

AGENDA
City of Hobbs Planning Board – Regular Meeting
May 20th, 2025 at 10:00 AM

W.M. “Tres” Hicks, Chairman
Bill Ramirez
Brett Drennan
Larchinee Turner

Guy Kesner, Vice Chairman
Ben Donahue
Brett Clay

Tentative Agenda for the Planning Board Regular Session Meeting to be held on Tuesday, May 20th, 2025 at 10:00 AM, at the City of Hobbs Annex Building, First Floor Commission Chambers located at 200 E. Broadway, Hobbs, NM 88240.

AGENDA

Call To Order and Roll Call.

- 1) Review and Consider Approval of Agenda.
- 2) Review and Consider Approval of Minutes.

April 15th, 2025 – Regular Meeting

Communications from Citizens. (3-minute limit per citizen).

ACTION ITEMS:

- 3) Review and Consider the proposed subdivision for the Olivas Subdivision Tract J-1 located off of Pawnee Road and Lovington Highway.
- 4) Review and Consider the variance requested for an RV Park located off of Grimes Street.
- 5) Review and Consider the variance requested for the RV Park / Mobile Home Park located on West County Road.
- 6) Review and Consider the Subdivision Plat for MS. Leyva located on Commanche Street with a 25' roadway dedication.
- 7) Review and Consider the requested Development Agreement with Kassis Development regarding the development on Iron Street.
- 8) Review and Consider the proposed easement for a pipeline running through a property owned by the City of Hobbs located east of US 18 S. Eunice Highway.
- 9) Review and Consider a Landscape Variance for 105 E. Dumman St.
- 10) Review and Consider the ICIP items for the 2027-2031 submission is due by July 11th, 2025.

Adjournment.

The City will make every effort to provide reasonable accommodations for people with disabilities who wish to attend a public meeting. Please notify the City at least 24 hours before the meeting. Telephone 575-397-9232.

“Notice is hereby given that a quorum of the Hobbs City Commission may be in attendance at this meeting.”



PLANNING BOARD MEETING MINUTES 4/15/2025

**PLANNING BOARD REGULAR MEETING
MINUTES
APRIL 15, 2025**

The Hobbs Planning Board met on April 15, 2025, at 10:00 a.m. at the City of Hobbs Annex Building, First Floor Commission Chambers, located at 200 E. Broadway, Hobbs, NM 88240 with Mr. W.M. “Tres” Hicks, Chairman, presiding.

Members Present:

W.M. “Tres” Hicks, Chairman
Larchinee Turner
Ben Donahue
Bill Ramirez
Brett Drennan

Members Absent

Guy Kesner, Vice Chairman
Brett Clay

Also present were members of the public and City staff as follows:

Todd Randall, Assistant City Manager
April Hargrove, Engineering Assistant
Shawn Williams, Fire Marshal
John Portulano, Lea County Planner
5 Citizen(s)

Anthony Henry, City Engineer
Kristalyn Seepersad, Project Manager
Tony Alarcon, Fire Inspector

Call to Order and Roll Call

Ms. April Hargrove, Engineering Assistant, did a roll call for members as follows:

Mr. Ramirez-yes, Ms. Turner-yes, Mr. Kesner-absent, Mr. Drennan-yes, Mr. Clay-absent, Mr. Donahue-yes, and Mr. Hicks-yes. There were five members present at the meeting.

Mr. Hicks called the meeting to order at 10:03 a.m.

1.) Review and Consider Approval of Agenda

The first item of business was to review and approve the agenda for the April 15, 2025, regular meeting. Mr. Hicks asked if there were any additions or changes to the agenda. Mr. Randall stated there were no changes. Ms. Turner made a motion, seconded by Mr. Ramirez to approve the agenda as presented. The vote on the motion was 5-0, and the motion carried.

2.) Review and Consider Approval of Minutes

Mr. Hicks asked if everyone had a chance to read the Regular Meeting Minutes from March 18, 2025. Mr. Ramirez made a motion, seconded by Mr. Donahue to approve the Regular Meeting Minutes as presented. The vote was recorded as follows: Ramirez yes, Kesner absent, Clay absent, Donahue yes, Turner yes, Drennan yes, Hicks yes. The vote on the motion was 5-0 and the motion carried.

Communications from Citizens

Mr. Dale Shook, representing Belvue Baptist Church, voiced concerns about the deteriorating condition of the road leading to a nearby RV park, believed to be named Vickie Lane. He explained that the previous property owner had maintained the road, but the current owner has not, resulting in deep ruts from heavy usage, worsened by recent rainfall. These conditions have made it difficult for emergency vehicles to access the area and have led drivers to cut through the church parking lot, causing damage. In response, the church placed telephone poles to block the detour, but drivers have been moving them. Mr. Shook stated that the church is willing to dedicate the road to the city so it can receive regular maintenance.

