

Commission Meeting Agenda



Mayor

Samuel D. Cobb

City Commission

Marshall R. Newman

Jonathan Sena

Patricia A. Taylor

Joseph D. Calderón

Garry A. Buie

John W. Boyd

City Manager

J. J. Murphy

December 21, 2015



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

Monday, December 21, 2015 - 6:00 p.m.

Sam D. Cobb, Mayor

Marshall R. Newman
Commissioner - District 1

Jonathan Sena
Commissioner - District 2

Patricia A. Taylor
Commissioner - District 3

Joseph D. Calderón
Commissioner - District 4

Garry A. Buie
Commissioner - District 5

John W. Boyd
Commissioner - District 6

A G E N D A

*City Commission Meetings are
Broadcast Live on KHBX FM 99.3 Radio*

CALL TO ORDER AND ROLL CALL

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. Minutes of the December 7, 2015, Regular Commission Meeting

PROCLAMATIONS AND AWARDS OF MERIT

2. Proclamation Proclaiming the month of December, 2015, as "Salvation Army Month"

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

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

DISCUSSION

3. Public Board Agenda Packet Process *(Mike Stone)*
4. Update on Fire Station No. 2 Construction *(Eric Enriquez)*

ACTION ITEMS (Ordinances, Resolutions, Public Hearings)

5. Resolution No. 6388 - Approving an Affordable Senior Housing Funding Commitment and Letter of Financial Support to Yes Housing, Inc., for a Proposed Affordable Senior Housing Complex to be Located Northeast of the Intersection of East Albertson and Jefferson *(Kevin Robinson)*
6. Resolution No. 6389 - Accepting Property Owned by Mainstreet Hobbs, Inc. *(Mike Stone)*
7. Consideration of Approval of Proposal for Parking Improvements at the Martin Luther King Soccer Complex from Ramirez & Sons in the Amount of \$68,758.95 *(Ronny Choate)*

COMMENTS BY CITY COMMISSIONERS, CITY MANAGER

8. Next Meeting Date:
 - ▶ Regular Meeting - ***Monday, January 4, 2016***, at 6:00 p.m.

ADJOURNMENT

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



CITY OF HOBBS

COMMISSION STAFF SUMMARY FORM

MEETING DATE: December 21, 2015

SUBJECT: City Commission Meeting Minutes

DEPT. OF ORIGIN: City Clerk's Office
DATE SUBMITTED: December 15, 2015
SUBMITTED BY: Jan Fletcher, City Clerk

Summary:

The following minutes are submitted for approval:

- ▶ Regular Meeting of December 7, 2015

Fiscal Impact:

Reviewed By: _____
Finance Department

N/A

Attachments:

Minutes as referenced under "Summary".

Legal Review:

Approved As To Form: _____
City Attorney

Recommendation:

Motion to approve the minutes as presented.

Approved For Submittal By:



Department Director



City Manager

CITY CLERK'S USE ONLY
COMMISSION ACTION TAKEN

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

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

Minutes of the regular meeting of the Hobbs City Commission held on Monday, December 7, 2015, in the City Commission Chamber, 200 East Broadway, 1st Floor Annex, Hobbs, New Mexico.

Call to Order and Roll Call

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

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

Also present:

J. J. Murphy, City Manager
Mike Stone, City Attorney
Chris McCall, Police Chief
Eric Enriquez, Fire Chief
Barry Young, Deputy Fire Chief
Shawn Williams, Fire Marshal
Paul Thompson, Fire Captain
Raymond Bonilla, Community Services Director
Freddie Salgado, Animal Adoption Center Superintendent
Art De La Cruz, Code Enforcement Superintendent
Ron Roberts, Information Technology Director
Toby Spears, Finance Director
Tanya Sanchez, Accounting Operations Supervisor
Todd Randall, City Engineer
Kevin Robinson, Development Coordinator
Tim Woomeer, Utilities Director
Doug McDaniel, Parks and Recreation Director
Matt Hughes, Golf Superintendent
Britt Lusk, Teen Center Supervisor
Meghan Mooney, Director of Communications
Nicholas Goulet, Human Resources Director
Ronny Choate, General Services Director
Sandy Farrell, Library Director
Mollie Maldonado, Deputy City Clerk
Jan Fletcher, City Clerk
30 citizens

Invocation and Pledge of Allegiance

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

Approval of Minutes

Commissioner Boyd moved that the minutes of the regular meeting held on November 16, 2015, be approved as presented. Commissioner Newman seconded the motion and the vote was recorded as follows: Newman yes, Sena yes, Taylor yes, Calderón yes, Buie yes, Boyd yes, Cobb yes. The motion carried.

Executive Session

The City Commission convened in closed executive session on Monday, December 7, 2015, at 5:00 p.m., for discussion of the purchase, acquisition or disposal of real property or water rights. No action was taken during the meeting.

Proclamations and Awards of Merit

Proclamation Proclaiming December 7, 2015, as "Hobbs Eagles Day". Mayor Cobb proclaimed December 7, 2015, as "Hobbs Eagles Day" in recognition of the outstanding accomplishments of the 2015 Hobbs Eagles Cross Country Team and congratulated them on a job well done. Head Coach Bob Jackson for the Hobbs Eagles Cross Country Team introduced Assistant Coach Nathan Collier and team players as follows: Mr. Patrick Coburn, Mr. Daniel Acosta, Mr. Jessie Madrid, Mr. Victor Saldana, Mr. Josh Santos, Mr. Jace Branham and Mr. Andrew Bosquez. Coach Jackson thanked them all for their great commitment and dedication.

Public Comments

Mr. Oscar Gonzalez, Hobbs Hispano Chamber of Commerce member, invited the community to attend the Pandulce con Café on Friday, December 11, 2015, at the Lea Regional Medical Plaza from 7:00 a.m. to 9 a.m. and to the Mariachi Christmas on Friday, December 18, 2015, at 7:00 p.m.

Mr. Robert Lujan stated the transfer station at the South Convenience Center is closed and there is no sign notification. He stated that the citizens need to be made aware of the closure to avoid them potentially dumping their trash nearby once it is discovered that the station is closed.

Mr. J. J. Murphy, City Manager, stated the transfer station at the South Convenience Center is temporarily closed for trash disposal due to equipment failure/breakdown. He added that the North Convenience Center will accept their trash at no cost. Mr. Murphy stated Waste Management will pick up large items twice a year upon request.

Mayor Cobb recommended City staff post signs of the temporary closure at the South Convenience Center.

Commissioner Sena stated he has utilized the large item pick-up service provided by Waste Management and it worked out great.

CONSENT AGENDA

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

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

Resolution No. 6385 - Authorizing an Agreement with the New Mexico Department of Transportation Relating to the Following Projects:

- *End Driving While Impaired ("ENDWI") - \$20,724.00;*
- *Buckle Up ("BKLUP")/Click it or Ticket ("CIOT") - \$8,000.00;*
- *100 Days and Nights of Summer ("100 Days") - \$5,024.00; and*
- *Distracted Driving ("DNTXT") - \$9,970.00*

Consideration and Approval of a Recommendation for Acquisition of a Painting for the Hobbs Public Library.

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

Mayor Cobb recognized Dr. Charley Smith, Chairperson of the Public Art Committee, and Mr. Walter Case, Chairperson of the Arts Committee for the Friends of the Library, who are in the audience.

Mr. Case displayed a artwork picture, in miniature form, that will be placed at the circulation desk at the Hobbs Public Library. He stated the artwork will be 4 ½' x 13 ½'. He stated the artist's fee is \$18,000.00, of which Friends of the Library raised \$11,360.00 and they also received private funding in the amount of \$2,140.00.

