613 - Material-3 Yrd Metal Container	$28,224.00	$59,637.00	$18,250.00
793000 - MiscExp-General	$0.00	$4.45	$0.00
817503 - Capital Outlay-Building/Improv	$13,032.38	$6,538.82	$0.00
817505 - Capital Outlay-Equipment	$6,999.95	$0.00	$0.00
817506 - Capital Outlay-Vehicles	$603,372.97	$830,867.34	$0.00
829001 - Depreciation Expense	$1,553,170.59	$1,427,926.66	$0.00
829002 - Depreciation Expense $500-5000	$6,214.43	$1,223.67	$0.00
897503 - Capital Contra-Building/Improv	($13,032.38)	($6,538.82)	$0.00
897505 - Capital Contra-Equipment	($6,999.95)	$0.00	$0.00
897506 - Capital Contra-Vehicles	($603,372.97)	($830,867.34)	$0.00
52014192 - Landfill Comm Enhancement	$363,550.36	$63,832.84	$17,357.46
511110 - Full-Time Salaries	$35,090.09	$42,019.54	$11,225.73
521210 - Full-Time Overtime	$14.10	$42.72	$0.00
551510 - FICA Tax	$2,013.56	$2,436.74	$646.71
551520 - Medicare Tax	$470.88	$569.87	$151.25
561530 - PERA Retirement	$3,607.10	$4,360.55	$1,252.92
561535 - NMRHCA	$701.81	$810.30	$224.51
571536 - Administration Fee	$16.56	$17.28	$4.98
571540 - Group Insurance	$12,707.28	$13,342.56	$3,849.06
571550 - Worker's Compensation Fee	$9.20	$9.20	$2.30
586101 - General Uniforms	$445.50	$0.00	$0.00
614004 - M&R-Equipment	$455.25	$0.00	$0.00
614012 - M&R-Vehicle	$13,710.78	$224.08	$0.00
623401 - Insurance-Auto	$713.00	$0.00	$0.00
635801 - Utilities-General Telephones	$38.96	$0.00	$0.00
652412 - Contract-Weeds/Litter/Trees	$7,556.60	$0.00	$0.00
652421 - Contract-Comm Enh-Demolitions	$270,052.47	$0.00	$0.00
652424 - Outside Temporary Labor Force	$7,686.30	$0.00	$0.00
715308 - G&A-Property Taxes Permit/Fees	$560.00	$0.00	$0.00
715310 - G&A-Permit Filing Fees	$1,125.00	$0.00	$0.00
723200 - Supplies-Fuels and Fluids	$5,190.89	$0.00	$0.00
724101 - Supplies-General Materials	$632.88	$0.00	$0.00
725601 - Supplies-General	$646.98	$0.00	$0.00

Income Statement

Period: 1 to 12

	2023	2024	2025
725608 - Supplies-Janitorial	$105.17	$0.00	$0.00
52014342 - Landfill Fund Landfill	$1,960,609.62	$2,419,891.12	$658,010.78
511110 - Full-Time Salaries	$376,371.44	$442,109.10	$126,279.01
521210 - Full-Time Overtime	$39,119.97	$53,478.63	$23,961.96
551510 - FICA Tax	$25,283.70	$30,022.38	$9,085.09
551520 - Medicare Tax	$5,913.23	$7,021.25	$2,124.73
561530 - PERA Retirement	$38,464.25	$46,653.98	$14,056.75
561535 - NMRHCA	$7,483.56	$8,666.20	$2,518.48
571536 - Administration Fee	$123.26	$154.62	$44.82
571540 - Group Insurance	$42,327.60	$54,126.74	$18,074.64
571550 - Worker's Compensation Fee	$92.00	$103.20	$25.30
585901 - Employee Training	$2,893.45	$3,940.39	$1,200.00
585902 - Employee Travel	$4,176.46	$8,231.98	$0.00
586101 - General Uniforms	$13,790.55	$5,214.30	$1,120.00
612500 - M&R-Damage Claims	$54.68	$0.00	$0.00
614002 - M&R-Building	$5,033.46	$19,662.27	$3,318.96
614004 - M&R-Equipment	$53,876.75	$84,034.17	$14,053.46
614006 - M&R-Grounds	$3,791.30	$6,667.29	$954.11
614012 - M&R-Vehicle	$120,845.39	$176,508.17	$3,985.20
614016 - M&R-Fire Suppression (Bldg)	$0.00	$1,350.00	$0.00
614020 - M&R-Infrastructure (Not Bldg)	$0.00	$15,539.46	$0.00
623401 - Insurance-Auto	$1,663.00	$2,973.00	$0.00
623402 - Insurance-Building	$8,899.81	$36,027.00	$0.00
623403 - Insurance-Equipment	$18,448.85	$37,719.00	$0.00
623404 - Insurance-General Liability	$10,157.41	$14,152.27	$0.00
623407 - Insurance-Worker's Comp	$13,375.00	$6,280.00	$0.00
635801 - Utilities-General Telephones	$613.02	$614.18	$175.38
635802 - Utilities-Mobile Telephones	$2,575.20	$2,401.27	$2,393.39
636302 - Utilities-Electric	$14,946.86	$13,809.08	$1,436.50
636303 - Utilities-Gas	$12,688.88	$4,244.92	$109.91
642901 - Non-Capital-Computers	$5,765.02	$1,918.89	$0.00
642902 - Non-Capital-Tools	$989.52	$884.05	$0.00
642904 - Non-Capital-Equipment	$7,016.21	$3,655.97	$678.00
642905 - Non-Capital-Other	$2,925.03	$0.00	$0.00
652401 - Contract-General Services	$887.53	$0.00	$447.18
652409 - Contract-Janitorial Services	$0.00	$0.00	$1,983.12

Income Statement

Period: 1 to 12

	2023	2024	2025
652419 - Contract-Tire Grinding Svcs	$13,220.05	$17,208.25	$866.15
652423 - Contract-Pest Control Services	$452.43	$414.88	$113.28
654801 - Contract-Professional Services	$145,920.38	$141,123.23	$53,439.99
654803 - Contract-Consulting/Training	$2,813.19	$0.00	$0.00
654818 - Contract-Hazard Waste Prof Svc	$12,738.17	$12,552.02	$0.00
654830 - Contract-Security Prof Svcs	$1,034.34	$1,032.56	$0.00
655001 - Contract-Rentals & Leases Svcs	$0.00	$1,007.70	$0.00
655003 - Contract-Equip Rent & Lease	$3,807.80	$1,252.75	$159.16
663301 - Computer-Subscription/License	$245,837.89	$199,181.51	$240,422.73
663303 - Computer-Software Maintenance	$14,323.93	$13,047.76	$7,594.51
663305 - Computer-Internet	$8,274.51	$8,879.22	$2,246.13
672805 - PubRelat-Advertising/Notices	$182.92	$386.50	$0.00
712102 - G&A-Credit Card Fees	$16,215.60	$17,104.18	$1,567.54
712210 - G&A-GRT Admin Fees	$5,644.47	$4,519.33	$0.00
712300 - G&A-Cash Over/Short	($120.75)	($190.38)	($26.90)
712701 - G&A-Dues/Memberships	$792.50	$418.04	$0.00
715303 - G&A-License Fees	$300.00	$300.00	$0.00
715304 - G&A-Franchise Fees	$49,678.79	$52,354.22	$0.00
723200 - Supplies-Fuels and Fluids	$270,097.00	$163,709.52	$114,686.25
724101 - Supplies-General Materials	$2,725.16	$4,320.39	$0.00
724600 - Supplies-Postage/Shipping	$58.81	$750.33	$0.00
725601 - Supplies-General	$17,864.54	$26,815.07	$915.95
725602 - Supplies-Office	$3,050.40	$567.07	$0.00
725608 - Supplies-Janitorial	$161.75	$295.49	$0.00
735613 - Material-3 Yrd Metal Container	$19,720.00	$0.00	$8,000.00
798000 - MiscExp-Landfill Closure Costs	$0.00	$0.00	$0.00
817503 - Capital Outlay-Building/Improv	$13,984.72	$20,006.30	$0.00
817504 - Capital Outlay-Infrastructure	$96,897.14	$63,693.05	$0.00
817505 - Capital Outlay-Equipment	$8,772.48	$1,198,872.98	$0.00
829001 - Depreciation Expense	$285,223.35	$664,677.72	$0.00
897503 - Capital Contra-Building/Improv	($13,984.72)	($20,006.30)	$0.00
897504 - Capital Contra-Infrastructure	($96,897.14)	($63,693.05)	$0.00
897505 - Capital Contra-Equipment	($8,772.48)	($1,198,872.98)	$0.00
52014343 - Landfill Fund Roswell Recycles	$1,009.10	$0.00	($15.26)
614002 - M&R-Building	$0.00	$0.00	($15.26)
623403 - Insurance-Equipment	$140.51	$0.00	$0.00

Income Statement

Period: 1 to 12

	2023	2024	2025
635801 - Utilities-General Telephones	$38.94	$0.00	$0.00
636302 - Utilities-Electric	$829.65	$0.00	$0.00
52014365 - Landfill Fund NMFA Eqpmnt Loan	$34,321.20	$33,253.20	$0.00
698002 - DebtExp-Interest	$34,321.20	$33,253.20	$0.00
Net Income:	**$91,312.29**	**$531,084.94**	**$827,128.59**

Quarter 2

Income Statement

Period: 4 to 6

	2023	2024	2025
Revenue	$2,065,803.90	$2,197,737.35	$2,677,279.16
5200 - Solid Waste Fund	$1,350,852.31	$1,560,297.92	$2,027,249.96
457510 - Chgs4Svc-SW Refuse Collections	$1,414,052.38	$1,560,298.81	$1,644.47
458522 - Chgs4Svc-Debt Service	$0.00	$0.00	$182,186.46
458523 - Chgs4Svc-Operation & Personnel	$0.00	$0.00	$1,843,410.45
471100 - MscNoInc-Government Sales Tax	$0.00	($0.89)	($0.89)
483200 - Interest Inc-Investments	$18,115.11	$0.00	$0.00
489100 - Misc-General	$0.00	$0.00	$9.47
965201 - Enterprise Tsfs Out Landfill	($81,315.18)	$0.00	$0.00
5201 - Landfill Fund	$714,951.59	$637,439.43	$650,029.20
411200 - GRT Tax-Muni	$235,909.68	$81,528.74	$0.00
411500 - GRT Tax-State Share	$0.00	$59,183.84	$0.00
457520 - Chgs4Svc-SW Landfill Fees	$289,425.30	$303,457.04	$439,741.39
457530 - Chgs4Svc-SW Roll Off Fees	$104,105.07	$184,571.01	$191,240.65
457540 - Chgs4Svc-SW Recycling	$0.00	$1,104.52	$13,439.14
483306 - Interest Inc-Equipment Ln	$4,196.36	$7,594.28	$5,608.02
955200 - Enterprise Tsfs in Sanitation	$81,315.18	$0.00	$0.00
Expense	$1,217,368.39	$1,285,071.52	$1,843,336.81
52004341 - Solid Waste Fund Collections	$834,639.92	$949,702.45	$798,275.31
511110 - Full-Time Salaries	$283,282.00	$259,018.26	$305,483.44
521210 - Full-Time Overtime	$25,226.97	$18,963.21	$36,417.76
541560 - Car Allowance	$600.00	$600.00	$600.00
541561 - Phone Allowance	$270.00	$270.00	$270.00
551510 - FICA Tax	$18,431.61	$17,271.90	$20,683.10
551520 - Medicare Tax	$4,310.59	$4,039.41	$4,837.21
561530 - PERA Retirement	$28,977.08	$28,733.54	$35,487.71
561535 - NMRHCA	$5,626.53	$5,321.07	$6,280.82
571536 - Administration Fee	$110.40	$88.42	$132.80
571540 - Group Insurance	$62,914.91	$51,154.21	$70,770.26
571550 - Worker's Compensation Fee	$66.70	$62.23	$69.00
585901 - Employee Training	$687.00	$0.00	$0.00
586101 - General Uniforms	$3,070.55	$3,144.64	$755.04
612500 - M&R-Damage Claims	$46.74	$115.06	$1,047.54
614004 - M&R-Equipment	$165.00	$11,684.11	$5,005.19
614012 - M&R-Vehicle	$112,887.36	$157,984.80	$119,336.72
623401 - Insurance-Auto	$7,125.00	$0.00	$0.00
623404 - Insurance-General Liability	$17,980.27	$0.00	$0.00
623407 - Insurance-Worker's Comp	$28,979.00	$0.00	$0.00
635801 - Utilities-General Telephones	$10.62	$10.62	$0.00

Income Statement

Period: 4 to 6

635802 - Utilities-Mobile Telephones	$2,342.86	$4,567.78	$2,554.65
642902 - Non-Capital-Tools	$18,680.98	$16.97	$0.00
642903 - Non-Capital-Furniture/Fixtures	$0.00	$1,932.97	$0.00
642904 - Non-Capital-Equipment	$7,207.93	$7,042.69	$0.00
642905 - Non-Capital-Other	$96,339.98	$141,466.66	$54,800.51
652424 - Outside Temporary Labor Force	$12,387.32	$5,400.00	$0.00
654801 - Contract-Professional Services	$73.32	$0.00	$87,665.34
655003 - Contract-Equip Rent & Lease	$1,005.16	$698.22	$866.56
655005 - Contract-Online Collection	$0.00	$0.00	$471.29
663301 - Computer-Subscription/License	$0.00	$0.00	$1,589.64
663304 - Computer-Software Train/Cnsult	$0.00	$30,170.88	$0.00
674700 - PubRelat-Printing & Publicatns	$0.00	$88.20	$0.00
715304 - G&A-Franchise Fees	$42,421.57	$46,808.96	$40,713.63
723200 - Supplies-Fuels and Fluids	$32,201.67	$131,317.83	$0.00
725601 - Supplies-General	$1,847.80	$1,806.81	$2,437.10
735613 - Material-3 Yrd Metal Container	$19,363.00	$19,923.00	$0.00
817503 - Capital Outlay-Building/Improv	$0.00	$6,538.82	$0.00
817505 - Capital Outlay-Equipment	$0.00	$0.00	$26,015.00
817506 - Capital Outlay-Vehicles	$0.00	$0.00	$1,033,461.64
897503 - Capital Contra-Building/Improv	$0.00	($6,538.82)	$0.00
897505 - Capital Contra-Equipment	$0.00	$0.00	($26,015.00)
897506 - Capital Contra-Vehicles	$0.00	$0.00	($1,033,461.64)
52014192 - Landfill Comm Enhancement	$132,057.73	$14,416.54	$15,562.51
511110 - Full-Time Salaries	$4,393.52	$9,355.13	$9,728.79
521210 - Full-Time Overtime	$0.00	$14.24	$0.00
551510 - FICA Tax	$463.67	$540.16	$553.91
551520 - Medicare Tax	$108.43	$126.33	$129.54
561530 - PERA Retirement	$837.94	$1,010.34	$1,099.35
561535 - NMRHCA	$162.72	$187.08	$194.58
571536 - Administration Fee	$4.14	$4.14	$4.98
571540 - Group Insurance	$3,176.82	$3,176.82	$3,849.06
571550 - Worker's Compensation Fee	$2.30	$2.30	$2.30
614004 - M&R-Equipment	$332.27	$0.00	$0.00
614012 - M&R-Vehicle	$519.28	$0.00	$0.00
623401 - Insurance-Auto	$713.00	$0.00	$0.00
635801 - Utilities-General Telephones	$10.64	$0.00	$0.00
652412 - Contract-Weeds/Litter/Trees	$4,400.03	$0.00	$0.00
652421 - Contract-Comm Enh-Demolitions	$112,732.88	$0.00	$0.00
652424 - Outside Temporary Labor Force	$1,965.00	$0.00	$0.00
715308 - G&A-Property Taxes Permit/Fees	$508.28	$0.00	$0.00