Mr. Randall confirmed that the road consists of multiple deeded easements and does not currently meet public roadway standards. He noted that full right-of-way dedication would be required before the city could legally maintain or improve the road. He suggested that a future improvement district could be considered, which might include chip seal surfacing and potential water/sewer line extensions.

Mr. Randall also discussed possible next steps, such as reengaging property owners to secure full dedication and evaluating road alignment and design with John West (surveying/planning). Mr. Hicks mentioned exploring infrastructure incentive programs.

Additionally, Mr. Hicks suggested the church consider whether a nearby business might be interested in purchasing part of the church's unused land to help generate funding.

Mr. Shook confirmed the church is willing to dedicate the road in front of their property. While they currently have no development plans for the adjacent lot, they are open to future opportunities that would benefit both the church and the surrounding area.

Action Items

- 3) Review and Approve the RV Park Map Amendment for a proposed RV Park located at the intersection of Byers Street and Donohue Avenue.**

Ms. Seepersad stated this is the RV park map amendment at Byers Street and Donohue Avenue. She stated the property owner is requesting a map amendment to allow an RV park on approximately 1.16 acres off Byers Street and Donahue Avenue. She further stated the owner is proposing a one-way in/out layout with up to 15 spaces and plans to extend water and sewer. She stated the property owner also owns the adjacent corner property and would like to subdivide to separate the RV park from his residence. Ms. Seepersad stated notices were sent to nearby property owners. She stated she received one call from a concerned neighbor, but no objections have been submitted.

Mr. Hicks noted the surrounding area includes mixed-use properties, including mobile homes, so this proposal would generally fit the neighborhood.

Mr. Randall stated staff's only concern is that the property currently only has residential access;

ideally, RV parks should have access to a collector road. He stated the applicant is still in early planning stages and will be working with a surveyor to determine feasibility. Mr. Randall emphasized the amendment would simply allow the possibility of development, which must still meet all RV park standards.

Mr. Hicks opened up the public hearing at 10:26 a.m.

There were no public comments.

The public hearing closed at 10:26 a.m.

Mr. Donahue made a motion to approve the map amendment at Byers Street and Donohue Avenue, seconded by Ms. Turner. The motion carried with a 5-0 vote.

4) Review and Approve the RV Park Map Amendment for a proposed RV Park located off of North Grimes Street.

Ms. Seepersad stated this is a request for a map amendment to allow an RV park at 1901 North Grimes Street, adjacent to Lorene Drive and Vickie Lane. She stated the applicant owns about five acres and wants to use part of it to store RVs and provide temporary housing for employees. However, city regulations don't allow more than one RV on a private lot, so a map amendment is required to designate it as an RV park. Ms. Seepersad stated that some concerns were raised by nearby church members about traffic entering from the church road, but the main entrance will be from North Grimes, where it currently exists.

Mr. Randall explained that the city requirement is a minimum of one acre for an RV park. Any active RV park area must be fenced with opaque material. Mr. Randall further explained the property would become a mixed-use site: part business, part RV park. He stated the applicant would still need to develop it as a proper RV park before parking RVs.

Mr. Hicks discussed allowing only one on-site RV for a night watchman. Mr. Randall explained that it has been allowed before, but typically as a temporary solution.

Mr. Hicks suggested to protect the visibility and appearance along Grimes limiting the RV park to begin 220 feet back from the street, behind the existing buildings.

Mr. Hicks opened the public meeting at 10:32 a.m.

There were no public comments

Mr. Hicks closed the public meeting at 10:33 a.m.

Mr. Donahue made a motion to approve the map amendment with the condition that no RVs be parked within 220 feet of North Grimes Street, seconded by Ms. Turner. The vote on the motion was 5-0, and the motion carried.

5) Review and Approve a variance for an existing carport located at 218 W Gypsy Street.

Ms. Seepersad stated this is a request for a variance for an existing carport located at 218 W. Gypsy Street. She stated the property owner at 218 W. Gypsy has an existing carport that extends roughly 12 feet into the public right-of-way. It was mistakenly red-tagged, despite being in place for 9–10 years, likely qualifying as grandfathered. The red tag was rescinded, but the owner is now seeking a variance to make modifications. Ms. Seepersad explained that the owner is willing to shorten the carport by 5–8 feet, though it would still encroach about 10 feet into the right-of-way. Ms. Seepersad stated the right-of-way on Gypsy is oversized at 80 feet, and similar encroachments exist along the block.