Mayor Cobb expressed his appreciation to the Friends of the Library for raising \$11,360.00 towards the artwork that will be placed at the Library.

Discussion

There were no discussions presented.

Action Items

Resolution No. 6386 - Authorizing Removal of Accounts Receivable Determined to be Uncollectible for the Period of January 1, 2011, through December 31, 2011, Resulting from Water, Garbage and Sewer Services in the Total Amount of \$51,211.98. Mr. Tim Woomeer, Utilities Director, explained the resolution and stated the request of removal of accounts receivable determined to be uncollectible is from the period of January 1, 2011, through December 31, 2011, resulting from water, garbage and sewer services totaling \$51,211.98. He stated per 3-37-7, NMSA 1978, accounts with balances resulting from no activity of four years or older are to be removed from the list of accounts receivable of the City of Hobbs. Mr. Woomeer stated the write-off accounts will still be collected when the debtor wants to sign up for future services. He stated the last five write-offs averaged \$80 to 100K but this write-off is approximately \$51K which is contributed to higher deposits and staff requesting leases when citizens apply for new service. He further stated account holders and landlords are held accountable for their or renter's services.

In reply to Commissioner Newman's question, Mr. Mike Stone, City Attorney, stated it is not recommended to publish the names of customers that are going to be write-offs. Commissioner Taylor stated publishing the names of the debtors would be a good idea.

Commissioner Newman moved that Resolution No. 6386 be adopted as presented. Commissioner Buie seconded the motion and the vote was recorded as follows: Newman yes, Sena yes, Taylor yes, Calderón yes, Buie yes, Boyd yes, Cobb yes. The motion carried. Copies of the resolution and supporting documents are attached and made a part of these minutes.

Consideration of Approval of Authorization Letter No. 3 for RFP No. 464-15 to BRS (Barker Rinker Seacat Architecture) for Professional Architecture and Design Services for the New Health Wellness and Learning Center. Mr. Murphy explained the RFP and stated the RFP 464-15 for Professional Architecture and Design Services for a new Health Wellness & Learning Center (HWLC) is being done in phases. He stated this is the third phase of awarding RFP 464-15 to BRS in the amount of \$1,717,630.00 (exclusive of gross receipts tax). Mr. Murphy stated the

construction design phase and bidding/negotiation phase are anticipated to be complete in February, 2016.

Mayor Cobb stated although the City of Hobbs is the Contract of Record for HWLC, the RFP is a joint effort that includes the City of Hobbs, New Mexico Junior College, Hobbs Municipal Schools, Lea County and the J. F Maddox Foundation. He stated the cost will be absorbed by the joint partners. Mr. Murphy confirmed Mayor Cobb's statement.

There being no further discussion, Commissioner Calderón moved to approve the RFP 464-15, Phase 3 to BRS in the amount of \$1,717,630.00 (exclusive of gross receipts) for professional architecture and design services for a HWLC as presented. Commissioner Sena seconded the motion and the vote was recorded as follows: Newman yes, Sena yes, Taylor yes, Calderón yes, Buie yes, Boyd yes, Cobb yes. The motion carried. Copies of the supporting documents are attached and made a part of these minutes.

Resolution No. 6387 - Approving an Affordable Housing Funding Commitment and Letter of Financial Support to Tierra Realty Trust for a Proposed Affordable Housing Complex to be Located Southwest of the Intersection of Yeso and Jefferson (Phase 2 of Playa Escondida) and the Acquisition and Rehabilitation of the Bel Aire Apartments Located at 2021 North Jefferson. Mr. Kevin Robinson, Development Coordinator, stated Tierra Realty Trust has proposed to finance and develop a 60 unit affordable multi-family housing complex on developer owned property located southwest of the corner of Yeso and Jefferson. He stated additionally, Tierra Realty Trust is also proposing to acquire and rehabilitate the 38 existing units located at 2021 N. Jefferson as affordable housing. Mr. Robinson stated the addition of the acquisition and rehabilitation component of the project will allow the project to score an additional 15 points with NMMFA, increasing the possibility of the project receiving a LIHTC award. He stated the Developer has requested a local contribution of \$1,650,000.00 in financial assistance. The projects total development cost is \$16,169,960.00, so a local contribution of 10% of total development cost would earn the Developer 10 points in scoring toward LIHTC funding. Mr. Robinson stated the Hobbs Municipal Code Chapter 3.14 allows the City to extend financial incentives to stimulate the development and construction of affordable housing projects for multi-family housing. In order to qualify, the project must be considered as an Affordable Housing Project according to the City's Affordable Housing Plan. He also stated the Project must also be approved and funded by the NMMFA and comply with State MFA rules. Mr. Robinson stated this resolution proposes that the City make a conditional offer of financial assistance in an amount not to exceed \$1,650,000.00, and waiver of development fees to Tierra Realty Trust, if the proposed project is funded by the state and developed. He stated the Letter of Financial Support gives approval to the Project and commits the funding, contingent

on the Developer receiving an allocation of LIHTC's during the 2016 cycle. Mr. Robinson stated Mr. Steve Crozier with Tierra Realty Trust is present to answer any questions.

Mr. Steve Crozier expressed his appreciation for the City's support on affordable housing. He stated he acquired the Bel Aire Apartments and will rehabilitate the apartments from the studs up, which will include new windows, new walls and ceilings, as well as new floors.

Mr. Robinson stated there will be security cameras at both locations. He stated the fence at the affordable housing apartments has been increased to 8 foot opposed to 6 feet. Mr. Crozier agreed and added that two rows of trees will be placed by the fence to increase the buffering.

Consideration of Approval of Bid No. 1537-16 for Del Norte Pump Station Improvements Project and Recommendation to Accept the Bid of File Construction, LLC, in the Amount of \$568,453.00. Mr. Woomer explained the bid and stated the bid is for the Del Norte Pump Station improvements. He stated scope of work includes the installation of a new magnetic meter and associated piping, new electrical and instrumentation equipment including an upgraded incoming service, VFD's, a generator, and switchgear. Mr. Woomer stated the base bid includes a new pump station to replace an existing pump and motor. He stated there were three bids submitted and the lowest bid is from File Construction, LLC. Mr. Woomer stated this is a budgeted item in FY 2016.

There being no discussion, Commissioner Boyd moved to approve the bid to File Construction, LLC, in the amount of \$568,453.00 for Del Norte Pump Station Improvements as presented. Commissioner Newman seconded the motion and the vote was recorded as follows: Newman yes, Sena yes, Taylor yes, Calderón yes, Buie yes, Boyd yes, Cobb yes. The motion carried. Copies of the supporting documents are attached and made a part of these minutes.

Comments by City Commissioners, City Manager

Mr. Murphy thanked Ms. Jan Fletcher, City Clerk, and Ms. Mollie Maldonado, Deputy City Clerk, for hosting a Voter Photo ID workshop to issue photo identification to Hobbs voters who currently do not have any form of photo ID. He stated this workshop is the first of multiple events to bring this service to our community. Mr. Murphy stated another workshop will be held at the Hobbs Senior Center. He stated this is the first municipal election that will require Photo ID to be eligible to vote.

Mr. Murphy stated the Hobbs Police Department will be hosting the Community Policing Forum on Monday, December 14, 2015, at the Hobbs Police Department

from 6:00 p.m. to 8:00 p.m. He stated this forum will allow the Hobbs Police Department to hear from the community to be more pro-active.

Mr. Murphy stated he attended the NMGFOA Winter Meeting which included workshops for City Managers, City Attorneys and the Finance Director. He stated he attended workshops regarding body cameras, records, litigation and fire prevention. Mr. Murphy stated a resolution was presented in regards to better communication with the Taxation and Revenue Department. He also stated that the State will present an RFP to hire a company to analyze how bills presented will effect communities.