Income Statement

Period: 4 to 6			
715310 - G&A-Permit Filing Fees	$225.00	$0.00	$0.00
723200 - Supplies-Fuels and Fluids	$1,411.33	$0.00	$0.00
725601 - Supplies-General	$90.48	$0.00	$0.00
52014342 - Landfill Fund Landfill	$250,022.05	$304,340.09	$1,029,498.99
511110 - Full-Time Salaries	$86,255.86	$98,571.43	$98,438.94
521210 - Full-Time Overtime	$8,251.85	$10,895.81	$20,205.17
551510 - FICA Tax	$5,750.62	$6,625.72	$7,164.70
551520 - Medicare Tax	$1,344.96	$1,549.56	$1,675.61
561530 - PERA Retirement	$8,863.72	$10,380.37	$11,019.06
561535 - NMRHCA	$1,721.11	$1,922.28	$1,950.27
571536 - Administration Fee	$31.74	$35.88	$41.50
571540 - Group Insurance	$11,610.34	$11,731.68	$13,807.42
571550 - Worker's Compensation Fee	$23.00	$25.30	$25.30
585901 - Employee Training	$896.45	$0.00	$170.24
585902 - Employee Travel	$1,629.52	$2,068.44	$37.00
586101 - General Uniforms	$1,798.95	$1,686.28	$8,747.41
612500 - M&R-Damage Claims	$42.74	$0.00	$0.00
614002 - M&R-Building	$764.73	$6,176.66	$3,785.28
614004 - M&R-Equipment	$7,206.53	$17,492.22	$46,973.74
614006 - M&R-Grounds	$0.00	$1,825.68	$0.00
614012 - M&R-Vehicle	$24,421.45	$79,977.02	$32,154.32
623401 - Insurance-Auto	$1,663.00	$0.00	$0.00
623402 - Insurance-Building	$8,899.81	$0.00	$27,502.00
623403 - Insurance-Equipment	$18,448.85	$0.00	$33,045.00
623404 - Insurance-General Liability	$10,157.41	$0.00	$103.50
623407 - Insurance-Worker's Comp	$13,375.00	$0.00	$0.00
635801 - Utilities-General Telephones	$154.14	$154.14	$206.19
635802 - Utilities-Mobile Telephones	$402.22	$603.48	$423.13
636302 - Utilities-Electric	$5,345.19	$3,451.63	$3,561.63
636303 - Utilities-Gas	$2,238.99	$578.77	$962.45
642901 - Non-Capital-Computers	$2,788.98	$0.00	$0.00
642902 - Non-Capital-Tools	$533.77	$0.00	$0.00
642904 - Non-Capital-Equipment	$0.00	$3,655.97	$1,899.99
652401 - Contract-General Services	$887.53	$0.00	$0.00
652409 - Contract-Janitorial Services	$0.00	$0.00	$3,573.51
652419 - Contract-Tire Grinding Svcs	$6,079.20	$0.00	$0.00
652423 - Contract-Pest Control Services	$113.10	$150.80	$151.04
654801 - Contract-Professional Services	$6,557.28	$7,147.82	$581,408.07
654818 - Contract-Hazard Waste Prof Svc	$2,189.24	$0.00	$188.83
654830 - Contract-Security Prof Svcs	$517.46	$516.28	$517.78

Income Statement

Period: 4 to 6

655001 - Contract-Rentals & Leases Svcs	$0.00	$300.00	$0.00
655003 - Contract-Equip Rent & Lease	$236.94	$395.15	$608.16
663301 - Computer-Subscription/License	$0.00	$475.00	$475.00
663303 - Computer-Software Maintenance	$8,853.93	$9,277.76	$0.00
663305 - Computer-Internet	$1,997.25	$2,247.75	$2,268.81
712102 - G&A-Credit Card Fees	$3,572.18	$4,153.80	$5,391.77
712210 - G&A-GRT Admin Fees	$43,911.24	$2,267.81	$0.00
712300 - G&A-Cash Over/Short	($35.01)	($60.87)	($100.45)
712701 - G&A-Dues/Memberships	$0.00	$59.04	$0.00
715303 - G&A-License Fees	$300.00	$0.00	$300.00
715304 - G&A-Franchise Fees	$11,805.91	$14,640.84	$13,636.15
723200 - Supplies-Fuels and Fluids	$111,039.03	$0.00	$103,952.19
724101 - Supplies-General Materials	$19.98	$203.70	$0.00
724600 - Supplies-Postage/Shipping	$0.00	$417.07	$0.00
725601 - Supplies-General	$2,322.76	$2,655.79	$3,228.28
725602 - Supplies-Office	$363.57	$84.03	$0.00
817504 - Capital Outlay-Infrastructure	$0.00	$9,678.32	$0.00
817505 - Capital Outlay-Equipment	$8,772.48	$1,163,418.26	$0.00
897505 - Capital Contra-Equipment	($8,772.48)	($1,163,418.26)	$0.00
897506 - Capital Contra-Vehicles	($147,566.72)	$0.00	$0.00
897508 - Capital Contra-Const in Prog	($27,763.75)	($9,678.32)	$0.00
52014343 - Landfill Fund Roswell Recycles	$648.69	($14.16)	$0.00
623403 - Insurance-Equipment	$140.51	$0.00	$0.00
635801 - Utilities-General Telephones	$10.62	($14.16)	$0.00
636302 - Utilities-Electric	$497.56	$0.00	$0.00
52014365 - Landfill Fund NMFA Eqpmnt Loan	$0.00	$16,626.60	$0.00
698002 - DebtExp-Interest	$0.00	$16,626.60	$0.00
Net Income:	**$848,435.51**	**$912,665.83**	**$833,942.35**

ROSWELL NEW MEXICO
COMMITTEE AGENDA ITEM ABSTRACT

Non-Action Items 7.

Infrastructure Committee
Meeting Date: 02/24/2025
COMMITTEE: Infrastructure
CONTACT: Louis Najar **CHAIR:** Darrell Johnson

DEPARTMENT NAME:
Department Report - Solid Waste

Attachments

Monthly Report - January

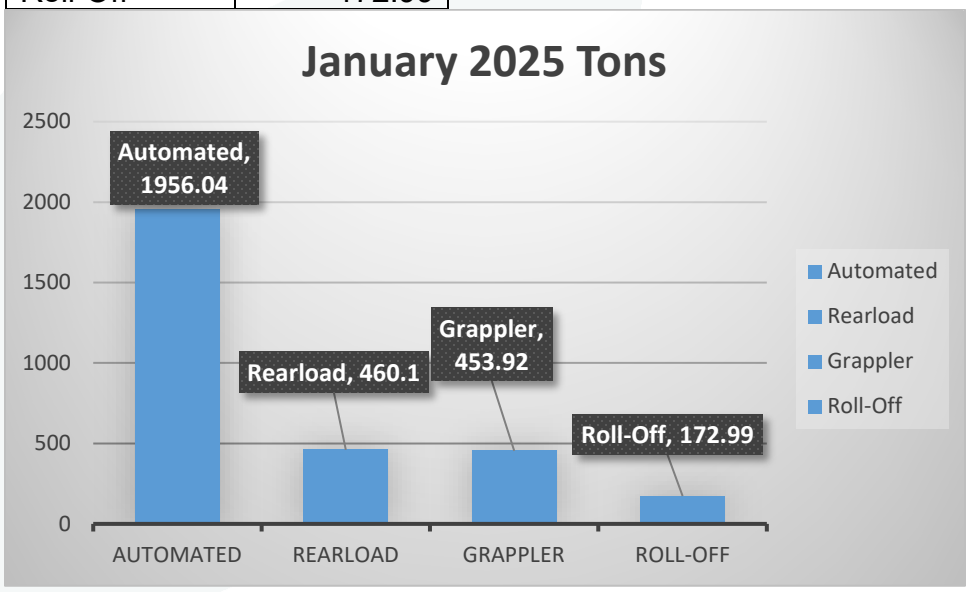
ROSWELL
New Mexico

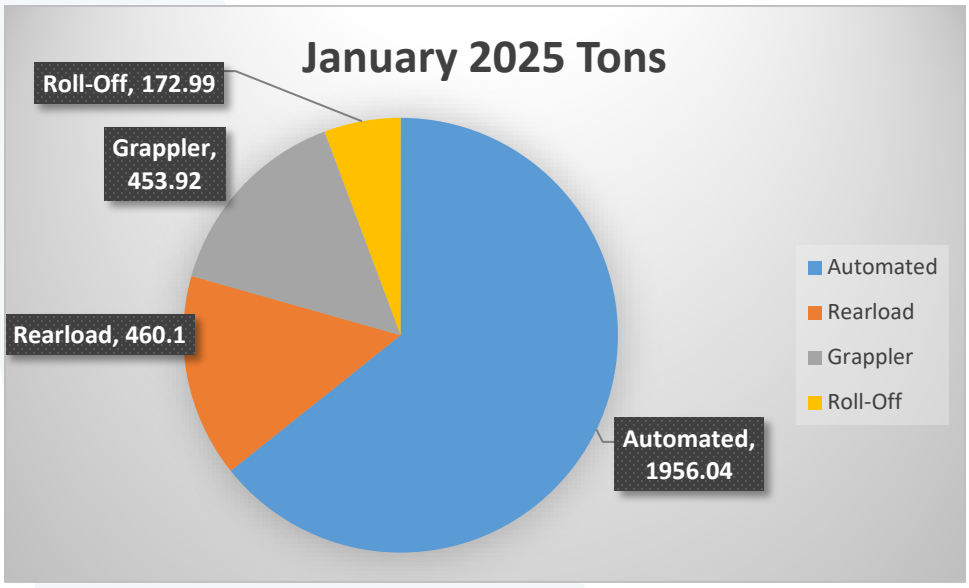
Sanitation

Monthly Solid Waste Department
January 2025 Tonnage Report

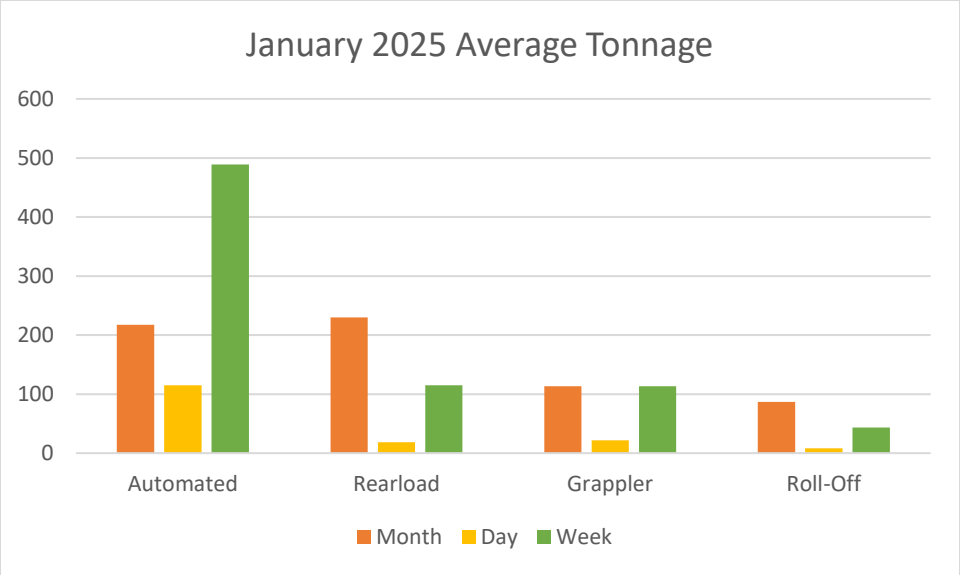
Roswell Municipal Landfill (RML). Report includes tonnage from January 1st to January 31st. Landfill tonnage received is a good gauge of the overall health of the Landfill Operations. Attached are the tonnages for the following Operations: Automated Collections, Bulk Trash, Commercial, and Roll Off.