Mr. Hicks stated that since the owner was mistakenly red-tagged and is willing to make some changes, the Board should be reasonable. He suggested requiring open walls on both sides for visibility and setting the structure back at least 10 feet from the back of the curb, aligning it with neighboring carports.

After a brief discussion, Mr. Ramirez made a motion to approve the carport with open walls and a setback of 10 feet from the curb, seconded by Mr. Drennan. The vote on the motion was 5-0 and the vote passed.

6) Review and Approve a proposed subdivision of 4 lots located at the intersection of Byers Street and Cochran Street.

Mr. Randall explained that this is a proposed subdivision consisting of four lots located at the intersection of Byers Street and Cochran Street. While the subdivision could be handled administratively, staff is presenting it to the Board due to the addition of new public infrastructure.

Mr. Randall noted that water and sewer lines are available in the alley, and sewer service is also present in the street. However, there is currently no water line located directly in front of the lots. The developer will be required to extend a 6-inch water line to the southern property line and provide individual water services to each lot. Mr. Randall stated once these improvements are completed and accepted by the City, the subdivision will be approved administratively.

In response to Mr. Ramirez's question, Mr. Randall stated that the developer intends to place manufactured (double-wide) homes on the lots. A 21-foot setback is currently shown, but due to the existing 80-foot right-of-way, the setback will be measured 31 feet from the back of curb, resulting in an effective 11-foot setback from the property line.

Mr. Hicks asked whether selling a portion of the right-of-way might benefit the developer. Mr. Randall responded that staff recommends retaining the full width in order to accommodate the new water line.

Ms. Turner made a motion to approve the subdivision, seconded by Mr. Ramirez. The vote on the motion was 5-0 and the vote passed.

7) Review and Approve a proposed subdivision plat to combine lots and vacate an easement located at 405 E Navajo Drive.

Mr. Randall stated this is a proposed subdivision plat to combine lots and vacate an easement located at 405 East Navajo, the site of the former Sears building. He stated the property owner, owner of La Esperanza Meat Market, has acquired both lots and plans to expand the building to the south for a new grocery store. Mr. Randall explained that a 60-foot easement was previously placed for a potential future roadway. However, with Sorrento Apartments built at the end and Skyview Street now providing the connection to McKinley, staff have no objections to vacating the easement.

Mr. Ramirez made a motion to approve the subdivision and vacate the easement, seconded by Ms. Turner. The vote on the motion was 5-0, and the vote passed unanimously.

8) Review and Approve the Final Plat for The Meadows V Subdivision.

Mr. Henry presented the final plat for Meadows Unit Five, which includes the extension of Woodberry Court east of Ja-Rob Road. He noted that the Engineer of Record submitted a certification letter on April 3rd, identifying three exceptions: incomplete sidewalks along Woodberry Court, an unfinished pond spillway, and a fire hydrant that must be relocated due to future sidewalk placement. Mr. Henry added that the Engineering Department conducted its own inspection and found additional minor issues, including incorrect manhole covers, missing water valve adjustments, and paving that did not extend to the planned limits.

In response to a question from Mr. Ramirez, Mr. Henry confirmed that the plat includes all planned utilities and is consistent with the original layout.

Mr. Donahue moved to approve the final plat, contingent upon the completion of the improvements prior to City Commission approval or the submission of a cash bond to cover the remaining improvements. Mr. Ramirez seconded the motion. The vote on the motion was 5-0, and the vote passed.

Discussion Items:

9) Review and Consider the ICIP deadlines for the 2027-2031 submission is due by July 11th, 2025.

Mr. Henry reviewed the ICIP deadlines for the 2027–2031 submission, emphasizing that this is only the initial phase. He noted that at the next meeting, the Planning Board will make formal recommendations to the Commission regarding the top 10 projects. Mr. Henry mentioned that one new project, the library programming remodel (highlighted in yellow), has been added, and reordered items are marked in orange. He also indicated that staff may still make additional

revisions before the next meeting.

Mr. Ramirez suggested that the list be distributed to the rest of the Board. Mr. Henry agreed and stated he would send it out ahead of the next meeting.

Mr. Donahue inquired about the street improvement process for this year. Mr. Randall explained that the General Services Department conducted a full street assessment. This year's focus is on lighter treatments, such as crack sealing, fog sealing, and micro-surfacing, to preserve existing streets. He noted that heavier projects, like mill and overlay or full reconstruction, are planned for next year if funding is available. He stated due to budget constraints, approximately \$25 million in Capital Improvement Projects were cut this year.