Commissioner Sena expressed appreciation to Mr. Murphy for participating in discussions regarding tax issues.

In response to Commissioner Sena's inquiry, Mr. Woomer stated there is not a local bidder that would be able to do the scope of work for the Del Norte Pump Station Improvements Project.

Commissioner Taylor thanked Mr. Murphy for all he does for the City of Hobbs.

Commissioner Buie requested remembrance of the attack on Pearl Harbor that took place on December 7, 1941.

Commissioner Buie wished Commissioner Newman a special Happy Birthday.

Mayor Cobb stated the Hobbs News-Sun did a good job on covering Xcel Energy regarding the Power for the Plains Dedication. He stated Xcel Energy will invest over \$2 million in electrical infrastructure.

Mayor Cobb stated he visited with a global energy company that will be investing in surrounding areas. He stated they have decided to move monies into our area. Mayor Cobb thanked local businesses that make this a good place to do business.

Commissioner Buie recognized Commissioner Newman's daughter, Ms. Amanda Newman, in the audience.

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

COBB, Mayor SAM D.

ATTEST:

JAN FLETCHER, City Clerk

Office of the Mayor
Hobbs, New Mexico

PROCLAMATION

WHEREAS, The Salvation Army Hobbs, New Mexico represents The International Salvation Army, which was founded by William and Catherine Booth 150 years ago, to serve suffering humanity by meeting human needs without discrimination, particularly to the homeless, hungry, destitute, sick, or imprisoned; and

WHEREAS, The Salvation Army is now officially sanctioned with a permanent presence in over 127 countries around the globe, including in countries where there is a large population of destitute people without much hope; and

WHEREAS, The Salvation Army has had a presence in the United States since 1879 and during the years that followed has assisted in helping persons throughout the United States, particularly after natural disasters have taken place and more recently after 9/11/2001, where the Salvation Army showed up first and was last to leave 9 months after it had arrived having had 40,000 volunteers, staff, and officers assist 4.5 million people with meals, pastoral counseling, and social services, and just a presence of having someone to listen; and

WHEREAS, The Salvation Army has had a presence in the City of Hobbs for 80 years, and it has provided critical support for tens of thousands of individuals and families during times of crisis without an affiliation with a specific faith, or denomination; and

WHEREAS, The Salvation Army continues to provide all services and assistance with that which it has on hand; and not withholding any available care ingredients as often as possible for as long as possible and stands ready to do its best should an emergency happen in Hobbs, Lea County, or this region.

NOW, THEREFORE, I, Sam D. Cobb, Mayor of the City of Hobbs, New Mexico, do hereby proclaim December 1-31, 2015 to be,

“SALVATION ARMY MONTH”

and urge all citizens to join me in saluting the steadfast men and women who give of their talents to provide calm, and compassionate care while binding the hearts of Hobbs residents.

IN WITNESS WHEREOF, I have hereunto set my hand this 21st day of December, 2015, and cause the seal of the City of Hobbs to be affixed hereto.

SAM D. COBB, Mayor

ATTEST:

JAN FLETCHER, City Clerk

ACTION ITEMS



CITY OF HOBBS
COMMISSION STAFF SUMMARY FORM

MEETING DATE: December 21, 2015

SUBJECT: RESOLUTION TO APPROVE AN AFFORDABLE SENIOR HOUSING FUNDING COMMITMENT AND LETTER OF FINANCIAL SUPPORT TO YES HOUSING, INC. FOR A PROPOSED AFFORDABLE SENIOR HOUSING COMPLEX TO BE LOCATED NORTHEAST OF THE INTERSECTION OF E. ALBERTSON AND JEFFERSON.

DEPT. OF ORIGIN: Planning Division
DATE SUBMITTED: December 14, 2015
SUBMITTED BY: Kevin Robinson - Planning Department

Summary: YES Housing, Inc. has proposed to finance and develop a 72 unit affordable senior housing complex on developer owned property located northeast of the corner of E. Albertson and Jefferson. The project will be restricted to seniors and 61 of the proposed units will be income and rent restricted to 60% or below area median income while 11 units will be unrestricted or market rate.

The Developer has requested a Local Contribution of \$1,272,384.00 in financial assistance. The projects Total Development Cost is \$12,723,839.00 so a local contribution of 10% of TDC would earn the Developer 10 points in scoring toward LIHTC funding. Municipal Code Chapter 3.14 allows the City to extend financial incentives to stimulate the development and construction of Affordable Senior Housing projects for multi-family housing. In order to qualify, the project must be considered as an Affordable Housing Project according to the City's Affordable Housing Plan. The Project must also be approved and funded by the NMMFA and comply with State MFA rules.

The Resolution proposes that the City make a conditional offer of financial assistance in an amount not to exceed \$1,272,384.00, and waiver of development fees to YES Housing, Inc. if the proposed project is funded by the state and developed. The Letter of Financial Support gives approval to the Project and commits the funding, contingent on the Developer receiving an allocation of LIHTC's during the 2016 cycle.

Fiscal Impact:

Reviewed By: [Signature] Finance Department

This resolution will cause the City to incur a maximum expense of \$1,272,384.00 for the development of this Affordable Senior Housing project in fund 01-0100-44901-00169, if the application is funded by NMMFA.

Attachments: Resolution, Draft Letter of Commitment, Funding Request from YES Housing, Inc..

Legal Review:

Approved As To Form: [Signature] City Attorney

Recommendation:

Staff recommends consideration of the Resolution to approve the commitment to YES Housing, Inc.

Approved For Submittal By:

[Signature] Department Director

[Signature] City Manager

CITY CLERK'S USE ONLY
COMMISSION ACTION TAKEN

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

CITY OF HOBBS

RESOLUTION NO. 6388

RESOLUTION TO APPROVE AN AFFORDABLE SENIOR HOUSING FUNDING COMMITMENT AND LETTER OF FINANCIAL SUPPORT TO YES HOUSING, INC. FOR A PROPOSED AFFORDABLE SENIOR HOUSING COMPLEX TO BE LOCATED NORTHEAST OF THE INTERSECTION OF E. ALBERTSON AND JEFFERSON.

WHEREAS, the City Commission has previously approved YES Housing, Inc. as a qualified housing developer of affordable multi-family housing and certified this company as a "Pre-Qualifying Grantee"; and

WHEREAS, YES Housing, Inc. intends to submit an application to the NMMFA for an affordable senior housing development, to include 61 units of affordable senior housing units located in the NE of the intersection of E. Albertson and Jefferson; and

WHEREAS, a proposed letter of financial support is attached to this resolution, along with the local contribution funding request to the City from YES Housing, Inc.