Service	Tons
Automated	1956.04
Rearload	460.1
Grappler	453.92
Roll-Off	172.99





PO Box 1838
Roswell, NM 88202-1838
TEL: 575.624.6746
roswell-nm.gov



January 2025 Average Tonnage for our different divisions. They are:

Automated Average Tons:

- Daily: 115
- Weekly: 489
- Per Truck this Month: 217

Rearload Average Tons:

- Daily: 18
- Weekly: 115
- Per Truck This Month: 230

Grappler Average Tons:

- Daily: 22
- Weekly: 113
- Per Truck this Month: 113

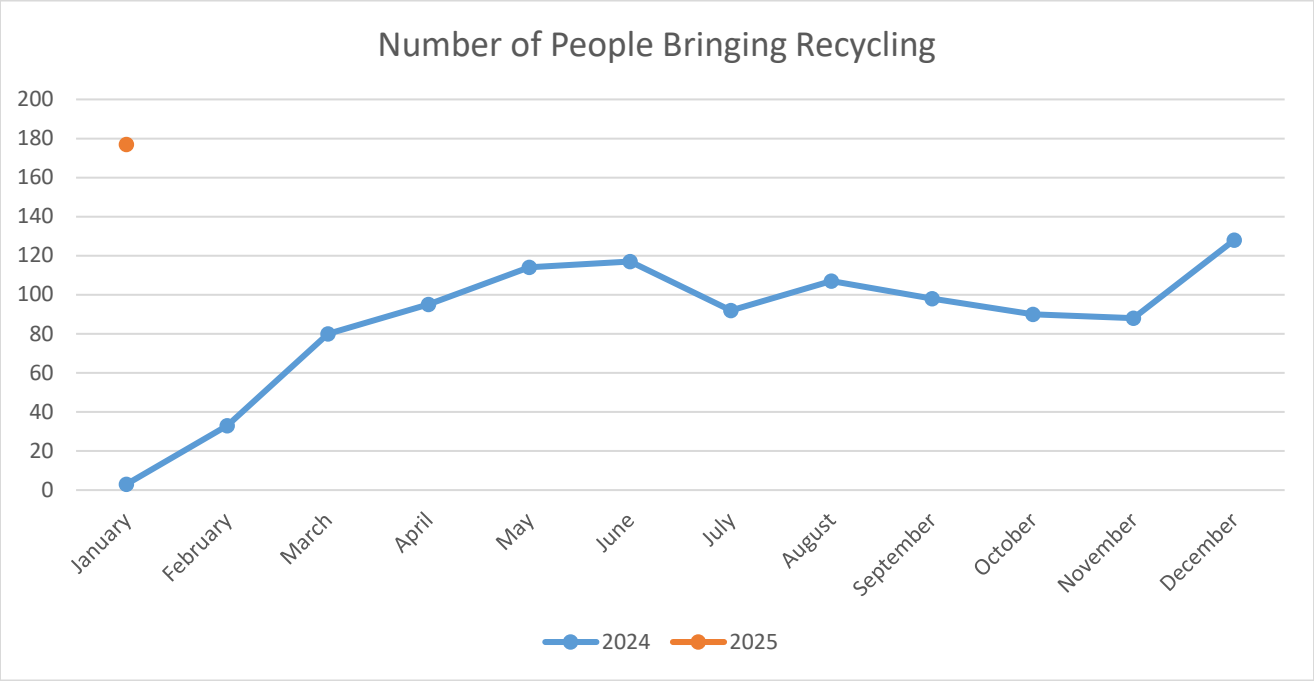
Roll-Off Average Tons:

- Daily: 8
- Weekly: 43
- Per Truck this Month: 87

Recycling

The Solid Waste Department Launched our Pilot program for Recycling. We currently take corrugated cardboard, 1&2 plastics, tin and aluminum cans. Currently we are only tracking people who come in to recycle.

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2024	3	33	80	95	114	117	92	107	98	90	88	128	1045
2025	177												177



Disposal Summary

This data is track by Drivers inputting their Net weight in as they pass over the scales to track how much tonnage they are bringing in.

Disposal by Facility		
Facility	**Loads**	**Tons**
Roswell Municipal Landfill	**748**	**4543.53**
Trash - MSW	718	4543.53
Unknown	30	0.00
Totals	**748**	**4543.53**

Disposal by Material		
Material	**Loads**	**Tons**
Trash - MSW	718	4543.53
Unknown	30	0.00
Totals	**748**	**4543.53**

Disposal by Vehicle Type		
Vehicle Type	**Loads**	**Tons**
Front load	**95**	**1196.80**
Trash - MSW	95	1196.80
Residential	**456**	**3247.59**
Trash - MSW	440	3247.59
Unknown	16	0.00
Roll off	**197**	**99.14**
Trash - MSW	183	99.14
Unknown	14	0.00
Totals	**748**	**4543.53**

Driver Productivity

This chart allows us to see a combined monthly total of all the hours a driver has been 'on route' how fast they are moving and how many miles and tons they are bringing in for the month. Please note that Sub are drivers being substituted in from other sections i.e.: grappler drivers or supervisors to help when we have a shortage of drivers.

Driver Productivity							
Driver Name	Route Count	Route Hours	Helping Hours	Homes/Hour	Total Stops	Miles	Tons
SL-Route-Sub	8	37.9	6.73	37.09763	2110	315	5.54
RO-Route-1	5	155.46	0	0.3537736	111	2280	85.25
CR-Route	3	21.89	0	0	1139	188	118.81
RL-Route-South	5	154.41	0	10.26554	2440	971	549.41
SL-Route-6	15	199.98	12.55	24.14902	11832	1558	311.39
SL-Route-3	11	173.26	11.61	33.56421	13450	1285	174.99
SL-Route-5	9	187.96	2.9	17.05622	11050	1162	1000.71
SL-Route-4	10	169.52	15.28	20.58205	10792	1247	
RO-Route-2	5	131.09	0	0.4424104	112	1526	
SL-Route-Sub	1	1.8	1.8	0.5555556	0	15	
RL-Route-North	8	183.12	6.35	0	2601	1008	597.03
CR-Route	8	94.93	3.79	17.33848	4544	644	371.65
SL-Route-7	7	180.67	3.57	20.94658	10503	1237	
RO-Route-Sub	9	87.32	6.72	1.798053	2115	833	63.53
SL-Route-2	12	209.69	8.06	21.22248	12279	1327	977.95
SL-Route-1	15	205.02	17.34	22.6451	11036	1427	292.81

Driver Summary

This shows us the average trip time per driver plus the total time driven for the month of December and their Monthly average for pickups per hour.

Driver Summary				
Driver Name	# of Routes Driven	Average Trip Time	Total Trip Time	Pick Ups Per Hour
RL-Route-North	21	08h 43m	183h 06m	13
CR-Route	3	07h 18m	21h 53m	28
RL-Route-South	20	07h 43m	154h 24m	13
SL-Route-1	22	09h 27m	207h 49m	44
SL-Route-2	20	10h 37m	212h 14m	47
SL-Route-3	18	09h 38m	173h 23m	62
SL-Route-4	18	09h 03m	162h 57m	49
SL-Route-5	18	11h 34m	208h 20m	38
SL-Route-6	20	09h 22m	187h 25m	50
SL-Route-7	19	09h 19m	177h 05m	42
RO-Route-1	19	07h 57m	151h 10m	0
RO-Route-2	16	07h 55m	126h 40m	1
Ro-Route-Sub	9	09h 23m	84h 29m	10
CR-Route	10	09h 51m	98h 26m	22
SL-Route-Sub	2	09h 47m	19h 34m	53

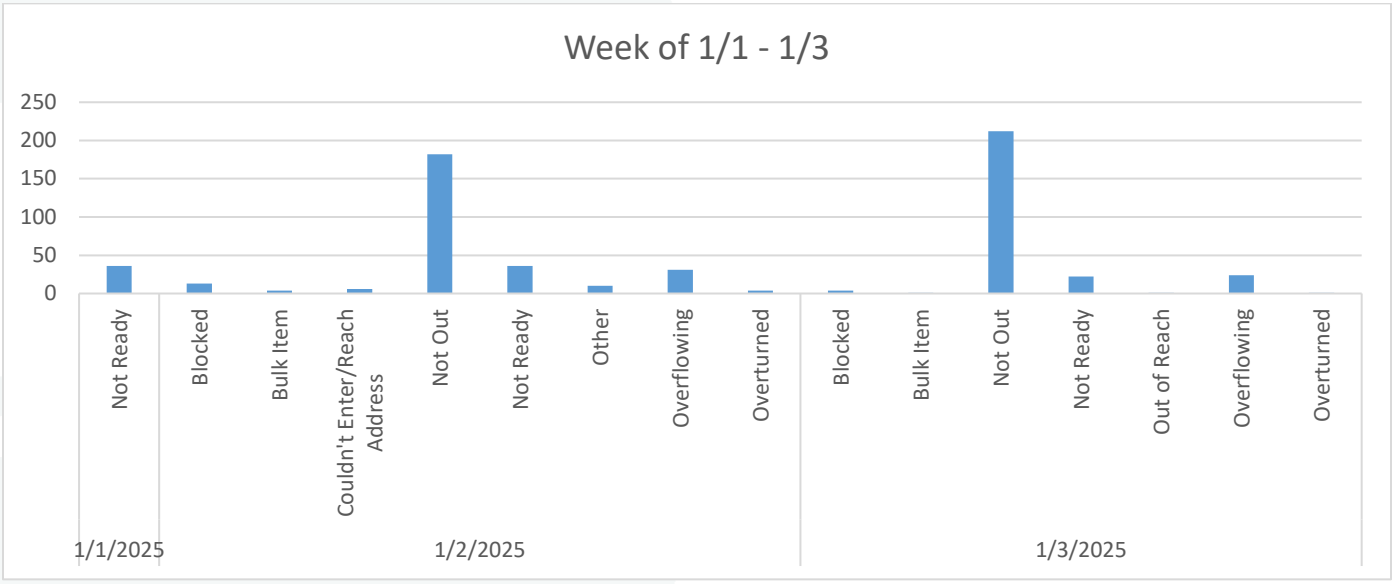
Fuel Log

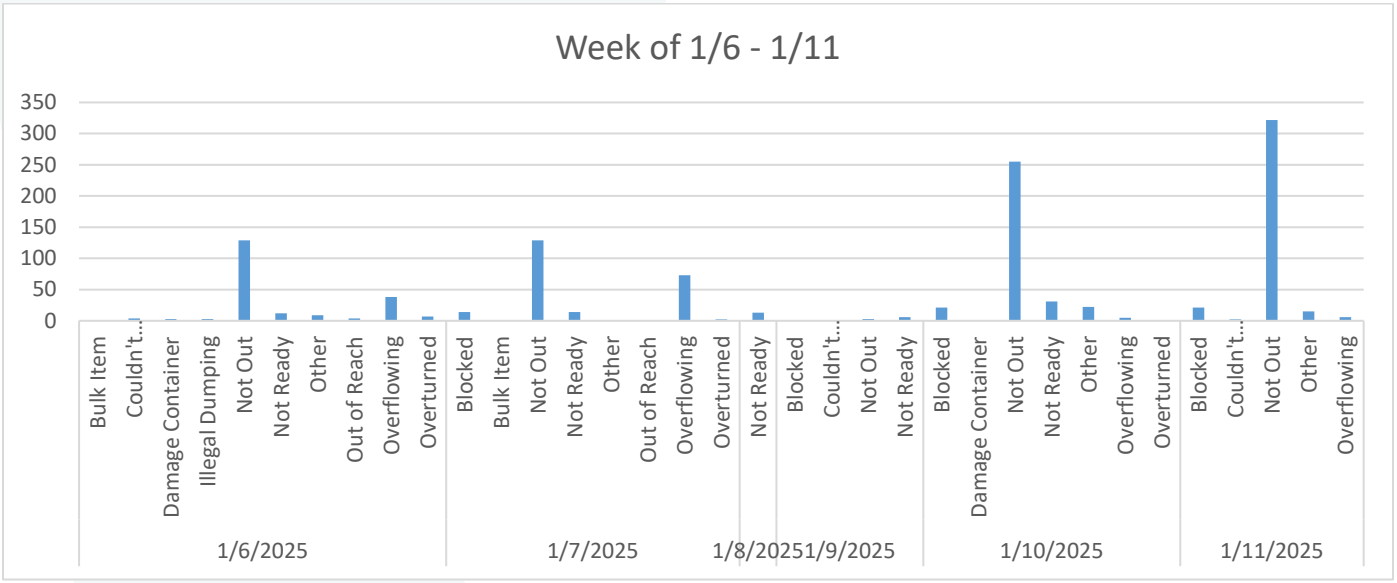
This shows how many miles are driven on our trucks along with their Fuel Efficiency.

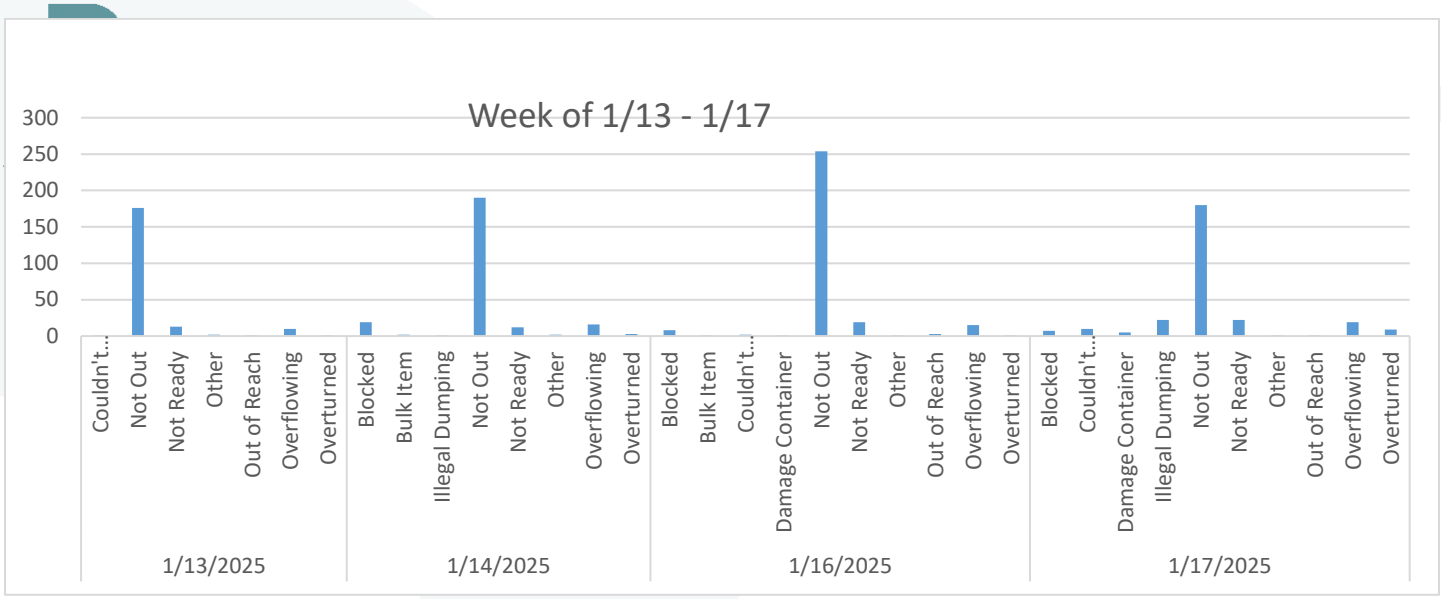
Fuel Log					
Vehicle Name	# Fill ups	Fuel Efficiency (MPG)	Total Gallons Filled	Total Gallons Used	Total Miles Driven
300	6	3.8	130.1	117.5	451
307	10	3.5	242.7	232.1	783
SL 20-305	13	2.9	432.8	514	1488
SL 19-315	13	2.5	231.9	480	1217
303	9	2.4	207.5	494.8	1198
263	15	29.4	318.4	383	237
SL 19-324	7	2.7	136.6	318.9	858
309	3	2.5	28.5	72.2	179
SL 321	12	2.8	349.1	344	958
316	10	2.6	374.9	387.5	1005
RL 311	8	2.2	290.8	330.7	730