Mr. Hicks asked whether West County would be resurfaced. Mr. Randall confirmed that the project has already been awarded for this year, with additional full reconstruction projects expected next year.

Mr. Hicks also asked about the cost of the Sanger railroad crossing. Mr. Randall reported it was approximately \$60,000. He explained that while the railroad assisted in material removal, the quality of work was poor. Moving forward, the City plans to coordinate efforts more closely to ensure better outcomes, similar to the improvements made on Clinton Street.

Mr. Hicks reminded the Board to review the ICIP project list before the next meeting to make final recommendations to the City Commission.

Adjournment

The meeting adjourned at 11:09 a.m.

W.M. Tres Hicks, Chairman

Review and Approve the proposed subdivision for the Olivas Subdivision Tract J-1 located off of Pawnee Road and Lovington Highway.



CITY OF HOBBS

PLANNING BOARD STAFF SUMMARY FORM

MEETING DATE: MAY 20TH, 2025

SUBJECT: REVIEW AND APPROVE THE PROPOSED SUBDIVISION FOR THE OLIVAS SUBDIVISION TRACT J-1 LOCATED OFF OF PAWNEE ROAD AND LOVINGTON HIGHWAY.

DEPT. OF ORIGIN: Planning Department

DATE SUBMITTED: May 14th, 2025

SUBMITTED BY: Kristalyn Seepersad, Planning Project Manager

Summary:

The Property Owner is requesting a type 3A subdivision of the Olivas Subdivision Tract J-1. The property is being subdivided into 5 new tracts with a 60' roadway easement for Pawnee Road.

Staff Recommendations:

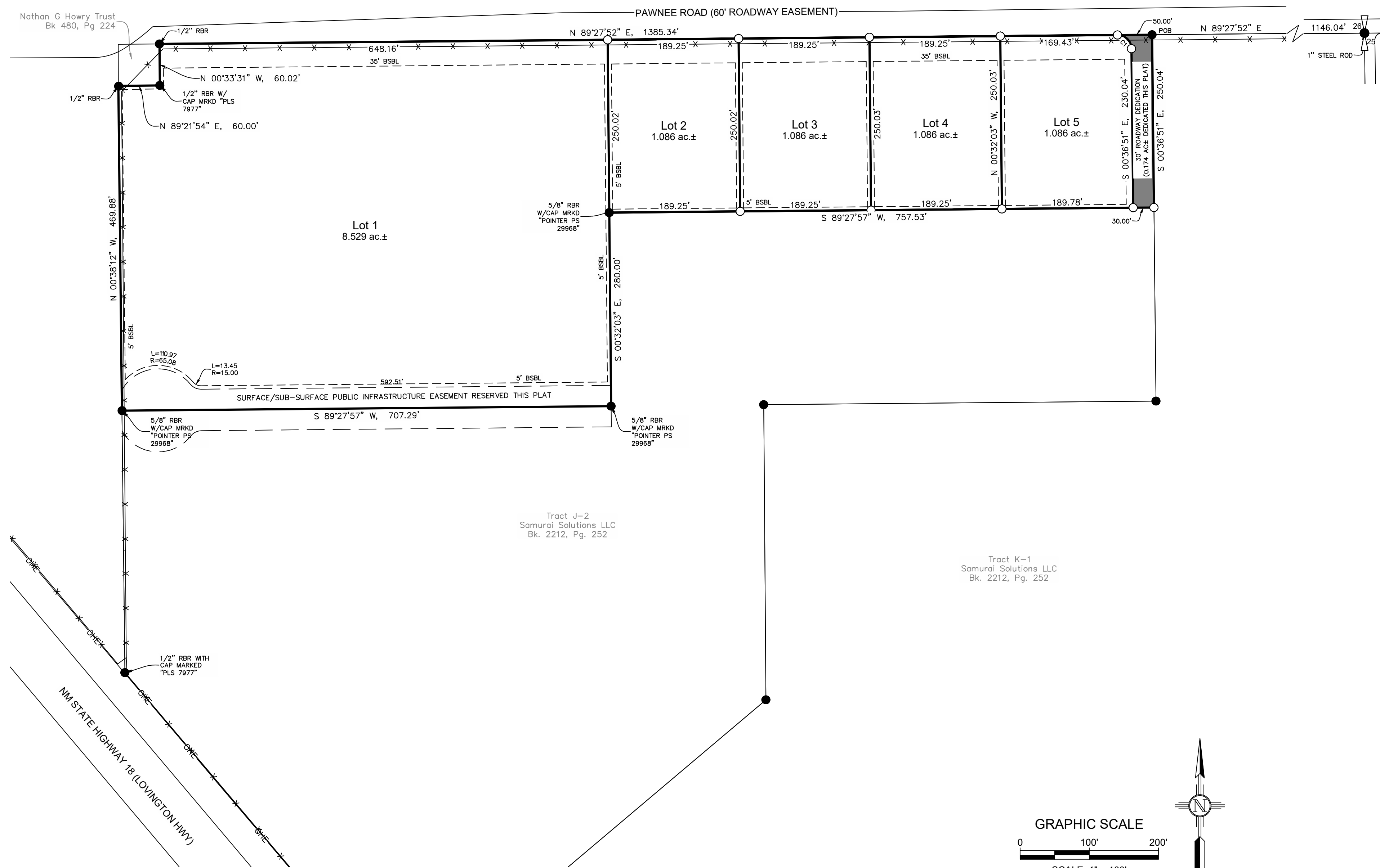
Planning Department:

Staff has no objections to these documents. Staff recommends the Board considers approval/denial for the attached documents.

Attachments:

- Subdivision Plat

OLIVAS SUBDIVISION - TRACT J-1
TYPE THREE-A SUBDIVISION - LEA COUNTY, NEW MEXICO
THE FOREGOING DIVISION OF TRACT J-1 OF THE OLIVAS DIVISION #2
AS SHOWN ON THAT CERTAIN PLAT RECORDED IN BOOK 2236, PAGE 552,
LEA COUNTY RECORDS, LEA COUNTY, NEW MEXICO,
SITUATED IN THE SOUTHEAST QUARTER (SE/4) OF
SECTION 26, TOWNSHIP 17 SOUTH, RANGE 37 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO



PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO DIVIDE EXISTING TRACT "J-1" INTO FIVE SEPARATE LOTS.

Note:
Flood Zone Information per Flood Insurance Rate Map 35025C1165D
Effective December 16, 2008
Zone D

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE FROM GPS/GNSS OBSERVATIONS AND CONFORM TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM "NEW MEXICO EAST ZONE" NORTH AMERICAN DATUM OF 1983. TRUE NORTH CAN BE OBTAINED BY APPLYING A CONVERGENCE ANGLE OF 00°36'25.02" AT A FOUND 1" STEEL ROD AT THE EAST QUARTER CORNER OF SECTION 26, LOCATED AT N 658,735.93, E 885,509.88. DISTANCES SHOWN HEREON ARE IN GROUND AND WERE OBTAINED BY APPLYING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.0001136300 AT N 0.00, E 0.00.



I, EVAN J. POINTER, NEW MEXICO PROFESSIONAL SURVEYOR NO. 29968, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

EVAN J. POINTER, P.S. 29968

DATE

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.44	20.00	90°04'43"	S45°34'29"E	28.30

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 37 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR WITH CAP MARKED "BAKER NM PS 25773" FOUND ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26; WHICH LIES S.89°27'52"W. ALONG SAID NORTH LINE A DISTANCE OF 1146.04 FEET FROM A 1" STEEL ROD FOUND FOR THE EAST QUARTER CORNER OF SAID SECTION 26; THENCE S.00°36'51"E. 250.04 FEET TO A 5/8" REBAR WITH CAP MARKED "POINTER PS 29968" FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE S.89°27'57"W. 787.53 FEET TO A 5/8" REBAR WITH CAP MARKED "POINTER PS 29968" FOUND FOR A CORNER OF THIS TRACT; THENCE S.00°32'03"E. 280.00 FEET TO A 5/8" REBAR WITH CAP MARKED "POINTER PS 29968" FOUND FOR A CORNER OF THIS TRACT; THENCE S.89°27'57"W. 707.29 FEET TO A 5/8" REBAR WITH CAP MARKED "POINTER PS 29968" FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE N.00°38'12"W. 489.88 FEET TO A 1/2" REBAR FOUND FOR A CORNER OF THIS TRACT; THENCE N.89°21'54"E. 60.00 FEET TO A 1/2" REBAR WITH CAP MARKED "PLS 7977" FOUND FOR A CORNER OF THIS TRACT; THENCE N.00°33'31"W. 60.00 FEET TO A 1/2" REBAR FOUND ON THE NORTH LINE OF THE SOUTHEAST QUARTER FOR A CORNER OF THIS TRACT; THENCE N.89°27'52"E. ALONG SAID NORTH LINE, A DISTANCE OF 1435.34 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 13.048 ACRES, MORE OR LESS.