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

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

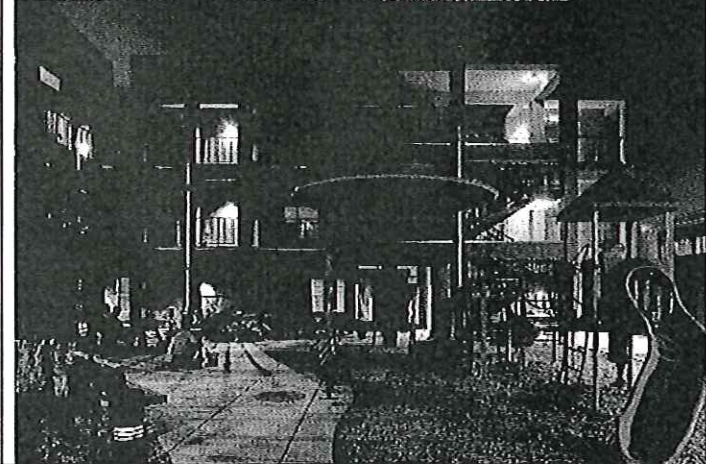
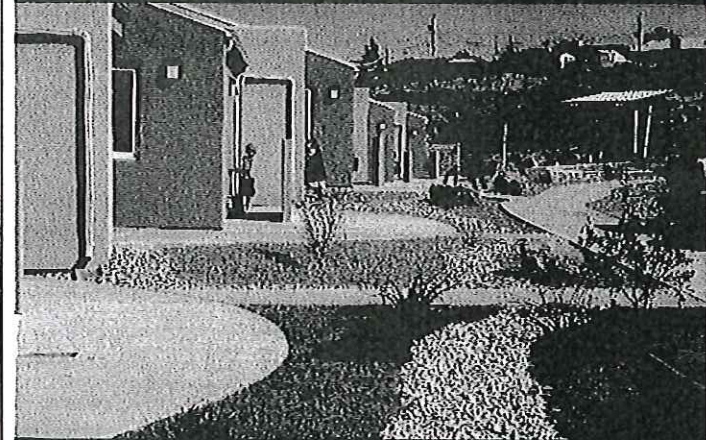
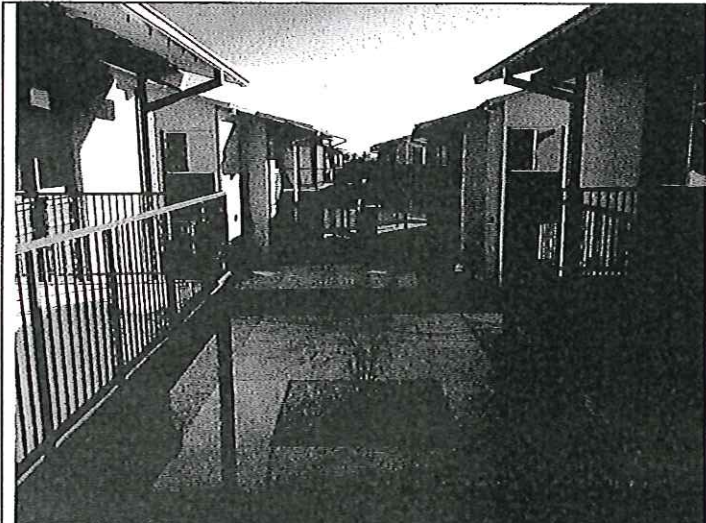
2. The City of Hobbs hereby approves a commitment of financial support in an amount not to exceed One Million Two Hundred Seventy Two Thousand Three Hundred Eighty Four Dollars (\$1,272,384) as a contribution to YES Housing, Inc., under the City of Hobbs Affordable Housing Funding Programs, subject to NMMFA funding.

PASSED, ADOPTED AND APPROVED this 21st day of December, 2015

SAM D. COBB, Mayor

ATTEST:

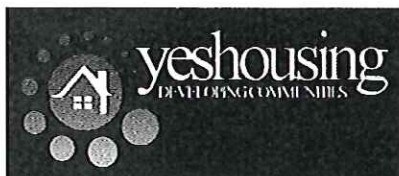
JAN FLETCHER, City Clerk



**CITY OF HOBBS
FUNDING REQUEST**

DECEMBER 10, 2015

ORDINANCE No. 1050



YES Housing, Inc.
104 Roma Ave. NW
Albuquerque, New Mexico 87102
Phone: (505) 923-9607
Fax: (505) 254-1988



yes housing
DEVELOPING COMMUNITIES
104 ROMA NW, ALBUQUERQUE, NM 87102

December 10, 2015

Kevin Robinson
Planning Department
200 E. Broadway
Hobbs, NM 88240

RE: Jefferson St. (Extension) – 72 units
Affordable Housing Funding – Resolution No. 1050

Dear Mr. Robinson:

The enclosed is a request for Affordable Housing Funds, for the new construction of the above-mentioned senior community. We are requesting \$1,272,384, as a forgivable, zero percent (0%), due on sale loan, as well as a waiver of the City of Hobbs Permit Fees.

Please feel free to contact me if you have any questions.

Thank you for your consideration.

Sincerely,

Shawn Colbert
Vice President of Real Estate Development
(505) 923-9615

scolbert@yeshousing.org

Highland Senior Apartments (to be named)

Narrative Description of Project

Location:	Jefferson St. (Extension) Hobbs, NM 88240
Unit Mix:	54 one-bedroom units 18 two-bedroom units
Rent/Income Mix:	8 units at or below 30% of median income 28 units at or below 50% of median income 25 units at or below 60% of median income 11 units at market rate (unrestricted)

YES Housing, Inc. is pleased to submit the Highland Senior Apartments (to be named in the future) application for consideration, to the New Mexico Mortgage Finance Authority's Low Income Housing Tax Credit program.

This application provides for the new construction of Highland Senior Apartments, a one-story, 72-unit, senior, affordable development. YES will work with the Local Lead Agency for assistance in occupying twenty percent (20%) of the units, set aside for special needs residents, linking residents to beneficial services. There will be a focus on money management through the provision of financial literacy training to all residents.

This new walkable community will consist of 54 one-bedroom units, 18 two-bedroom/2 bath units totaling 72 units and will include a community building for resident activities, provision of services, management office, and laundry room.

Enterprise Green Communities™ is the criteria that will be used to keep the homes sustainable, efficient use of water and energy, utilize environmentally friendly products, use a proper waste management plan, keep the quality of the site healthy for residents, as well as keep utility costs low.

We believe that the new construction of Highland Senior Apartments will enhance the City of Hobbs with additional safe, affordable, energy efficient, beautiful housing, while satisfying the MFA's criteria and standards, and furthering YES' mission in the state of New Mexico.

**MFA MULTIFAMILY PROJECT APPLICATION
SCHEDULE A: DEVELOPMENT COST BUDGET**

Project Name: Highland Senior Apartments (To be named)

Date: 12/9/2015

Total Units: 72 Low Income Units: 60

*Round figures to nearest dollar

	TOTAL ACTUAL COST	COMMERCIAL	RESIDENTIAL	Federal HTC REQUESTS ONLY	
				30% HTC BASIS	70% HTC BASIS
ACQUISITION COSTS					
Land Acquisition	225,000	0	225,000		
Building Acquisition		0			
Other - Closing Costs	10,000	0	10,000		0
SUBTOTAL	235,000	0	235,000	0	0
TOTALS FROM SCHEDULE "D" CONTRACTOR'S AND MORTGAGOR'S COST BREAKDOWN					
Demolition (I)	0	0	0		
Accessory Structures (II)	0	0	0		
Site Construction (III)	1,267,200	0	1,267,200		904,047
Buildings and Structures (IV)	5,892,466	0	5,892,466		5,103,828
Off-Site Improvements (V)	72,000	0	72,000		
Other Costs (VI) - Furnish & Equip	75,000	0	75,000		75,000
SUBTOTAL (VII)	7,306,666	0	7,306,666	0	6,082,875
OTHER CONSTRUCTION COSTS					
Contractor Overhead 2%	144,633	0	144,633		121,598
Contractor Profit 6%	433,900	0	433,900		364,793
General Requirements 6%	433,900	0	433,900		364,793
Construction Contingency 5%	361,583	0	361,583		303,994
Gross Receipts Tax (GRT) 6.8125%	591,371	0	591,371		497,997
SUBTOTAL	1,965,388	0	1,965,388	0	1,653,175
PROFESSIONAL SERVICES/FEEES					
Architect (Design)	510,500	0	510,500		510,500
Architect (Supervision)	22,000	0	22,000		22,000
Attorney (Real Estate)	21,800	0	21,800		6,800
Engineer/Survey	15,000	0	15,000		15,000
Other - see below - page 2 ⁽⁸⁾	122,130	0	122,130		122,130
Other - see below, - page 2 ⁽⁹⁾	10,400	0	10,400		10,400
SUBTOTAL	701,830	0	701,830	0	686,830
CONSTRUCTION FINANCING					
Hazard Insurance ⁽¹⁰⁾	50,000	0	50,000		50,000
Liability Insurance	6,000	0	6,000		6,000
Performance Bond	83,500	0	83,500		83,500
Interest	254,500	0	254,500		86,500
Origination/Discount Points	57,000	0	57,000		57,000
Credit Enhancement	0	0	0		0
Inspection Fees	7,150	0	7,150		7,150
Title and Recording	121,700	0	121,700		121,700
Legal	30,000	0	30,000		30,000
Taxes	15,000	0	15,000		15,000
SUBTOTAL	624,850	0	624,850	0	456,850