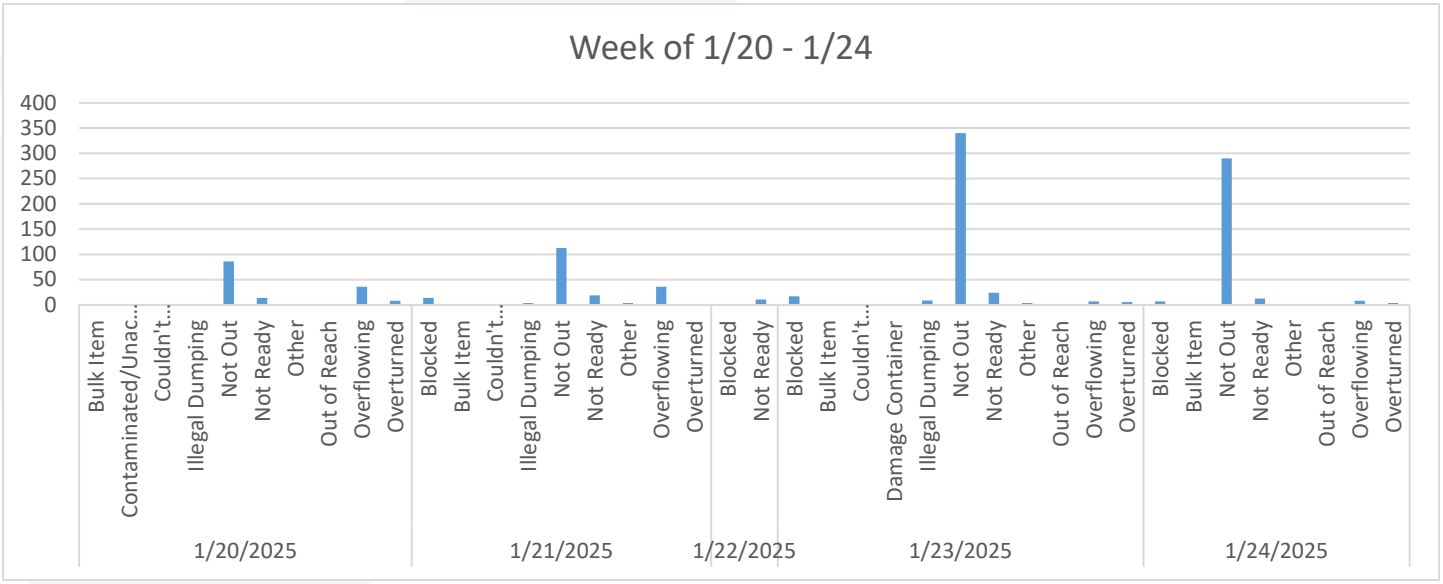
Pickup Reports

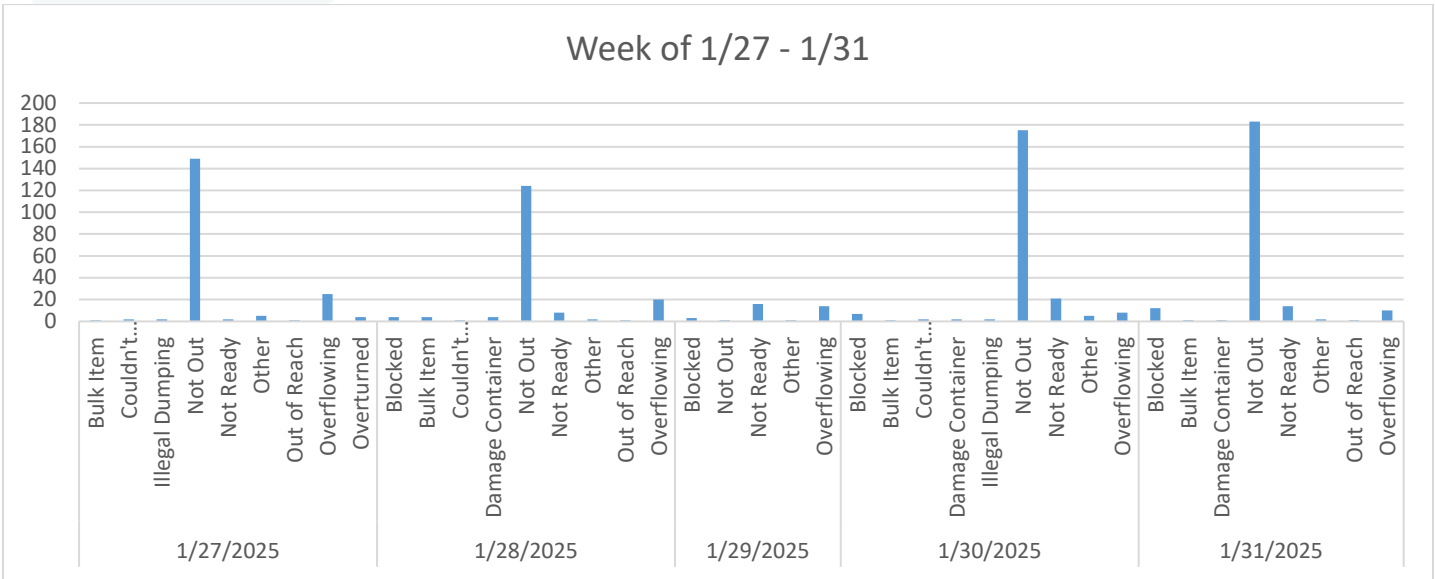
Pickup Reports are broken down by week to week. They show the number of Issues the drivers run into every day. To better view the data we split it into weeks.






Week of 1/13 - 1/17
300
250
200
150
100
50
0
Couldn't...
Not Out
Not Ready
Other
Out of Reach
Overflowing
Overturned
Blocked
Bulk Item
Illegal Dumping
Not Out
Not Ready
Other
Overflowing
Overturned
Blocked
Bulk Item
Couldn't...
Damage Container
Not Out
Not Ready
Other
Out of Reach
Overflowing
Overturned
Blocked
Couldn't...
Damage Container
Illegal Dumping
Not Out
Not Ready
Other
Out of Reach
Overflowing
Overturned
1/13/2025
1/14/2025
1/16/2025
1/17/2025


Week of 1/20 - 1/24
400
350
300
250
200
150
100
50
0
Bulk Item
Contaminated/Unac...
Couldn't...
Illegal Dumping
Not Out
Not Ready
Other
Out of Reach
Overflowing
Overturned
Blocked
Bulk Item
Couldn't...
Illegal Dumping
Not Out
Not Ready
Other
Overflowing
Overturned
Blocked
Not Ready
Blocked
Bulk Item
Couldn't...
Damage Container
Illegal Dumping
Not Out
Not Ready
Other
Out of Reach
Overflowing
Overturned
Blocked
Bulk Item
Not Out
Not Ready
Other
Out of Reach
Overflowing
Overturned
1/20/2025
1/21/2025
1/22/2025
1/23/2025
1/24/2025


Week of 1/27 - 1/31
200
180
160
140
120
100
80
60
40
20
0
Bulk Item
Couldn't...
Illegal Dumping
Not Out
Not Ready
Other
Out of Reach
Overflowing
Overturned
Blocked
Bulk Item
Couldn't...
Damage Container
Not Out
Not Ready
Other
Out of Reach
Overflowing
Blocked
Not Out
Not Ready
Other
Overflowing
Blocked
Bulk Item
Couldn't...
Damage Container
Illegal Dumping
Not Out
Not Ready
Other
Overflowing
Blocked
Bulk Item
Damage Container
Not Out
Not Ready
Other
Out of Reach
Overflowing
1/27/2025
1/28/2025
1/29/2025
1/30/2025
1/31/2025

Current Project Updates

1. In House Projects / Infrastructure

a. Bring Fire Suppression System up to Code (Pending parts)
b. Ongoing Flood Repair
c. Ongoing Road Maintenance
d. Landfill Misc. Earthwork with Cell 5B
e. Rotochopper working on wood pile

2. New Equipment

a. 2 New Sideloaders
    i. 1-Delivered
    ii. 1-On Order
        1. Delivery Date 2/4/25
b. 1 Rear Loader
    i. Delivered
c. Grapple Truck
    i. Delivered

ROSWELL NEW MEXICO
COMMITTEE AGENDA ITEM ABSTRACT

Non-Action Items 8.

Infrastructure Committee
Meeting Date: 02/24/2025
COMMITTEE: Infrastructure
CONTACT: Louis Najar **CHAIR:** Darrell Johnson

DEPARTMENT NAME:
Department Report - Roswell Transit

Attachments

Transit Jan 2025
Transit Bus Inventory Jan 2025

ROSWELL Transit

We believe

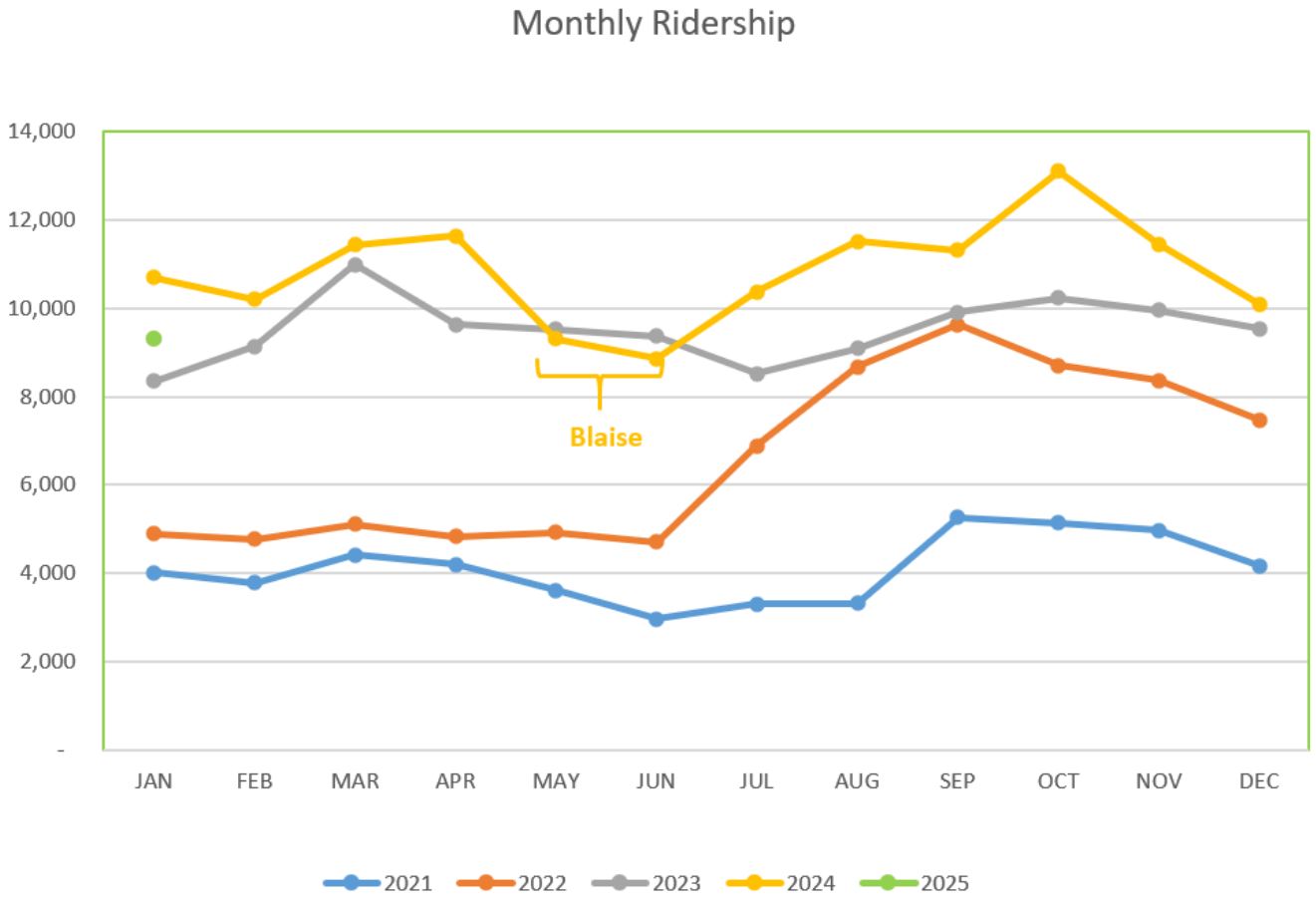
in safe, affordable, and convenient Public Transportation.

Connecting People to Places

BUS RIDERSHIP—January 2025: 9,284

YTD 2024 Ridership ---- 10,689

YTD 2025 Ridership ---- 9,284 **-13.1%**



- We are still short drivers but have three new ones in training.
- We are still running reduced service on Main Street.
- The downstairs restrooms used by customers and staff are permanently closed.
- The weather was COLD in January, affecting our ridership numbers.
- Scott Furciniti, our Admin Assistant, has decided to retire the end of June. He will be missed!