OWNERS STATEMENT AND AFFIDAVIT:

THE UNDERSIGNED, FIRST DULY SWORN ON OATH, STATE, AS THE OWNER(S) AND PROPRIETOR(S) WE HAVE OF OUR OWN FREE WILL AND CONSENT CAUSED THIS PLAT WITH ITS TRACTS TO BE PLATTED WITH ALL RIGHT-OF-WAY AS SHOWN BEING HEREBY DEDICATED TO PUBLIC USE. THE PROPERTY DESCRIBED AND AS SHOWN ON THIS PLAT LIES WITHIN THE PLATTING JURISDICTION OF LEA COUNTY.

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME THIS:

_____, DAY OF _____, 2025.

BY _____
JULIO OLIVAS

BY _____
NAOMI OLIVAS

ACKNOWLEDGMENT:

STATE OF NEW MEXICO
COUNTY OF LEA

ON THIS ____ DAY OF _____, 2025, BEFORE ME, JULIO OLIVAS AND NAOMI OLIVAS TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

CERTIFICATE OF MUNICIPAL APPROVAL

I, JAN FLETCHER, THE DULY APPOINTED AND ACTING CITY CLERK OF THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF THE OLIVAS SUBDIVISION, TRACT J-1, WAS APPROVED BY THE COMMISSION OF THE CITY OF HOBBS BY RESOLUTION No. _____ ON THE ____ DAY OF _____, 2025 A.D.

JAN FLETCHER, CITY CLERK

ACKNOWLEDGMENT:

STATE OF NEW MEXICO
COUNTY OF LEA

ON THIS ____ DAY OF _____, 2025, BEFORE ME, JAN FLETCHER TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE CITY PLANNING BOARD:

THE PLAT, RESTRICTIONS AND DEDICATION APPROVED AND ACCEPTED THE ____ DAY OF _____, 2025 A.D. BY THE CITY PLANNING BOARD OF HOBBS, NEW MEXICO.

CHAIRMAN: WILLIAM M. HICKS, III

ACKNOWLEDGMENT:

STATE OF NEW MEXICO
COUNTY OF LEA

ON THIS ____ DAY OF _____, 2025, BEFORE ME, WILLIAM M. HICKS, III TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE LEA COUNTY PLANNING AND ZONING BOARD:

BE IT KNOWN THAT THE PLAT OF OLIVAS SUBDIVISION, TRACT J-1, CONSISTING OF LAND SITUATED AS A PROPOSED SUBDIVISION IN LEA COUNTY, NEW MEXICO WAS SUBMITTED TO THE LEA COUNTY PLANNING AND ZONING BOARD, ASSEMBLED AT A MEETING ON THE ____ DAY OF _____, 2025 A.D., AND THE SUBDIVISION AS SHOWN ON THE ATTACHED PLAT WAS THEREUPON APPROVED AND ACCEPTED BY A MAJORITY OF THE MEMBERS OF THE SAID BOARD.

IN WITNESS WHEREOF THE PLANNING AND ZONING BOARD OF LEA COUNTY, NEW MEXICO HAS CAUSED THIS INSTRUMENT TO BE SIGNED ON ITS BEHALF BY ITS CHAIRMAN AND ATTESTED BY THE COUNTY CLERK OF LEA COUNTY, NEW MEXICO ON THIS ____ DAY OF _____, 2025 A.D.

CHAIRMAN

CARRIE SANDOVAL, COUNTY CLERK

ACKNOWLEDGMENT:

STATE OF NEW MEXICO
COUNTY OF LEA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025 BY _____ AND CARRIE SANDOVAL.

NOTARY PUBLIC



7921 N World Dr.
Hobbs, NM 88242-9032
Squarerootservices.net
575-231-7347

TYPE OF SURVEY:

TYPE 3-A SUBDIVISION

PROJECT NAME:

OLIVAS SUBDIVISION
TRACT J-1

CLIENT:

JULIO OLIVAS

PROJECT NUMBER:

23163

PROJECT SURVEYOR:

Evan J. Pointer, PS

DRAWN BY:

Kendall Goad

INDEXING INFORMATION
FOR COUNTY CLERK

OWNER:

Samurai Solutions LLC

LOCATION:

SE/4 of Section 26,
Township 17 South, Range 37 East,
N.M.P.M., Lea County, New Mexico

State of New Mexico, County of Lea, I here by
certify that this instrument was filed for record on:

LEGEND

- Set 5/8 inch rebar w/ cap marked "Pointer PS 29968" unless otherwise noted
- Found 5/8 inch rebar w/cap marked "Baker NM PS 25773" unless otherwise noted
- Calculated Corner
- Utility Pole
- Fence
- O-H Electric Line
- Original Lot Lines
- Found Section Corner
- Found Quarter Corner
- Building Setback Lines
- Measured bearing and distance
- Record bearing and distance
- BSBL
- XX'XXX" XX'XX"
- (XX'XXX" XX'XX")

SHEET:
1 of 1
SU - 101

Review and Approve the proposed easement for a pipeline running through a property owned by the City of Hobbs located east of US 18 S. Eunice Highway.