--CONTINUED ON NEXT PAGE--

FOOTNOTES

- | | |
|--|--|
| 1) Subtotal from Section I. Schedule "D" | 4) Subtotal from Section IV. Schedule "D" |
| 2) Subtotal from Section II. Schedule "D" | 5) Subtotal from Section V. Schedule "D" |
| 3) Subtotal from Section III. Schedule "D" | 6) Subtotal from Section VI. Schedule "D" |
| | 7) Subtotal from Section VII. Schedule "D" |

**MFA MULTIFAMILY PROJECT APPLICATION
SCHEDULE A: DEVELOPMENT COST BUDGET**

Project Name: Highland Senior Apartments (To be named)

Date: 12/9/2015

Total Units: 72 Low Income Units: 60

*Round figures to nearest dollar

	TOTAL ACTUAL COST	COMMERCIAL	RESIDENTIAL	Federal HTC REQUESTS ONLY	
				30% HTC BASIS	70% HTC BASIS
PERMANENT FINANCING COSTS					
Bond Premium	0	0	0		
Credit Report	0	0	0		
Origination/Discount Points	10,000	0	10,000		
Credit Enhancement	0	0	0		
Title and Recording	3,800	0	3,800		
Legal	5,000	0	5,000		
Pre-Paid MIP	0	0	0		
Other - Conversion Fee	16,950	0	16,950		
Reserves and Escrows	11,375	0	11,375		
SUBTOTAL	47,125	0	47,125		
SOFT COSTS					
Market Study	8,500	0	8,500		8,500
Enviromental	8,700	0	8,700		8,700
Tax Credit Fees	72,326	0	72,326		
Appraisal	8,000	0	8,000		8,000
Accounting/Cost Certification	28,000	0	28,000		28,000
Other - see below ⁽¹¹⁾	55,000	0	55,000		55,000
SUBTOTAL	180,526	0	180,526	0	108,200
SYNDICATION					
Organization	11,000	0	11,000		
Bridge Loan	0	0	0		
Tax Opinion	0	0	0		
Other	0	0	0		
SUBTOTAL	11,000	0	11,000		
TDC before Dev. Fees & reserves	11,072,385	0	12,723,839	0	10,391,930
RESERVES					
Rent Up	35,000	0	35,000		
Operating	212,454	0	212,454		
Replacement	0	0	0		
Escrows/Working Capital	0	0	0		
SUBTOTAL	247,454	0	247,454	0	0
DEVELOPER FEES					
Developer Fee	1,404,000	0	1,404,000		1,404,000
Consultant Fee	0	0	0		
SUBTOTAL	1,404,000	0	1,404,000	0	1,404,000
Total Development Cost TDC	12,723,839	0	12,723,839	0	10,391,930

⁽⁸⁾ Green Testing & Rpts (\$21,100), Plan Checks/Permits (\$11,030), Construction Mgmt Fee (\$90,000)

⁽⁹⁾ Geo-Tech Soils & Compaction (\$10,400)

⁽¹⁰⁾ Builder's Risk (\$35,000), Property (\$15,000)

⁽¹¹⁾ Soft Cost Contingency (\$50,000), Grand Opening (\$2,500), Postage, etc. (\$2,500)

MFA MULTIFAMILY PROJECT APPLICATION
Schedule A-1: Sources of Funds

Date: 12/9/15

Project Name: Highland Senior Apartments (To be named)

Financing Sources	Lender/Program	Contact Person Name/Telephone No.	Construction Amount	Permanent Amount	Interest Rate	Payment		Term
						Amount	Frequency	
First Mortgage	TBD	TBD	0	1,613,000	6.50%			40
Construction Loan	TBD	TBD	7,042,149	0				
Second Mortgage	MFA - HOME	Dan Puccetti - (505) 767-2251	600,000	600,000	0.00%			40
Third Mortgage	MFA - HTF	Dan Puccetti - (505) 767-2251	1,500,000	500,000	1.0%			30
Other Mortgage	City of Hobbs	Kevin Robinson - (575) 391-4111	1,272,384	1,272,384	0.00%			
Other Mortgage	MFA - Primero	Michael Scott - (505) 767-2262	125,000	125,000				
Grant			0					
Grant			0					
Deferred Developer Fee	YES Housing	Shawn Colbert - (505) 923-9615	577,019	577,019				
		Subtotal:	11,116,552	4,687,403				
		Total:	12,723,839	12,723,839				

Equity Installment Schedule

Amount	Date
1,607,287	Initial Installment
1,607,287	20% 2nd Installment
4,018,218	50% 3rd Installment
803,644	10% 4th Installment
0	5th Installment
	Total

Note: Total of Permanent Amount Column Must Equal Total Development Cost in Schedule A.

Are you willing to defer your developer fee without interest, if MFA's evaluation results in a need to dc

Yes

If you plan to issue bonds, indicates amounts. \$0 Tax Exempt \$0 Taxable

Complete highlighted cells

Estimated annual tax credits times 10 years 3,549,400
 Multiply by tax investor ownership percentage 99.99%
 Total tax credits 8,548,545
 Expected credit price 0.94
 Expected cash equity 8,035,632

**MFA MULTIFAMILY PROJECT APPLICATION
SCHEDULE B: UNIT TYPE AND RENT SUMMARY**

Project Name: Highland Senior Apartments (To be named) Date: 12/9/2015

Section A		Restricted Units at 60% of Median					
Number BR/Unit Type	Efficiency	1-BR	2-BR	3-BR	-BR	Totals	
Net Sq. Ft./Unit							
Number of Units		19	6			25	
Gross Monthly Rent/Unit ⁽¹⁾		645	774				
Minus: Utility Allowance		44	56				
Net Monthly Rent/Unit		601	718				
Annual Rental Income (All Units)		137,028	51,696			188,724	
Vacancy Allowance (%)		7.00%					

Section B		Restricted Units at 50% of Median					
Number BR/Unit Type	Efficiency	1-BR	2-BR	3-BR	-BR	Totals	
Net Sq. Ft./Unit							
Number of Units		21	7			28	
Gross Monthly Rent/Unit ⁽¹⁾		538	645				
Minus: Utility Allowance		44	56				
Net Monthly Rent/Unit		494	589				
Annual Rental Income (All Units)		124,488	49,476			173,964	
Vacancy Allowance:		7.00%					

Section C		Restricted Units at 40% of Median					
Number BR/Unit Type	Efficiency	1-BR	2-BR	3-BR	-BR	Totals	
Net Sq. Ft./Unit							
Number of Units							
Gross Monthly Rent/Unit ⁽¹⁾							
Minus: Utility Allowance							
Net Monthly Rent/Unit							
Annual Rental Income (All Units)							
Vacancy Allowance:		7.00%					