Respectfully submitted by Scott Furciniti and Chris Moore. Approved by Becky Hicks, Transit Director

BUS/VAN INVENTORY 02/01/2025

	BUS #	YEAR	MAKE	MODEL	VIN	GVWR	LIC PLATE	SEATS	MILEAGE	WHEN TO REPLACE
1	950	2015	CHEV	ARBOC C4500	1GB6G5BG9F1206700	14200	04872G	23	192,102	FY2026 OR 240,000 MILES
2	951	2019	CHEV	ARBOC C4500	1HA6GUBB6KN002736	14200	06100G	24	205,855	FY2027 OR 240,000 MILES
3	952	2019	CHEV	ARBOC C4500	1HA6GUBB8LN003873	14200	13167G	21	120,779	FY2028 OR 240,000 MILES
4	953	2019	CHEV	ARBOC C4500	1HA6GUBB5LN003751	14200	13166G	21	163,141	FY2028 OR 240,000 MILES
5	PT8	2010	DODGE	GRAND CARAVAN	2D4RN4DE9AR462606	6050	G95453	5	124,788	FY2020 OR 175,000 MILES
6	PT10	2015	DODGE	GRAND CARAVAN	2C7WDGBG5FR705623	6050	G97744	5	126,175	FY2025 OR 175,000 MILES
7	PT11	2018	DODGE	GRAND CARAVAN	2C4RDGBG7JR256562	6050	05617G	5	117,590	FY2026 OR 175,000 MILES
8	954	2023	FORD	TRANSIT	1FDEU6PG3PKA02173	11000	20366G	13	55,564	FY2032 OR 240,000 MILES
9	955	2023	FORD	TRANSIT	1FDEU6PG1PKA02222	11000	20365G	13	59,985	FY2032 OR 240,000 MILES
10	956	2023	FORD	TRANSIT	1FDEU6PG5PKA98355	11000	21060G	13	42,094	FY2032 OR 240,000 MILES
11	957	2023	FORD	TRANSIT	1FDEU6PG3PKB23964	11000	21054G	13	42,430	FY2032 OR 240,000 MILES
12	958	2023	FORD	TRANSIT	1FDEU6PG3PKA98371	11000	20932G	13	42,294	FY2032 OR 240,000 MILES
13	959	2023	FORD	TRANSIT	1FDEU6PG7PKB24017	11000	20931G	13	25,920	FY2032 OR 240,000 MILES

ROUTES: 3 ON MAIN, 4 ON-DEMAND, 3 PARATRANSIT (3 SPARES) = TOTAL VEHICLES 13

ROSWELL NEW MEXICO
COMMITTEE AGENDA ITEM ABSTRACT

Non-Action Items 9.

Infrastructure Committee
Meeting Date: 02/24/2025
COMMITTEE: Infrastructure
CONTACT: Louis Najar **CHAIR:** Darrell Johnson

DEPARTMENT NAME:
Department Report - Fleet Maintenance

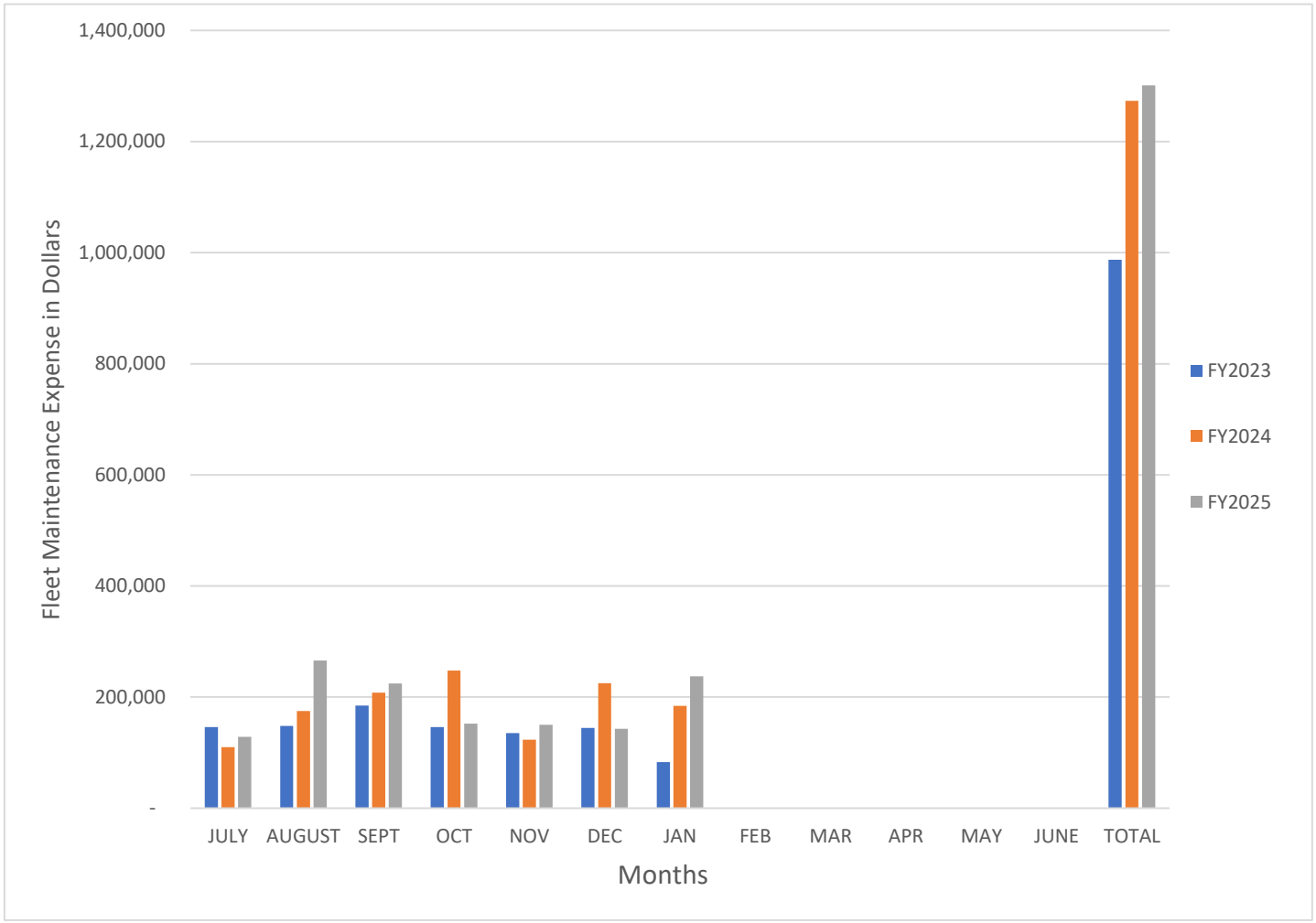
Attachments

Fleet Maint Jan 2025
Fleet Maint Graph

CITY OF ROSWELL
MONTHLY FLEET MAINTENANCE COSTS BY DEPARTMENT
FOR FY2025

PERCENT OF BUDGET			8%	17%	25%	33%	42%	50%	58%		
DEPARTMENT	FY2025 ORIGINAL BUDGET	FY2025 REVISED BUDGET	JUL 2024	AUG 2024	SEP 2024	OCT 2024	NOV 2024	DEC 2024	JAN 2025	FY2025 TOTAL ACTUAL	SPENT PERCENT OF BUDGET
AIR CENTER	81,446	81,446	60	10,493	7,700	1,461	-	1,250	1,603	22,566	28%
ANIMAL CONTROL	13,926	13,926	299	7,799	448	273	707	-	588	10,115	73%
CEMETERY	15,494	11,794	3,073	241	1,415	440	140	351	188	5,848	50%
CENTRAL CONTROL	12,537	16,537	732	1,683	1,194	2,807	1,590	1,189	1,402	10,596	64%
CODE ENFORCEMENT	5,590	29,590	-	2,665	653	1,942	4,551	151	347	10,308	35%
COMMUNITY ENHANCEMENT	-	-	-	-	-	-	-	-		-	0%
CONSOLIDATED DISPATCH	1,446	1,446	-	-		-	-	-		-	0%
CONVENTION CENTER	100	100	-	-	-	-	-	-		-	0%
EMERGENCY MANAGEMENT	1,000	1,000	-	-	-	-	-	-		-	0%
ENGINEERING	9,086	9,086	-	9	2,437	1,611	2,973	-	151	7,182	79%
FACILITIES MAINTENANCE	12,734	18,179	291	1,861	3,409	1,253	2,640	2,321	1,076	12,851	71%
FINANCE	165	-	-	-	-	-	-	-		-	
FIRE	5,775	302,275	2,779	46,888	59,686	859	8,448	4,489	62,508	185,657	61%
FLEET MAINTENANCE	3,307	4,818	-	35	-	3,653	74	484	686	4,931	102%
GOLF	40,537	42,537	4,975	6,417	2,492	2,032	645	275	1,143	17,980	42%
HUMAN RESOURCES/SAFETY	-	1,194	-	-	-	-	20	-	-	20	2%
IT	1,706	6,906	-	-	-		248	-	-	248	4%
LANDFILL	120,845	78,947	-	-	5,441	7,661	14,032	10,461	6,690	44,285	56%
MUNICIPAL COURT	-	4,232	-	432	102	-	-	-	-	534	13%
PARKS	54,091	50,841	193	2,771	2,005	399	1,063	1,610	3,429	11,469	23%
PLANNING & ZONING	101	101	-	-	-	-	-	-		-	0%
POLICE	228,407	228,407	27,544	9,536	26,914	17,331	9,910	27,922	19,752	138,909	61%
RECREATION	2,000	2,000	-	-	-	362	74	-	172	608	30%
RECYCLING	-	-	-	-	-	-	-	-		-	0%
SANITATION-VEHICLE MAINT	550,330	794,030	44,776	71,960	45,422	38,839	40,515	39,472	54,119	335,101	74%
SANITATION-PAYROLL	INCL	INCL	26,332	47,397	32,267	32,320	32,913	32,119	47,189	250,538	INCL
SEWER MAINTENANCE	56,879	50,879	1,015	2,146	7,212	135	2,450	354	149	13,461	26%
SPECIAL ELECTRONICS	4,564	8,834	84	169	-	5,675	169	593	84	6,774	77%
STREETS	197,396	197,396	4,772	33,092	9,285	18,479	18,616	11,818	17,864	113,926	58%
TRANSIT	115,072	109,672	6,764	8,639	9,753	11,618	5,257	5,263	15,739	63,033	57%
WWTP	29,978	29,978	524	5,183	1,932	108	504	1,897	1,270	11,417	38%
WATER MAINT & TRANS	65,177	65,177	4,011	6,311	4,533	2,400	752	735	1,210	19,952	31%
WWTP LAB	545	1,045	-	63	55	22	-	-	-	140	13%
ZOO	10,000	10,000	53	85	-	530	2,015	94	72	2,849	28%
	1,640,234	2,172,373	128,276	265,875	224,355	152,209	150,307	142,846	237,431	1,301,299	

CITY OF ROSWELL
COMPARATIVE ANALYSIS OF FLEET MAINTENANCE EXPENSES BETWEEN FISCAL YEARS
FY2023 TO FY2025



ROSWELL NEW MEXICO
COMMITTEE AGENDA ITEM ABSTRACT

Non-Action Items 10.

Infrastructure Committee
Meeting Date: 02/24/2025
COMMITTEE: Infrastructure
CONTACT: Louis Najar **CHAIR:** Darrell Johnson

DEPARTMENT NAME:
Department Report - Cemetery

Attachments

Monthly Report - Cemetery

ROSWELL

CEMETERY – January, 2025

Acres Maintained: 210

Staffing: 9 FTE

Number of Services for the Month: 32

- 19 Casket Burials
- 11 Cremation Burials
- 1 Veterans Cemetery Casket Burials
- 1 Veterans Cemetery Cremation Burials

Total Revenue for the Month: $49,420.00

Routine Maintenance:

- Dug, set-up, covered, and tamped for all 32 services
- Installed 3 plaques and 4 upright headstones at General Douglas McBride Veterans Cemetery.
- Maintenance and repair on Kubota Unit 585.
- Elm trees behind office trimmed.
- Fourteen live Oak trees pruned for canopy clearance.

Specific Maintenance:

- Conducted total of 32 services for the month of January.

Vehicle Information:

UNIT#	MILEAGE
580	122,006
581	77,732
582	19,283
583	23,516
586	80,779
587	58,306
588	74,096
606	85,774



Submitted by: Ruben Esquivel, Cemetery Superintendent
Approved by: Jim Burress, Special Services Director

ROSWELL NEW MEXICO
COMMITTEE AGENDA ITEM ABSTRACT

Non-Action Items 11.

Infrastructure Committee
Meeting Date: 02/24/2025
COMMITTEE: Infrastructure
CONTACT: Louis Najar **CHAIR:** Darrell Johnson

DEPARTMENT NAME:
Department Report - Zoo

Attachments

Monthly Report - Zoo

ROSWELL

ZOO – January, 2025

Highlights/Animal Care/Maintenance:

- A new grounds lead was hired, Brian Gonzales.
- Routine upkeep done on all animal enclosures, the park, and non-animal areas.
- Routine animal care, including feeding, cleaning, medical care, and enrichment.
- Interviewing started for vacant zookeeper positions (2).
- Training has continued for new hires.
- Multiple water lines repaired by grounds team.
- Short-staffing most of the month due to illness resulted in less projects than usual being accomplished.



*Bayou, the bobcat, using a new shelf that the zookeepers installed.

ROSWELL NEW MEXICO
COMMITTEE AGENDA ITEM ABSTRACT

Non-Action Items 12.

Infrastructure Committee
Meeting Date: 02/24/2025
COMMITTEE: Infrastructure
CONTACT: Louis Najar **CHAIR:** Darrell Johnson

DEPARTMENT NAME:
Department Report - Parks

Attachments

Monthly Report - Parks

ROSWELL

PARKS – January, 2025

Acres Maintained: 685+

Staffing: 25 FTE

Routine Maintenance:

- Weedeat parks as needed
- Checking all irrigation in parks and sports complexes
- Spraying weeds weekly
- Continuing flood clean-up
- Trash pick-up
- Installing new tables, trash cans and BBQ grills throughout parks

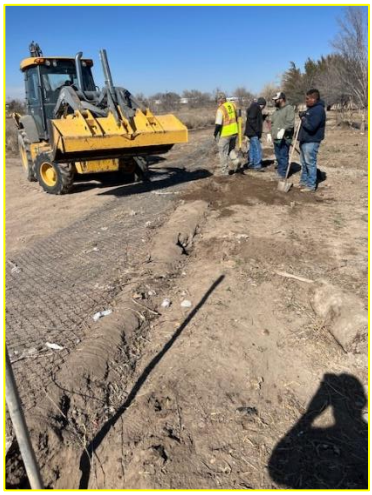
Specific Maintenance:

- Planted 17 trees throughout different parks.
- Shoveled snow off of the side walks of city buildings.
- Removed flood debris and added new playground mulch.
- Rototilled infield at women's softball field and added new clay.
- Repaired fence and made new gates at the Tree Farm.
- Anchor port-a-potty at all-inclusive park.