CITY OF HOBBS

PLANNING BOARD STAFF SUMMARY FORM

MEETING DATE: MAY 20TH, 2025

SUBJECT: REVIEW AND APPROVE THE PROPOSED EASEMENT FOR A PIPELINE RUNNING THROUGH A PROPERTY OWNED BY THE CITY OF HOBBS LOCATED EAST OF US 18 S. EUNICE HIGHWAY.

DEPT. OF ORIGIN: Planning Department
DATE SUBMITTED: May 14th, 2025
SUBMITTED BY: Kristalyn Seepersad, Planning Project Manager

Summary:

Gary Coffey of Surface Landman contacted the City of Hobbs to request an easement through a property owned by the City of Hobbs in order to install a pipeline running from Eunice Highway East through the site.

Staff Recommendations:

Planning Department:

Staff has no objections to these documents. Staff recommends the Board considers approval/denial for the attached documents.

Attachments:

- Site Plan
- Easement Proposal

RIGHT-OF-WAY AGREEMENT

STATE OF NEW MEXICO

§

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF LEA

§

This Right-of-Way Agreement (this “Agreement”) is executed on this ____ day of _____, 2025 (hereinafter the “Effective Date”), by and between **City Of Hobbs, New Mexico**, whose address is 200 E Broadway, Hobbs New Mexico 88240, herein referred to as “Grantor” whether one or more, and **HILCORP ENERGY I, L.P.**, whose address is 1111 Travis Street, Houston, Texas 77002, and its successors and assigns, herein referred to as “Grantee”. Grantor and Grantee may be referred to herein individually as a “Party” or collectively as the “Parties”.

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby GRANT, BARGAIN, SELL, and CONVEY unto Grantee a thirty-foot (30’) wide non-exclusive right-of-way, as more particularly described in Exhibit “A” attached hereto and incorporated herein (the “Easement”), for the right from time to time to survey, construct, lay, maintain, inspect, erect, alter, operate, protect, repair, replace, remove and/or abandon in place one (1) pipeline not to exceed three inches (3”) in nominal internal pipe diameter (the “Pipeline”), for the transportation of produced water on, over, through, upon, under, and cross the following described lands (the “Lands”):

Being 320 acres, more or less, located in the S/2 of Section 2, Township 20 South, Range 38 East, N.M.P.M., Lea County, New Mexico.

Grantor does also hereby GRANT, BARGAIN, SELL, and CONVEY unto Grantee a twenty-foot (20’) temporary workspace along one side of the Easement (the “Temporary Workspace”) as needed for construction of the Pipeline. Grantee shall have the right to use the Temporary Workspace for a period to extend twelve (12) months, during construction, from the date of construction commencement on the Lands. However, if Grantee has completed its use of the Temporary Workspace prior to said period, then the Temporary Workspace shall immediately terminate only insofar as said Temporary Workspace is needed for construction.

Grantor further grants and conveys unto Grantee the right of unimpaired ingress and egress on, over, across, and through the Lands, but limited to the Easement as depicted on Exhibit “A”.

Grantee shall have the right to clear all trees, undergrowth, brush, structures, and other obstructions from the Easement. Grantor shall not impound water or build, construct, create, or install, nor permit others to impound water or build, construct, create, or install, any buildings, structures, fences, trees, engineering works, or any obstructions whatsoever on the herein granted Easement, and Grantor will not change the grade of the Easement without the express written consent of Grantee.

Grantee shall call the local **811 system** prior to commencing any construction activities upon the Lands. Grantee shall bury the Pipeline to a minimum depth of thirty-six inches (36”) below the surface of the ground along the Easement route.

Grantee shall have the right to remove any fence that now crosses or may cross the Easement and Grantee shall obtain Grantor's consent prior to cutting any fence located upon the Lands. Grantee shall brace the any existing fence to be cut adequately on both sides of the proposed cut by suitable H-braces to prevent the remainder of the fence from sagging. Before the fence wire is cut, it is to be attached to the posts in a manner that there will be no slackening of or damage to the wire. Each such wire gap is to be reinforced so as to be strong enough to prevent livestock from passing through same. Upon completion of initial construction operations, each wire gap will be removed and at Grantee's sole option replaced with (i) fencing of the same or better grade and condition as existed before Grantee cut and gapped same, or (ii) a permanent gate, which gate shall, to the extent reasonably practicable, be constructed out of similar or better grade materials than already used for existing gates on the Lands. Each entry and exit gate shall be securely closed and locked, except when Grantee or its authorized personnel are passing through same.