Section D		Restricted Units at 30% of Median					
Number BR/Unit Type	Efficiency	1-BR	2-BR	3-BR	-BR	Totals	
Net Sq. Ft./Unit							
Number of Units		6	2			8	
Gross Monthly Rent/Unit ⁽¹⁾		322	387				
Minus: Utility Allowance		44	56				
Net Monthly Rent/Unit		278	331				
Annual Rental Income (All Units)		20,016	7,944			27,960	
Vacancy Allowance:		7.00%					

Section E		Market Rate / Unrestricted Units (Restricted at 80% of Median)					
Number BR/Unit Type	Efficiency	1-BR	2-BR	3-BR	-BR	Totals	
Net Sq. Ft./Unit							
Number of Units		8	3			11	
Gross Monthly Rent/Unit ⁽¹⁾		742	929				
Minus: Utility Allowance		44	56				
Net Monthly Rent/Unit		698	873				
Annual Rental Income (All Units)		67,008	31,428			98,436	
Vacancy Allowance:		7.00%					

Section F		Total All Units (Total Section A-E)					
Number BR/Unit Type	Efficiency	1-BR	2-BR	3-BR	-BR	Totals	
Net Sq. Ft./Unit							
Number of Units		54	18			72	
Gross Monthly Rent/Unit ⁽¹⁾							
Minus: Utility Allowance							
Net Monthly Rent/Unit							
Annual Rental Income (All Units)		348,540	140,544			489,084	
Units Receiving Rental Assistance (To be included in Sections A-E)							
Non-Revenue Generating Units ⁽²⁾		0	0				
Vacancy Allowance:		7.00%					

⁽¹⁾Not to exceed rent limits for program applied for.

⁽²⁾Non-Revenue Generating Units (Not to be included in Sections A-E) Specify Use:

**MFA MULTIFAMILY PROJECT APPLICATION
SCHEDULE C: OPERATING EXPENSE BUDGET**

Project Name: Highland Senior Apartments (To be named)		Date: 12/9/2015	
Total Units: 72		Total Budget	Per Unit Cost
INCOME			
1	Annual Rental Income Per Schedule B/Section F	489,084	6,783
2	Parking Income	-	-
3	Laundry Income	300	4
4	Other Income (Specify)	-	-
	Income Subtotal	489,384	6,797
5	Less Vacancy @ 7%	(94,257)	(476)
6	Commercial Income	-	-
7	Less Vacancy @ 50%	-	-
8	TOTAL INCOME	455,127	6,321
EXPENSES			
ADMINISTRATIVE EXPENSES			
9	Accounting and Audit	12,000	167
10	Advertising	3,000	42
11	Legal	1,000	14
12	Property Management Fee @ 6.00%	29,363	408
13	Gross Receipts Tax (GRT) on Management Fee	2,000	28
14	Management Salaries/Taxes	48,760	677
15	Office Supplies and Postage	13,200	183
16	Telephone	3,600	50
17	Annual Compliance Fees (\$45 per LI unit)	3,240	45
18	Other (Specify):	-	-
19	SUBTOTAL ADMINISTRATIVE EXPENSES	116,163	1,613
UTILITY EXPENSES			
20	Fuel (Heat and Water) - included in electric below	-	-
21	Electricity	8,500	118
22	Water and Sewer	22,371	311
23	Gas	-	-
24	Garbage/Trash	14,200	197
25	Other (Specify):	-	-
26	SUBTOTAL UTILITY EXPENSES	45,071	628
MAINTENANCE EXPENSES			
27	Elevator	-	-
28	Exterminating	2,880	40
29	Grounds	7,000	97
30	Repairs	11,000	153
31	Maintenance Salaries and Taxes	44,494	618
32	Maintenance Supplies	4,000	56
33	Pool	-	-
34	Snow Removal	1,000	14
35	Decorating	3,000	42
36	SUBTOTAL MAINTENANCE	73,374	1,019
FIXED EXPENSES			
37	Real Estate Taxes	18,000	250
38	In Lieu of Taxes	-	-
39	Other Tax Assessments	500	7
40	Insurance	27,500	382
41	Other (Specify):	-	-
42	SUBTOTAL FIXED EXPENSES	46,000	639
SUBTOTAL EXPENSES BEFORE RESERVES			
280,808 3,897			
RESERVE FOR REPLACEMENT/OTHER RESERVES			
43	Reserve for Replacement (Annual) ⁽¹⁾	18,000	250
44	Other (Specify):	-	-
45	Other (Specify):	-	-
46	Other (Specify):	-	-
47	Other (Specify):	-	-
48	SUBTOTAL RESERVES (Do not include debt service)	18,000	250
49	Enrichment Services	2,600	35
50	TOTAL EXPENSES	301,108	4,182
51	NET OPERATING INCOME (Total Income Minus Total Expenses)	154,019	2,139

(1) Minimum reserves per unit per year: \$250/unit/year for Senior Housing (new construction only), and \$300/unit/year for all other new construction and rehabilitation projects.

Management Agent/Applicant Certification: The operating budget provided above is that which will serve as the project's operating budget for its first year of operations, pursuant to agreement by the following parties:

Applicant(s) Signature(s): (1)  (2) _____

Date: (1) 12/10/15 (2) _____

Printed Name/Title: (1) Joseph R. Ortega, Executive Vice President (2) _____

Management Agent Signature: TBD Date: _____

Printed Name/Title: _____

CASH FLOW PROJECTION

Highland Senior Apartments (To be named)

Highland Senior Apartments (To be named)