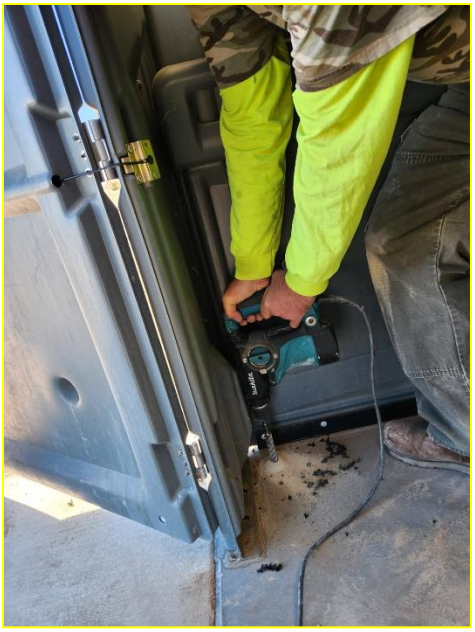


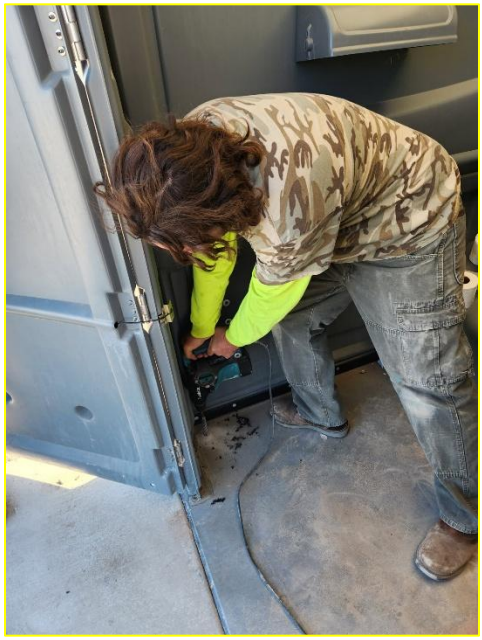
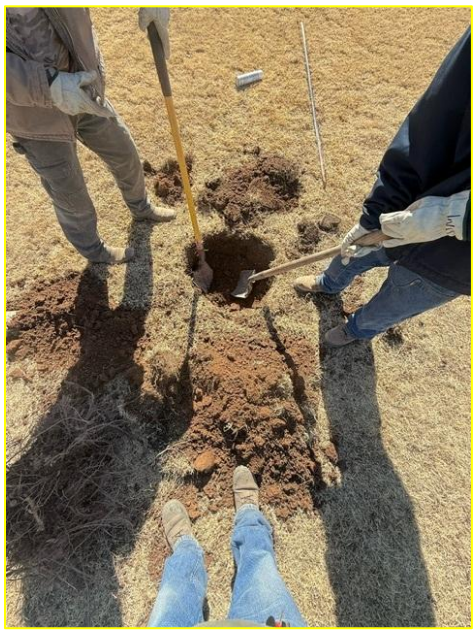











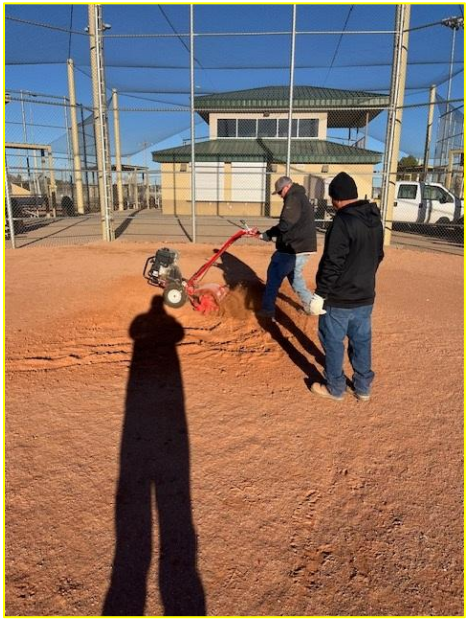
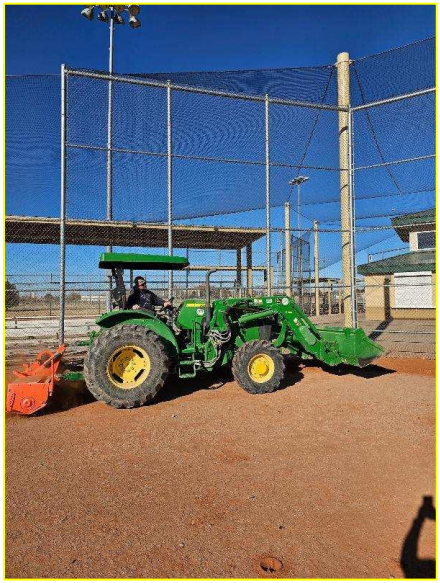





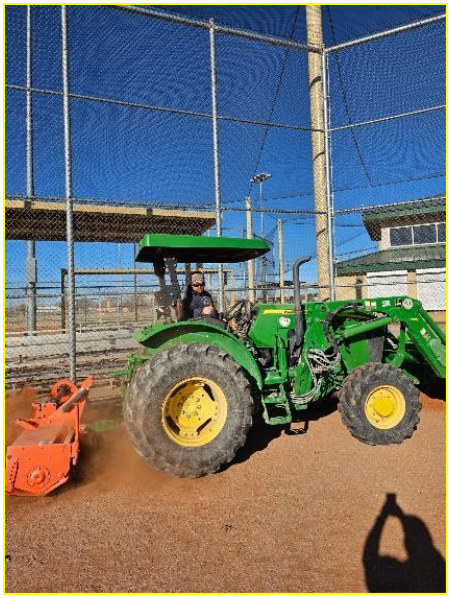



























Vehicle Information:

UNIT#	LAST 5 OF VIN	MILEAGE
1115	59361	9,763
1043	30177	31,513
1110	11787	79,398
1135	31335	99,903
1171	05837	106,333
1106	32089	107,382
1134	02128	72,802
1136	51161	85,803
1112	31411	134,617
1109	55800	167,604
1118	03155	93,171
1107	05501	189,665
1120	16661	92,744
1122	06799	41,091
1007	49647	50,017
1194	27335	140,345
1177	63424	35,154
1113	13373	Totaled (flood)
1100	48327	69,182
(N/A)	31159	
550	38512	127,490
503	87408	75,820

Submitted by: Rudy Chavez, Parks Superintendent
Approved by: Jim Burress, Special Services Director

ROSWELL NEW MEXICO
COMMITTEE AGENDA ITEM ABSTRACT

Non-Action Items 13.

Infrastructure Committee
Meeting Date: 02/24/2025
COMMITTEE: Infrastructure
CONTACT: Louis Najar **CHAIR:** Darrell Johnson

DEPARTMENT NAME:
Department Report - Golf

Attachments

Monthly Report - Golf

ROSWELL

GOLF – January, 2025

Highlights:

- **We started 2025 on the right foot. The mild Winter has allowed golfers to play golf almost year around, which means Annual Membership have been on the rise. We did over 65 memberships and over $31,000.00 to start the year!!**
- **With all of the warm weather we are attempting to get as much water on the course as possible, holes 14, 15, 7, and 2 were left with a lot of sand and gravel from the flood. As you can imagine, dust is flying all over the place. We are doing our best to alleviate the problem and minimize the dust!!**
- **Our Pro Shop is finally looking like a Pro Shop. Our staff has really made the Pro Shop look great and inviting!! Our merchandise is flying off the floor.**
- **Spring River's Tournament Calendar is already full!! We are hosting 6 High School Tournaments, 10 Golf Association Events, and 10 Fundraiser Tournaments as of today!! With Taco Tuesday set to come back in May, the Spring River Golf Course is the place to be.**
- **High School Golf is officially under way here as well!! We were able to team up with all the local coaches and come up with a schedule as far as who will be using which portion of the Golf Course and when!! We are hoping to maximize the Golf Course and cater to each athlete and Coach.**

Specific & Routine Maintenance:

- Cut cups 2 times a week.
- Moved tee markers as needed.
- Dumped trash as needed.
- Mowed greens twice a week.
- Replaced 3 irrigation heads.
- Picked up leaves around Pro Shop area, leaves removal will be ongoing.
- Trimming various tress around the golf course.
- Removed three dead trees.
- Started working on repair of bunker on left front of 16 green.
- Trimming of winter weeds is ongoing.

Revenues:

Category	Qty	Subtotal	Subtotal w/o Tax	Cost	Profit
Alcohol / Beer	561	$2,366.91	$2,249.07	$740.55	$1,626.36
Alcohol / Liquor	422	$2,036.74	$1,934.98	$546.82	$1,489.99
Food and Beverage / Drinks	400	$887.67	$842.59	$326.84	$560.81
Food and Beverage / Snacks	436	$932.39	$884.78	$324.51	$607.84
Golf / Green Fees	1,089	$9,419.04	$8,948.88	$0.00	$9,419.04
Golf / Memberships	66	$31,229.00	$31,229.00	$0.00	$31,229.00
Golf / Services (GHIN & Club Storage)	8	$914.31	$868.62	$0.00	$914.31
Golf Carts	896	$11,853.45	$11,258.72	$0.00	$11,853.45
Merchandise / Accessories	51	$472.41	$448.82	$343.46	$338.93
Merchandise / Apparel	2	$138.10	$131.20	$117.82	$20.28
Merchandise / Clubs	5	$836.20	$794.40	$609.05	$227.14
Merchandise / Footwear	2	$220.00	$209.00	$184.74	$35.26
Merchandise / Gloves	20	$363.82	$345.64	$205.49	$158.33
Merchandise / Golf Bags	2	$476.20	$452.40	$315.00	$161.20
Merchandise / Golf Balls	126	$1,183.84	$1,124.54	$738.92	$444.89
Merchandise / Headwear	2	$57.14	$54.28	$34.00	$23.14
Range Balls	256	$1,446.00	$1,374.00	$0.00	$1,446.00
Rental Club Fees	3	$27.00	$25.64	$0.00	$27.00
Tournament Credit Book	6	$1,342.00	$1,342.00	$0.00	$1,342.00
Tournament Fees	0	0	0	$0.00	0
Total January Profit		$66,202.00	$64,518.56	$4,487.20	$61,924.97
TOTAL GROSS REVENUE					$68,095.88

July 1, 2024 - June 30, 2025						
Month	Qty	Subtotal	Subtotal w/o Tax	Cost	Profit	Gross Revenue
Jul-24		$115,582.89	$111,368.85	$18,220.47	$138,455.13	$162,461.57
Aug-24		$110,996.34	$116,553.56	$15,754.33	$118,083.03	$139,395.01
Sep-24		$105,940.10	$101,046.15	$18,169.20	$88,408.57	$111,472.17
Oct-24		$63,627.41	$60,442.36	$10,220.18	$60,908.77	$74,313.92
Nov-24		$63,618.69	$60,433.31	$10,549.79	$59,660.86	$73,935.57
Dec-24		$96,793.99	$92,948.73	$12,731.43	$82,750.12	$99,298.80
Jan-25		$66,202.22	$64,518.56	$4,487.20	$61,924.98	$68,095.88
Feb-25				$4,141.96	$29,546.66	$34,984.25
Mar-25						
Apr-25						
May-25						
Jun-25						
Fiscal Year		$623,013.64	$607,551.52	$94,394.56	$639,858.12	$764,197.17







Submitted by: Tim VandenBout, Golf Course Manager
Approved by: Jim Burress, Special Services Director

ROSWELL NEW MEXICO
COMMITTEE AGENDA ITEM ABSTRACT

Non-Action Items 14.

Infrastructure Committee
Meeting Date: 02/24/2025
COMMITTEE: Infrastructure
CONTACT: Louis Najar **CHAIR:** Darrell Johnson

DEPARTMENT NAME:
Department Report - Recreation

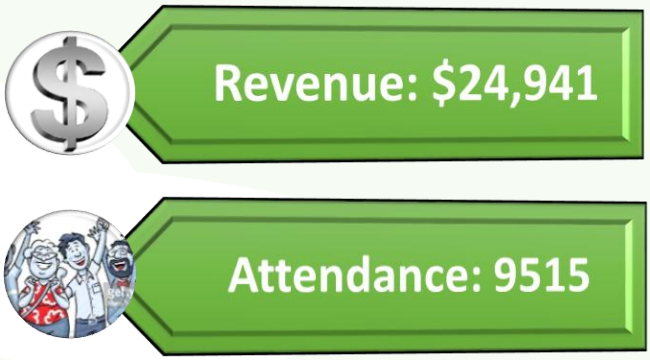
Attachments

Monthly Report - Recreation

ROSWELL
New Mexico

January 2025
Recreation Monthly Report

Recreation



FISCAL YEAR FIGURES		
	2025 January	YTD
Revenue	$24,941	$218,509
Attendance	9515	60485

ATTENDANCE CONTRIBUTORS	
Adult Center Classes & Scans	704
Rec & Aquatic Center Classes	2960
Rec & Aquatic Center Drop-In/Admissions	2415
Rec & Aquatic Center Member Scans	3226
Special Events	210

TOP REVENUE CONTRIBUTORS	
Recreation Memberships	$13,009
Recreation Admission	$5,161

Highlights

Roswell Recreation Center

- Memberships sold: 100
- Youth Basketball games for the 9/10 age division started this month.

Roswell Aquatic Center

- Lifeguards continue with their monthly in-service under the direction of Aquatic Specialist, and the required 300 swim yards every week.
- LTS group classes did great this month and evening aerobics are doing well also.
- There was one incident to report this month.

Roswell Adult Center

- Cecilla, a former instructor who was displaced by the flood has returned to Roswell and is once again teaching for us. Her classes have experienced a notable increase in participation, along with a rise in senior membership purchases.
- We continue to purchase equipment for classes to replace items that were lost or damaged in the flood.

Vehicle Mileage

- Unit 1004/09116 – VIN# 09116 - Mileage 13,446
- Unit 1101/00494 – VIN#00494 - Mileage 55,289
- Unit 15875 – VIN#15875 – Mileage 53,995

Upcoming:

- Father Daughter Dance 2/8

PO Box 1838
Roswell, NM 88202-1838
TEL: 575.624.6720
FAX: 575.624.6889
roswell-nm.gov

11-12 Boys Basketball





11-12 Girls Basketball

PO Box 1838
Roswell, NM 88202-1838

TEL: 575.624.6720
FAX: 575.624.6889

roswell-nm.gov



Senior Stretch



Senior Workout

PO Box 1838
Roswell, NM 88202-1838

TEL: 575.624.6720
FAX: 575.624.6889

roswell-nm.gov

ROSWELL NEW MEXICO
COMMITTEE AGENDA ITEM ABSTRACT

Non-Action Items 15.

Infrastructure Committee
Meeting Date: 02/24/2025
COMMITTEE: Infrastructure
CONTACT: Louis Najar **CHAIR:** Darrell Johnson

DEPARTMENT NAME:

Department Report - Facilities Maintenance

Attachments

Facilities Maintenance Abstract
Facilities Maintenance Project Status

ROSWELL NEW MEXICO
AGENDA ITEM ABSTRACT

Regular Committee Meeting **Item No.**
Meeting Date: 2-24-2025
COMMITTEE: Infrastructure
CONTACT: Louis Najar **CHAIR: Darrell Johnson**

ACTION REQUESTED:
Project Updates – Infrastructure Committee open discussion

BACKGROUND:
Initiated by: Nathaniel Mascarenas

Committee will be given opportunity for Q&A on any project. Project Dashboard report is part of the committee packet.

Please note project updates report;
Facilities Maintenance Department

FINANCIAL CONSIDERATION:
Not applicable for this agenda item.

LEGAL REVIEW:
Not Applicable for this agenda item.

BOARD AND COMMITTEE ACTION:
Open discussion for Infrastructure Committee and attendees.

STAFF RECOMMENDATION:
None, this is opportunity for Committee to ask questions.

ATTACHMENTS

Facilities Maintenance Department. Project Dashboard Reports

ROSWELL
NEW MEXICO

City of Roswell Projects Status

Updated 2-19-2025

Facilities Maintenance Department Projects

Year 2025

landfill pressure washer shed

SCOPE: run utilities, hook up pressure washer, spray foam insulation on the inside

ESTIMATED COST: $ 9,000

FUNDING SOURCE:

CITY SHARE:

DFA/GRANT #:

OTHER:

BUDGET:

Total Budget:	$ -
Total Payments:	
Encumbered	$ -
Total Change Orders:	$ -
Current Balance:	**$ -**

PROJECT CODE NO.:

PURCHASE ORDER NO. unknown

GL #:

PROJECT SCHEDULE:

EST. COMPLETION: March

PROJECT STATUS:

Phase	% Complete
Conceptual, Design	100%
Schematic Phase	N/A
Design Development Phase	N/A
Construction Documents Phase	0%
RFP, ITB, CES, Proposal	100%
Construction	0%
Substantial Completion	0%
Project Closeout	0%
Vendor	
Estimated Completion	25-Feb

Notes:
water, power and gas are hooked up. Waiting on final from electrician then insulation

Year 2025

landfill tough shed

SCOPE: add electrical outlets to each wall, plug for heater,vent, lighting,and spry foam insulation

ESTIMATED COST: $ 8,500

FUNDING SOURCE:

CITY SHARE:

DFA/GRANT #:

OTHER:

BUDGET:

Total Budget:	
Total Payments:	
Encumbered	$ -
Total Change Orders:	$ -
Current Balance:	**$ -**

PROJECT CODE NO.:

PURCHASE ORDER NO. **GL #:** 0

PROJECT SCHEDULE:

EST. COMPLETION:

PROJECT STATUS:

Phase	% Complete
Conceptual, Design	0%
Schematic Phase	0%
Design Development Phase	0%
RFP, ITB, CES, Proposal	0%
Construction	0%
Substantial Completion	0%
Project Closeout	0%
Vendor	Facilities and Contractor
Estimated Completion	Mar-25

Notes:

Year 2025

SCOPE: City Hall flooring project

ESTIMATED COST: $ 4,500

FUNDING SOURCE: Unknown

CITY SHARE:

DFA/GRANT #:

OTHER: Insurance Claim

BUDGET:

Total Budget:	$ -
Total Payments:	$ -
Encumbered	$ -
Total Change Orders:	$ -
Current Balance:	**$ -**

PROJECT CODE NO.:

PURCHASE ORDER NO. **GL #:**

PROJECT SCHEDULE:

EST. COMPLETION:

PROJECT STATUS:

Phase	% Complete
Conceptual, Design	100%
Schematic Phase	100%
Design Development Phase	100%
RFP, ITB, CES, Proposal	100%
Construction	95%
Substantial Completion	0%
Project Closeout	0%
Vendor	Vendor
Estimated Completion	Mar-25

Notes:
flooring has been purchased and project will begin in march of 25

Year 2025

Parks Office

SCOPE: remove HVAC from parks office and relocate to other buildings

ESTIMATED COST:

FUNDING SOURCE:

CITY SHARE: $0

DFA/GRANT #:

OTHER:

BUDGET:

Total Budget:	$ -
Total Payments:	$ -
Encumbered	$ -
Total Change Orders:	$ -
Current Balance:	**$ -**

PROJECT CODE NO.:

PURCHASE ORDER NO. 0 **GL #:** 0

PROJECT SCHEDULE:

EST. COMPLETION:

PROJECT STATUS:

Phase	% Complete
Conceptual, Design	0%
Schematic Phase	0%
Design Development Phase	0%
RFP, ITB, CES, Proposal	0%
Construction	0%
Substantial Completion	0%
Project Closeout	0%
Vendor	
Estimated Completion	March

Notes:
units have been removed. We are cleaning them up and making sure they are working properly

2025

SCOPE: install 10 vehicle lifts for PD

ESTIMATED COST:

FUNDING SOURCE:

CITY SHARE:

DFA/GRANT #:

OTHER:

BUDGET:

Total Budget:	
Total Payments:	$ -
Encumbered	
Total Change Orders:	$ -
Current Balance:	**$ -**

PROJECT CODE NO.:

PURCHASE ORDER NO. **GL #:**

PROJECT SCHEDULE:

EST. COMPLETION:

PROJECT STATUS:

Phase	% Complete
Conceptual, Design	100%
Schematic Phase	100%
Design Development Phase	100%
RFP, ITB, CES, Proposal	100%
Construction	0%
Substantial Completion	0%
Project Closeout	0%
Vendor	
Estimated Completion	25-Feb

Notes:
installing large vehicle lifts at pd west storage.

Year 2025

SCOPE: drywall at fire station #1

ESTIMATED COST: $ -

FUNDING SOURCE:

CITY SHARE:

DFA/GRANT #:

OTHER:

BUDGET:

Total Budget:	
Total Payments:	$ -
Encumbered	$ -
Total Change Orders:	$ -
Current Balance:	**$ -**

PROJECT CODE NO.:

PURCHASE ORDER NO. 0 **GL #:** 0

PROJECT SCHEDULE:

EST. COMPLETION:

PROJECT STATUS:

Phase	% Complete
Conceptual, Design	0%
Schematic Phase	0%
Design Development Phase	0%
RFP, ITB, CES, Proposal	100%
Construction	95%
Substantial Completion	95%
Project Closeout	0%
Vendor	Facilities
Estimated Completion	25-Mar

Notes:

drywall is hung and waiting for the tape and texture

Year 2025

SCOPE: Gayle Fire house roof

ESTIMATED COST:

FUNDING SOURCE:

CITY SHARE:

DFA/GRANT #:

OTHER:

BUDGET:

Total Budget:	$ 14,264
Total Payments:	$ -
Encumbered	
Total Change Orders:	$ -
Current Balance:	**$ 14,264.03**

PROJECT CODE NO.:

PURCHASE ORDER NO. 22300704 **GL #:**

PROJECT SCHEDULE:

EST. COMPLETION:

PROJECT STATUS:

Phase	% Complete
Conceptual, Design	0%
Schematic Phase	0%
Design Development Phase	0%
RFP, ITB, CES, Proposal	0%
Construction	0%
Substantial Completion	0%
Project Closeout	0%
Vendor	Facilities
Estimated Completion	25-Apr

Notes

roofing package has been purchased and is waiting for installation in April

ROSWELL NEW MEXICO
COMMITTEE AGENDA ITEM ABSTRACT

Non-Action Items 16.

Infrastructure Committee
Meeting Date: 02/24/2025
COMMITTEE: Infrastructure
CONTACT: Louis Najar **CHAIR:** Darrell Johnson

DEPARTMENT NAME:
Department Report - Streets

Attachments

2025-January Monthly Report

Monthly Report for January 2025

Streets

Projects Focus

The potholes continue to get repaired with two crews working to fix the problem areas in the streets. The weed spraying crew is working the right of way and when the wind curtails spraying, they are picking up trash on the unsightly roadside and a driving hazard. The Alley crew maintains the graveled alley by leveling out the ruts and fresh gravel when needed.



Projects Continued

Street sweeping and patching holes are always on to-do list. Making the street safer and more drivable is always a priority within the Street Department, the patch truck crew, and Street Maintenance crew continue to patch, repair, and preserve the streets.

W College Blvd & N Montana Ave (Water Cut)



S Poe St & S Atkinson Ave (Patch)



Monthly Report for January 2025

Streets

January brought us some snow. So, to keep customers and employees safe all crews were out shoveling snow, putting ice melt, and salting down areas. Safety is our priority not only for our employees but our customers. Below are pictures of the City Water Billing Department Entrance.





Quantities of Materials for the month

The patch crews have used 24.75 tons of cold mix, 8.61 hot mix, and 336 bags of Poly patch material.

The alley crews have used 15 loads of gravel, 15 loads of road base, and 19 loads of water.

The crusher crew hauled 22 loads of Sweeping waste to the landfill, and 16 loads of dirt from the detention pond to areas that are still being repaired after the flood.

The sign shop personnel have replaced 35 traffic signs,5 signposts, and studs.

The sweeper crew had 128 loads of daily sweeping waste this month.

The herbicide crew has sprayed 450 gallons of weed killer to control weeds on City property

All Crews used 27 boxes of snow melt and 338 tons of road salt.

Projects Upcoming

IPR Micro-Surfacing Only Project $500,000 PO #22501095- $ 91,644.86 has been used to repair flood-damaged streets in November/December 2024. This project has been put on hold until warmer weather. The estimated time to restart is sometime in March 2025 with $408,355.14 remaining on PO. This work will continue on flood-damaged streets.

San Bar City Wide Striping to begin once the weather gets warmer. Hoping for March or April 2025

Equipment Brief

1-Patch Truck FY2024-Approved PO #22400544- Pending Arrival March 2025

1-Dump Truck- Approval for PO #22501094- Pending Arrival June 2025

ROSWELL NEW MEXICO
COMMITTEE AGENDA ITEM ABSTRACT

Non-Action Items 17.

Infrastructure Committee
Meeting Date: 02/24/2025
COMMITTEE: Infrastructure
CONTACT: Louis Najar **CHAIR:** Darrell Johnson

DEPARTMENT NAME:
Department Report - Special Electronics

Attachments

ATT 1 - Special Electronics Monthly Report

SPECIAL ELECTRONICS

MONTHLY REPORT FOR January 2025

LOCATES

LOCATES CLEARED: 289

LOCATES MARKED: 6

EMERGENCY LOCATES: 31

CONFRENCE ATTENDED: 4

CALL OUTS

COLLEGE & 285

RELIEF RT. & MAIN

RPD VIDEO

HOBBS & 285

COLLEGE & MAIN

HOBBS & MAIN

MCGAFFEY & 285

MAINTAINANCE

REPLACED GREEN BALL BRASHER & 285

REPLACED DETECTOR INTERFACE CARD BRASHER & MAIN

REPAIRED HAWK CABINET CAHOON CROSSWALK

REMOVED RPD'S CAMERA FROM CIELO GRANDE

REPLACED GREEN ARROW HOBBS & MAIN

PULLED WIRE FOR STREET LIGHTS COUNTRY CLUB & MONTANA

REPLACED YELLOW BALL DEL NORTE SCHOOL ZONE

REPAIRED FLASHERS ON WASHINGTON

REPLACED STREET LIGHT POLE COUNTRY CLUB & MONTANA

STRAIGHTENED MAST ARMS AT 2ND & SYCAMORE/ 2ND & ATKINSON

REPLACED BAD PUSH BUTTON STATION 5TH & MAIN

ROSWELL NEW MEXICO
COMMITTEE AGENDA ITEM ABSTRACT

Non-Action Items 18.

Infrastructure Committee
Meeting Date: 02/24/2025
COMMITTEE: Infrastructure
CONTACT: Louis Najar **CHAIR:** Darrell Johnson

DEPARTMENT NAME:
Department Report - Engineering

Attachments

ATT 1 - Engineering Monthly Report
ATT 2 - Annual Maintenance Monthly Report
ATT 3 - Engineering Project Dashboard Report

January 2025 Engineering Highlights Report

Community Development Support

Development Reviews

Sewer/Utility Cuts
622 S Main, 108 N Atkinson, 605 Barnett, 1306 N. Richardson, 809 E 5th, 1204 Pecan Dr., 804 Jaffa, 203 S Kentucky, 2300 Palomar, 1002 N Union

Utility Reviews
1306 N. Richardson, sewer main point repair

Property Reviews
624 S Atkinson

Driveway, Sidewalk, Fence or Curb Reviews Inspections
2601 Urton Rd., 4501 N Main

Zoning Site Reviews:
24 Wester Briar,

ADA Reviews –

Traffic/Speed Reviews & Complaints
T-intersection Reed/Washington

Traffic/Speed Counters: 8th St., W. Mescalero, W. Hendricks
Speeding complaint – W. Hendricks in the Louisiana Bld. proximity

Infrastructure Acceptance

Drainage Reviews

Street Light Complaints/Concerns
Pedestrian crossing light at Cahoon Park/Union Ave/Spring River was fixed utilizing used parts salvaged from broken lights.