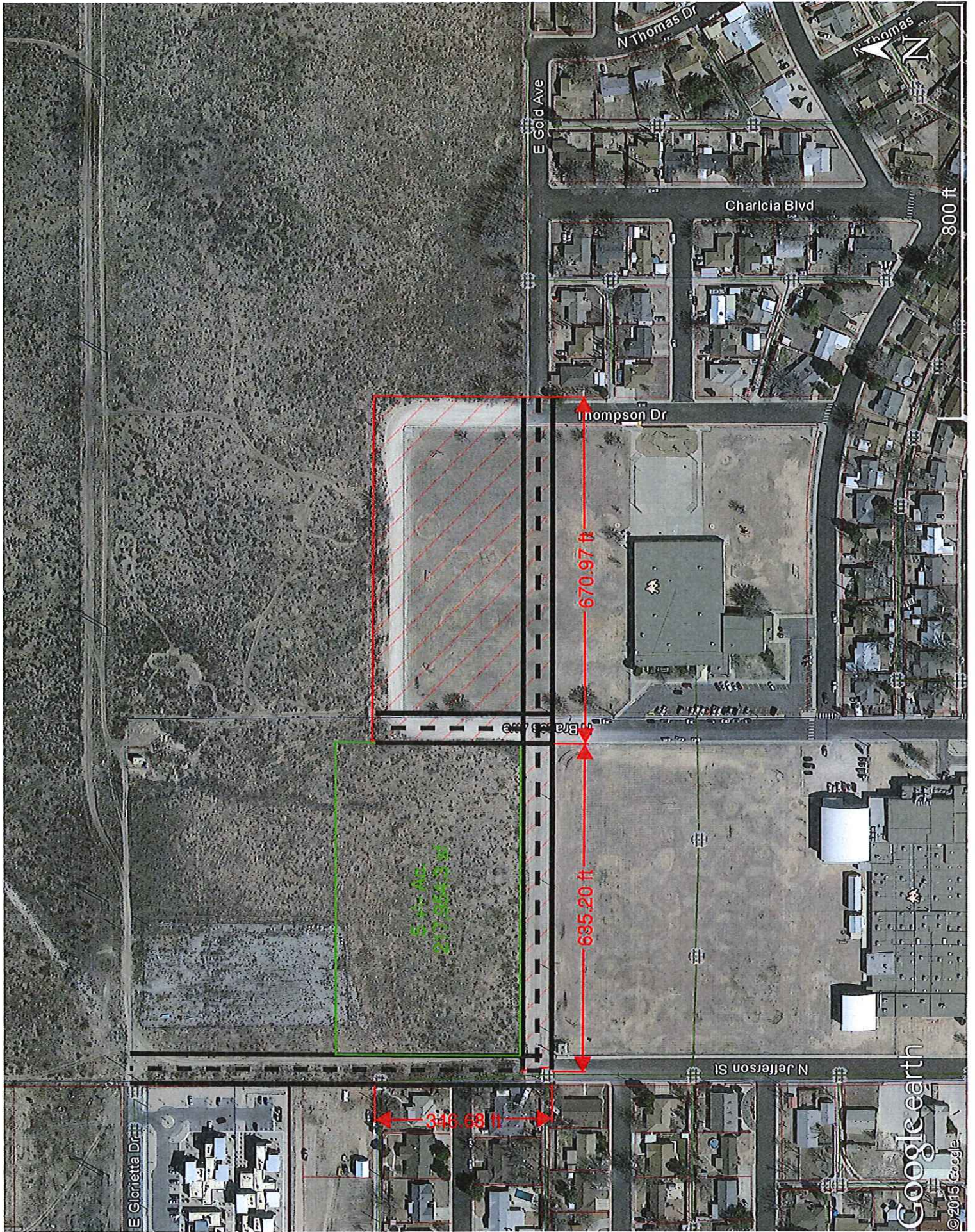
Date: 12/9/15

Annual Projections (Post Construction Perio

Annual Inflation Factors
 Residential Rents: 2.00%
 Expenses (except Mgmt fees): 3.00%
 Replacement Reserves: 3.00%

Vacancy: 7%
 Commercial Vacancy: 50%

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Income															
Residential Income	489,384	499,172	509,155	519,338	529,725	540,319	551,128	562,148	573,391	584,869	596,566	608,487	620,657	633,070	645,732
Vacancy Loss	-34,257	-34,942	-35,641	-36,354	-37,081	-37,822	-38,579	-39,350	-40,137	-40,940	-41,759	-42,594	-43,446	-44,315	-45,201
Commercial Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Income Vacancy Loss	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Effective Gross Income (EGI)	455,127	464,230	473,514	482,985	492,644	502,497	512,547	522,798	533,254	543,919	554,797	565,893	577,211	588,755	600,531
Expenses															
Expenses (less reserves and mgmt fees)	251,745	259,297	267,078	275,088	283,341	291,841	300,596	309,614	318,902	328,469	338,324	348,473	358,927	369,695	380,786
Mgmt fees + GRT (Increases with EGI)	31,991	31,991	32,630	33,283	33,949	34,628	35,320	36,027	36,747	37,482	38,232	38,996	39,776	40,572	41,383
Reserves	18,000	18,540	19,096	19,669	20,259	20,867	21,493	22,138	22,802	23,486	24,190	24,916	25,664	26,434	27,227
Total Expenses	301,735	309,828	318,802	328,040	337,549	347,336	357,409	367,778	378,451	389,438	400,746	412,386	424,388	436,701	449,396
Net Operating Income	154,019	154,402	154,712	154,944	155,096	155,162	155,138	155,020	154,802	154,481	154,052	153,507	152,844	152,055	151,134
Annual Debt Service (Hard Debt)															
First Mortgage	111,800	111,800	111,800	111,800	111,800	111,800	111,800	111,800	111,800	111,800	111,800	111,800	111,800	111,800	111,800
Second Mortgage	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500
Third Mortgage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fourth Mortgage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service	126,300	126,300	126,300	126,300	126,300	126,300	126,300	126,300	126,300	126,300	126,300	126,300	126,300	126,300	126,300
Net Project Cash Flow	27,719	28,102	28,412	28,644	28,796	28,862	28,838	28,720	28,502	28,181	27,752	27,207	26,544	25,755	24,834
Debt Service Coverage - First	1.38	1.38	1.38	1.39	1.39	1.39	1.39	1.39	1.38	1.38	1.38	1.37	1.37	1.36	1.35
Debt Service Coverage - All Debt	1.22	1.22	1.22	1.23	1.23	1.23	1.23	1.23	1.23	1.22	1.22	1.22	1.21	1.20	1.20



E Clorietta Dr

E Gold Ave

N Thomas Dr

Charcia Blvd

Thompson Dr

670.97 ft

635.20 ft

348.68 ft

E 4th Ave
2013064300

N Jefferson St



Google Earth

© 2015 Google

800 ft



Office of the Mayor

200 E. Broadway St.
Hobbs, NM 88240

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

City of Hobbs, New Mexico

December 21, 2015

Ms. Shawn Colbert
YES Housing, Inc.
104 Roma NW
Albuquerque, NM 87102

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

Dear Ms. Colbert:

This letter is an affirmation that the City of Hobbs welcomes and supports YES Housing's proposed 72 unit affordable senior housing development, to be located northeast of the intersection of E. Albertson and Jefferson, in the City of Hobbs.

The City Commission has approved a commitment of financial support in an amount not to exceed One Million Two Hundred Seventy Two Thousand Three Hundred Eighty Four Dollars (\$1,272,384) as Gap Financing to YES Housing's proposed affordable senior housing complex, under the City of Hobbs Affordable Housing Funding Programs, and subject to the conditions as stated in the attached Resolution. Also, the City shall waive all applicable City development fees including building permit fees and utility connection fees on the project. These commitments are subject to approval and funding of your project by NMMFA, City governmental appropriations and/or referendum. This offer will expire on December 31, 2016.

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

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

Sincerely,

CITY OF HOBBS, NEW MEXICO

Sam D. Cobb – Mayor



CITY OF HOBBS
COMMISSION STAFF SUMMARY FORM

MEETING DATE: December 21, 2015

SUBJECT: Resolution Accepting Property Owned by Mainstreet Hobbs, Inc.

DEPT. OF ORIGIN: Legal Department
DATE SUBMITTED: December 14, 2015
SUBMITTED BY: Michael H. Stone, City Attorney

Summary:

Mainstreet Hobbs, Inc. ("Mainstreet") is in the process of legally dissolving the organization. Mainstreet owns four (4) properties and the board desires to deed the property to the City of Hobbs by Special Warranty Deed. Property #1 is located at 105 W. Broadway, the location of Mainstreet's office building. Property #2 is the parking lot South of Property #1. Property #2 was deeded to Mainstreet from Young's Investment Corporation ("Young") in October, 2001. The Deed requires the property to continue as a "public parking plaza" and if it fails to be so, the property may revert back to Young. Property #3 is located on the corner of Turner and Taylor. Property #4 is located in the 300 block of West Broadway. The Deed requires the property to continue as a "public park" and if it fails to be so, the grantor may repurchase the property. See attached map.

The City has inspected the properties to determine necessary repairs. The office building needs approximately \$2,500.00 - \$3,000.00 of work to water proof the South wall. Also, the parking lot is in need of repairs. The City will be responsible for the repairs, current and ongoing; however, Mainstreet will provide any money it still has after reasonable and necessary dissolution expenses (accounting to file final tax documents, net approximately \$9,000.00) to offset the current needed repairs.