ROSWELL
Engineering

January 2025

ANNUAL MAINTENANCE MONTHLY REPORT

ITB-24-005

Location	Work Performed	Sidewalk (yd^2)	Sidewalk (L.F.)	Curb & Gutter (Linear feet)	ADA Detector Plate (per job)	ADA Ramps (per job)	Drive Pad/Fillet (per job)	PCCP (yd^2)	Water Valve Adj. (each)	Manhole Adj. (each)	Manhole Replacement (each)	Structural Concrete (yd^3)	PMBP (tons)	Work order cost
INCLUSIVE PARK	**SWK**		**9.4**											**$ 884.10**
415 N RICHARDSON AVE (CITY ANNEX)	**SWK & DP**		**39.9**				1							**$ 7,851.69**
200 W 7TH ST	**C&G, SWK/ ADA RAMP**		**23.8**	**15.0**	**2.0**	**2**								**$ 7,399.82**
2400 PALOMAR DR	**SWK, DP & C&G**		**30**	**26.1**			**1**							
2400 PALOMAR DR	**FIL & SWK**		**26.1**	**22.0**			**1**							**$ 11,835.20**
4100 N MAIN ST	**WV-ADJ, SWK & SC**		**12**						**1**			**0.6**		**$ 2,547.00**
1112 N MAIN ST	**SWK & SC**		**8**									**0.6**		**$ 1,494.36**
		0	**149.2**	**63.1**	**2**	**2**	**3**	**0**	**1**	**0**	**0**	**1.2**	**0**	**$ 32,012.17**

ROSWELL
Engineering

City of Roswell Engineering Department Projects Status

2/20/2025

Street Projects & Other

FY 25 - Hot Recycling & Micro-surfacing Pavement Maintenance

$1.5 million approved for budget FY 25
In Progress - Schedule Change Due to Flooding

SCOPE: Hot Recycle & Micro-surfacing of various streets
BUDGET: $ 1,500,000
FUNDING SOURCE: 100% City funds
EST. COMPLETION: Spring 2025
PROJECT STATUS: 73%

Streets to be selected by using Pavement Condition Survey and field review by Streets & City Engineer. PO requests submitted to August Infrastructure Committee. Hot recycle complete, micro surface in progress

FY 25 - Nova Chip Pavement Maintenance

$800,000 approved for budget FY 25
Project Canceled to Fund Flood Repairs

SCOPE: Only Micro-surfacing of various streets
BUDGET: $ 800,000
FUNDING SOURCE: General Fund
EST. COMPLETION: Spring 2025
PROJECT STATUS: Cancelled

Streets selected by using Pavement Condition Survey and field review by Streets & City Engineer. PO request submitted to August Infrastructure Committee. Requested budget adjustment to $480,000 total budget to provide additional funding to FY 25 Mill/Fill project. Project canceled to fund flood roadway repairs

Spring River/Cielo Grande Trail Connections

Design complete
Project awarded to Constructors, Inc.
In Progress - Start date 1/22/25

SCOPE: Construct a trail connection between the two trails.
BUDGET: $325,000
FUNDING SOURCE: NMDOT $192,240, City $132,760
EST. COMPLETION: 2/28/2025
PROJECT STATUS: 32%

City submitted an application to NMDOT for Recreation Trails Program (RTP) funding in 2021. On April 28, 2022, the NMDOT selected this project as one of the statewide selected projects. This will be part of FY 24 budget. City Engineering will advertise, bid and perform construction management of project. City performed 30% plan review with NMDOT on July 12, 2023. NMDOT has required City to do Cultural and Biological review of the proposed trail even though on existing right of way and trail also on the Old Municipal Airport property and to use one of the existing runways. Environmental clearance recieved 12/27/2023. Project out to bid, bids due back 10/8/2024. Reccomend award to Construcrors, Inc. Project started 1/22/25, in progress

Hobbs St Mill/Fill

NMDOT Highway Commission should announce selections
At it's August 24 2023 meeting
Awarded to Constructors Inc.
Project Complete!

SCOPE: Mill/Fill and ADA Improvements Hobbs St from SE Main to Sunset.
BUDGET: $2,410,000
FUNDING SOURCE: NMDOT 95%; City 5%
EST. COMPLETION: 11/22/2024
PROJECT STATUS: 100%

City has submitted three project applications: Hobbs Mill/Fill, Sidewalk - Sunset to SE Main $2,410,000; 2nd St. Pavement Maintenance - Sunset to East City Limits $1,520,000; S. Atkinson Pavement Maintenance - Brasher to McGaffey $845,000. Hobbs project is currently out to bid. Reccomend award to Constructors Inc. for $2,346,349.54. Project start date 7/15/2024. Project Complete!

Safe Streets For All Action Plan - Federal Safety Grant Planning Money

RFP was advertised 8.20.2023 received Proposals 10.10.2023
Awarded to Freese & Nichols, Inc.

SCOPE: A city wide Safety Action Plan to reduce roadway death and injuries. From an approved plan, City can apply for construction funds
BUDGET: Federal Grant $520,000
City Match $130,000
Other $0
Total $650,000
FUNDING SOURCE: Federal Grant & City Match
EST. COMPLETION: 2/28/2025
PROJECT STATUS: 90%

A city wide Safety Action Plan to reduce roadway death and injuries. From an approved plan, City can apply for construction funds. Federal funding requires an RFP be solicited utilizing Federal procurment standards. Received proposals 10/10/23, awarded to FNI for $500,000 plus GRT. Steering Committee established. Pulic input survey is open. Draft Interim Report approved by FHWA. Working on final report preparation and public facing data as well as reviews of School Zones.

Hobson Road Flood Prevention Project

Design awarded to Freese & Nichols, Inc.

SCOPE: Design & construct flood prevention measures on Hobson Rd. from W. RAC Perimeter Rd. to SE Main
BUDGET: WTB Grant (87%) $8,353,977
WTB Loan (13%) $1,248,295
Other $0
Total $9,602,273
FUNDING SOURCE: Federal Grant & City Match
EST. COMPLETION: 5/31/2026
PROJECT STATUS: Design 90%

A Water Trust Board application was submitted and a letter of award received. City to submit "Readiness" package to be reviewed by DFA and then an agreement can be issued. Loan documents in progress of being executed. Loan finalized 3/22/24. RFP issued for design portion of project, reccomeneded award to FNI. Design kickoff meeting held 7/26/2024. Design work in progress.

Brasher Drainage Project — **SMA award recommendation approved by Council 11.09.23**

SCOPE: Design & construct flood prevention measures and 4-lane roadway on Brasher from S. Main east to SE Main (US 285)

BUDGET:

Legislative Grant	$800,000
City	$0
Other	$0
Total	$800,000

Kick off Meeting Held 12/6/2023

FUNDING SOURCE: Legis. Grant

EST. COMPLETION: 12.31.24 Design Only

PROJECT STATUS: Design 32%

RFQ issued to engineering vendors, Souder Miller selected. Design in progress. Stakeholder meeting held 2/14/2024. SUE and storm drain inspection complete.

FY 25 - Mill/Fill Pavement Maintenance Residential Streets — **$1.5 million approved for budget FY 25**

SCOPE: Mill/Fill Various Residential Streets — **Advertised 7/7/2024 open bids 8/13/2024.**

BUDGET: $ 1,500,000 — **Construction in Progress**

FUNDING SOURCE: 100% City funds

EST. COMPLETION: Fall 2024

PROJECT STATUS: 75%

Streets selected by using Pavement Condition Survey and field review by Streets & City Engineer. Reccomended award to Constructors, Inc. Requested budget adjustment to $1,661,607.66 total budget for FY 25 Mill/Fill. Project started 10/10.

Elm St. Bridge (Rio Hondo south of 2nd St.) — **NMDOT Agreement approved by September Council.**

SCOPE: Remove & replace existing bridge with CBC bridge — **Reccomended Award to Abraham's Construction**

BUDGET:

Survey/Hydrology	City Engr. Dept.
Plans/Permits	City Engr. Dept.
Right of Way	$0
Construction	$2,519,000

In Progress - Project started 1/21/25

FUNDING SOURCE: NMDOT $2,440,000/City $79,000

EST. COMPLETION: 6/30/2025

PROJECT STATUS: 11%

This existing bridge number 9199 is identified by NMDOT to be the next bridge in need of replacement. NMDOT is willing to fund construction costs if City Engineering willing to do project development, plans and construction management. NMDOT approval obtained to bid project. Recommended award to Abraham's Construction. Project started 1/21/25, in progress

Projects coordinated with Utility Departments

WWTP Screw Press & Dissolved Oxygen Improvements — **Dissolved oxygen unit was put into operation on January 4, 2023.**

SCOPE: Install screw presses at WWTP — **Bids received Feb. 8, 2022, low bid $8,626,664.00**

BUDGET: Estimated $ 8,003,106 — $5.5 million Loan is for design and construction

FUNDING SOURCE: WWTP and Clean Water State Revolving Fund load CWSRF 097

EST. COMPLETION: Construction July 2024

$8,626,664 Insp. $488,225

PROJECT STATUS: Construction 98% Dewater $412,400 DO $102,481.25

RFP process complete and project awarded to HDR for design and future construction professional services. Design kick off meeting between NMENV, HDR and City was held on 12.16.2020. Council awarded project 3.10.22 and ok to seek additional principal $3,915,000, subsidy of $285,000 for total loan package of $9,700,000 at 0.05% interest. Preconstruction conference held 4.12.22.Dissolved oxygen upgrades operational on January 4, 2023. Primary pumps replacements were started up 10.21.23. Pre-fab building was erected the week of 9/19. Contractor working on screw press start up troubleshooting. Start up attempt week of 2/10/25 appears to be successful

Rehab Country Club Reservoirs — **Water Trust Board Grant/Loan**

SCOPE: Design & construct flood prevention measures on Hobson Rd. from W. RAC Perimeter Rd. to SE Main

BUDGET: WTB Grant (45%) $3,600,000 — **Awarded to TMI Coatings**

WTB Loan (55%) $4,400,000 — **Project started**

Other $0

Total $8,000,000

FUNDING SOURCE: Federal Grant & City Match

EST. COMPLETION: 6/30/2025

PROJECT STATUS: 3%

A Water Trust Board application was submitted and a letter of award received. City to submit "Readiness" package to be reviewed by DFA and then an agreement can be issued. Design complete, project awarded to TMI Coatings Inc. Pre-Construction meeting scheduled for 12/4/2024. Project started, South Reservoir drained, rehab work has begun.

Replace RAC Lift Station — **RFQ in progress**

SCOPE: Design replacement lift station for RAC lift station located on Hobson Rd. — **Recommended Award to Freese & Nichols, Inc.**

BUDGET: $251,000

FUNDING SOURCE: City Funds

EST. COMPLETION: 6/30/2025

PROJECT STATUS: Design 0%

Design project for replacement of the Roswell Air Center lift station located on Hobson Rd. RFQ will be prepared and quotes solicited from engineering on-call vendors. Estimated construction cost $2,5000,000. Recommended award to FNI. Kick off meeting held 1/14/2025.

RAC Water Line Phase 2 — **Awarded to White Cloud Pipeline**

SCOPE: Water service extension to SE area of RAC. — **Project started 10/14**

BUDGET: $1,471,041 — **Project on hold due to flooding repairs**

FUNDING SOURCE: State appropriation

EST. COMPLETION: 6/30/2025

PROJECT STATUS: 0%

Project awarded to White Cloud Pipeline, construction pending material delivery. Pre-construction meeting held 9/18/2024. Contractor pulled off for emergency water line flood repairs

RAC Sewer Extension — **Design Awarded to HDR Engineering**

SCOPE: Sewer service extension to SE area of RAC.

BUDGET: $160,784

FUNDING SOURCE: State appropriation

EST. COMPLETION: Design 2/28/2025

PROJECT STATUS: Design 90%

Project design awarded to HDR, design work in progress

Projects coordinated with Other Departments

Phase II Cielo Grande All Inclusive Park - Grant 22-G2779

SCOPE: Design and construct All Inclusive Park and amenities **Construction complete!**
BUDGET: Grant Amount Grant = $779,193
FUNDING SOURCE: DFA Grant
EST. COMPLETION: Construction in Summer/Fall 2024
PROJECT STATUS: 100%

This is the 2022 Legislative Grant to help fund Phase 1 and also to construct Phase II. Engineering was instructed to add furnishings and other amenities to the project design. This will increase estimated bid cost to $1,228,892 (full amenities, shade shelters, benches, picnic tables, lighting). Bid received 11/14/23, recommend re-bid. Bids recieved for Phase 2-A, awarded to Abrahams Construction. Reccomended award Phase 2-B to Alton's Landscaping. Construction complete.

Noon Op Park Lighting - Grant 24-I2881

SCOPE: Design and construct lighting improvements Noon Op Park **Quotes requested**
BUDGET: Grant Amount Grant = $640,000 **Awarded to J&G Electric**
FUNDING SOURCE: DFA Grant
EST. COMPLETION: Construction in Spring/Summer 2025
PROJECT STATUS: 0%

Quotes requested from possible lighting vendors utilizing price agreements. Awarded to J&G Electric, material delivery expected late March 2025.

Stiles Park Improvements - Grant 24-I2884

SCOPE: Design and construct restroom and scoreboard improvements Stiles Field **In progress**
BUDGET: Grant Amount Grant = $500,000
FUNDING SOURCE: DFA Grant
EST. COMPLETION: Construction in Spring/Summer 2025
PROJECT STATUS: 5%

Quotes requested from possible scoreboard vendors utilizing price agreements. PO in progress for scoreboard replacement. Facilities department compiled list of materials for bathroom rehab. Scoreboards replaced, materials delivered for bathroom rehab. Quote requested for sewer manhole.

ROSWELL NEW MEXICO
COMMITTEE AGENDA ITEM ABSTRACT

Non-Action Items 19.

Infrastructure Committee
Meeting Date: 02/24/2025
COMMITTEE: Infrastructure
CONTACT: Louis Najar **CHAIR:** Darrell Johnson

DEPARTMENT NAME:
Department Report - Central Control - **NOT SUBMITTED**

ROSWELL NEW MEXICO
COMMITTEE AGENDA ITEM ABSTRACT

Non-Action Items 20.

Infrastructure Committee
Meeting Date: 02/24/2025
COMMITTEE: Infrastructure
CONTACT: Louis Najar **CHAIR:** Darrell Johnson

DEPARTMENT NAME:
Department Report - Water Maintenance & Transmission - **NOT SUBMITTED**

ROSWELL NEW MEXICO
COMMITTEE AGENDA ITEM ABSTRACT

Non-Action Items 21.

Infrastructure Committee
Meeting Date: 02/24/2025
COMMITTEE: Infrastructure
CONTACT: Louis Najar **CHAIR:** Darrell Johnson

DEPARTMENT NAME:
Department Report - Waste Water Treatment Plant & Sewer - **NOT SUBMITTED**