Fiscal Impact:

The City will be responsible for current and ongoing upkeep/repair of the properties and Mainstreet will contribute approximately \$9,000.00. In addition, the City will need to recognize contributed capital and an asset for the fair market value of the transaction

Reviewed By: Deborah Conrad
Finance Department

Attachments:

- Resolution
- Map
- Proposed Special Warranty Deed

Legal Review:

Approved As To Form: M.H. Stone
City Attorney

Recommendation: The Commission should approve the Resolution.

Approved For Submittal By:

M.H. Stone

Department Director

G.J. [Signature]
City Manager

CITY CLERK'S USE ONLY
COMMISSION ACTION TAKEN

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

CITY OF HOBBS

RESOLUTION NO. 6389

A RESOLUTION ACCEPTING PROPERTY
OWNED BY MAINSTREET HOBBS, INC.

WHEREAS, Mainstreet Hobbs, Inc. is in the process of legally dissolving the organization; and

WHEREAS, Mainstreet owns four parcels of real property and cash it desires to give to the City of Hobbs; and

WHEREAS, one property requires approximately \$2,500.00 - \$3,000.00 in repairs and another property utilized as public parking will require repairs; and

WHEREAS, the City will responsible for ongoing maintenance of the property; and

WHEREAS, Mainstreet will provide to the City any money remaining in its accounts (approximately \$9,000.00) after final dissolution expenses and shall provide to the City copies of its dissolution filings.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF HOBBS, NEW MEXICO, that the Mayor be, and he hereby is, authorized to execute this Resolution.

PASSED, ADOPTED AND APPROVED THIS 21st day of December, 2015.

GARY DON REAGAN, Mayor

ATTEST:

Jan Fletcher, City Clerk



Google earth

@2015 Google

Linam

Shipp

Turner

Broadway

Dunham

400 FT



SPECIAL WARRANTY DEED

Mainstreet Hobbs, Inc., a New Mexico nonprofit corporation, for consideration paid, grants to the City of Hobbs, New Mexico whose address is 200 E. Broadway, Hobbs, New Mexico 88240 the following described real estate in LEA COUNTY, New Mexico:

SURFACE TITLE ONLY TO:

Lot Four (4), Block Thirty Three (33) of the Original Hobbs Addition to the City of Hobbs, Lea County, New Mexico

SURFACE TITLE ONLY TO:

Lots Thirteen (13) through Twenty Four (24), both inclusive of Block Thirty Five (35) of the Original Hobbs Addition to the City of Hobbs, Lea County, New Mexico

SURFACE TITLE ONLY TO:

Lot Three (3), Block Thirty Five (35), Original Hobbs Addition to the City of Hobbs, Lea County, New Mexico

SURFACE TITLE ONLY TO:

Lots Twenty Three (23) and Twenty Four (24), Block Eight (8) of the Original Hobbs Addition to the City of Hobbs, Lea County, New Mexico

With special warranty covenants, subject to reservations, restrictions and easements of record and specifically subject to:

1. That certain Restriction and Reversionary Agreement contained in Warranty Deed dated October 26, 2001 recorded in Book 111 Page 114 of the records of Lea County, New Mexico.
2. The Restriction contained in Quit-Claim Deed dated May 1, 2002 recorded in Book 1144, Page 371 of the records of Lea County, New Mexico.

WITNESS its hand and seal on this _____ day of _____, 2015.

MAINSTREET HOBBS, INC.

By: _____
Samuel S. Spencer, Jr., President

STATE OF NEW MEXICO)
)SS.
COUNTY OF LEA)

This instrument was acknowledged before me this ____ day of August, 2015 by Samuel S. Spencer, Jr., President of Mainstreet Hobbs, Inc. a New Mexico nonprofit corporation.

Notary Public
My Commission Expires: _____



CITY OF HOBBS
COMMISSION STAFF SUMMARY FORM

MEETING DATE: December 21, 2015

SUBJECT: Mart in Luther King Soccer Complex Parking Improvements
DEPT. OF ORIGIN: General Services
DATE SUBMITTED: December 15, 2015
SUBMITTED BY: Ronny Choate, Director of General Services

Summary:

The City wishes to expand available Parking for the MLK Soccer Complex. Plans are to add about 80 spaces on the North and North East side of the complex. The project will include new pavement with Curb and Gutter as required.

This work is in conjunction of constructing a new Restroom on the North East side of the complex. The Restroom work has already been approved by the Commission. . Additional Lighting improvements are also planned. The Paving work will be performed under the Annual Agreement in force with Ramirez & Sons, paving contractors.

Fiscal Impact:

Reviewed By: [Signature] Finance Department

The total contract is \$68,758.95 not including GRT. The work is budgeted in 1-0421-44901-64. Current budget is \$224,146.69. Amount does not includes GRT.

Attachments:

Ramirez & Sons, Inc. Quote on Annual Agreement

Legal Review:

Approved As To Form: [Signature] City Attorney

Recommendation:

Approve agreement with Ramirez & Sons, Inc.

Approved For Submittal By:

[Signature] Department Director

[Signature] City Manager

CITY CLERK'S USE ONLY
COMMISSION ACTION TAKEN

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

3404 N. Enterprise Dr.
 Hobbs, NM 88240
 PHONE (575) 492-0480
 FAX (575) 492-0479

PROPOSAL



City of Hobbs

PAGE 1 of 1
 BID DATE December 4, 2015
 PROJECT MLK Soccer Complex

PHONE: 575-397-9236
 FAX:
 E-MAIL:

ESTIMATOR: Joel Gomez
 CELL PHONE: 505-603-9236
 E-MAIL: jgomez_rsi@gmail.com

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	ESTIMATED AMOUNT
201000	CLEARING & GRUBBING (Less than an acre)	1	LS	\$850.00	\$850.00
609426	CONCRETE BARRIER CURB & GUTTER (501 PLUS LF)	1,180	LF	\$15.50	\$18,290.00
207003	SUB-GRADE PREPARATION (5001 PLUS SY)	2,123	SY	\$1.15	\$2,441.45
203002	UNCLASSIFIED EXCAVATION (301 PLUS CY)	595	CY	\$5.50	\$3,272.50
801000	CONSTRUCTION STAKING BY CONTRACTOR, NEGOTIATED	1	LS	\$1,007.00	\$1,007.00
702800	TRAFFIC CONTROL PLAN, LUMP SUM NEGOTIATED	1	LS	\$1,505.00	\$1,505.00
303003	STATE BASE COURSE, DELIVERED TO SITE AND INSTALLED	654	TONS	\$16.00	\$10,464.00
8	SAW CUT OFF TBC	613	LF	\$14.80	\$9,072.40
423273	2" HOTMIX ASPHALT, COMPLETE IN PLACE (1001-5000 SY)	2,122	SY	\$10.30	\$21,856.60
				TOTAL	\$68,758.95

NOTES

- Add Applicable taxes to price total. This proposal does not include: no final grading of sidewalk, no landscaping, no landscape grading, no testing or applicable taxes.
- We cannot be held responsible for any pavement settlement over utility ditches, trenches, foundations or any other work that has been constructed by others. All material is guaranteed to be specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become a change order over and above the estimate.
- All agreements contingent upon strikes, accident or delay beyond our control. Owner is to carry fire, tornado and all other necessary insurance.
- Our workers are fully covered by Workers Compensation Insurance.

PAYMENT TERMS

Payment to be made as follows: net amount due upon completion. Interest starts the 30th day from invoice date at the rate of 1.5% per month.

ACCEPTANCE

By signing, the customer agrees that the above prices, notes, and terms are acceptable and authorizes commencement of work and procurement of materials.

Ramirez and Sons, Inc.

By: _____

Print Name: Joel Gomez

Title: _____

Date: _____

(Customer)

By: _____

Print Name: _____

Title: _____

Date: _____