Grantor shall retain all the oil, gas, and other minerals in, on, and under the Easement; provided, however, that Grantor shall not be permitted to drill or operate equipment for the production or development of minerals on the Easement, but it will be permitted to extract the oil and other minerals from and under the Easement by directional drilling and other means so long as such activities do not damage, destroy, injure, and/or interfere with the Grantee's use of the Easement.

Grantee agrees to comply in all respects, at its sole cost, with all applicable federal, state, and local laws, rules, and regulations which are applicable to Grantee's activities hereunder, including without limitation, the construction, use, operation, maintenance, repair, and service of the Pipeline, associated equipment, and appurtenances thereto.

Grantee shall use the Easement solely for the purposes specified in this Agreement. There shall be no hunting or fishing on the Easement or the Lands by Grantee, its officers, agents, employees, contractors, invitees, guests, or representatives at any time. No firearms or fishing equipment shall be taken on the Lands or the Easement by Grantee, its officers, agents, employees, contractors, invitees, guests, or representatives at any time.

The initial term of this Agreement shall be for ten (10) years from the Effective Date (the "Initial Term") and shall be renewable for unlimited additional ten (10) year subsequent terms (the "Subsequent Term(s)"), as long as Grantee provides written notice to Grantor within sixty (60) days prior to the expiration of the Initial Term or any Subsequent Term and pays to Grantor a payment that is equal to a ten percent (10%) increase of the consideration paid for the Initial Term or any prior Subsequent Term.

Grantor agrees that any consideration payment made hereunder by Grantee for the Easement includes full payment for all reasonably anticipated damages caused to the surface of the Lands during the initial construction of the Pipeline. Grantee agrees to pay a reasonable sum for any actual damage which may be done by Grantee to Grantor's growing crops, if any, located outside of the boundaries of the Easement on the Lands, and to fences of Grantor caused by Grantee's maintenance operations; provided, however, that Grantee shall not be liable to Grantor for any damages caused on the Easement by keeping said Easement clear of trees, undergrowth, brush, or obstructions in the

exercise of the rights herein granted. Any payment due under this Agreement may be made directly to any Grantor if there be more than one.

If and only if the Easement is cleared by Grantee during installation of the Pipeline, Grantee shall restore the contour of the Easement, as near as reasonably practical to do so, and shall reseed the right of way with a native blend mixture or pay Grantor for the same at a rate of Three Hundred Dollars and NO/100 (\$300.00) per acre.

Grantor shall have the right to fully use and enjoy the Easement except as to the rights herein granted and subject to the restrictions set forth herein. Grantor shall have the right to construct, reconstruct, or maintain streets, sidewalks, roads or drives, road ditches, drainage ditches, and utilities at any angle of not less than Ninety (90) degrees to Grantee's Pipeline over and across the Easement.

Grantor is permitted to construct any and all caliche or dirt roadways, fences, water lines, or utilities (the "Improvements") on this Easement so long as the Improvements (i) do not damage, destroy, endanger, obstruct, interfere, or alter the operation of the Pipeline; (ii) the Pipeline is left with an amount of cover to allow for safe operation of the pipeline; and (iii) the pipeline is left with proper, sufficient, and permanent support. In addition, Grantor is permitted to improve and cover the Easement in caliche or similar type all weather construction material. When crossing Grantee line, Grantor must maintain two feet (2') of vertical separation. Grantor must secure Grantee's written consent to construct any paved roads on the Easement, which such consent may not be unreasonably withheld or delayed.

This Agreement constitutes the entire agreement and supersedes any and all prior oral understandings and/or agreements, if any, concerning the subject of this Agreement. Grantor confirms and agrees that Grantor has been made no promise or agreement by Grantee or any agent of Grantee (which is not expressed or referenced specifically within this Agreement) in executing this Agreement, that Grantor is not relying upon any statement or representation of Grantee or any agent of Grantee and that Grantor's execution of this Agreement is free and voluntary; this Agreement may not be modified or amended except on or after the date hereof by writing signed by the Parties and neither Party shall be liable or bound to any other party in any manner except as specifically set forth herein.

In the event the Pipeline ceases to be operated for a period of eighteen (18) consecutive months by Grantee, its successors or assigns, this Easement shall be considered abandoned, this Agreement shall terminate ipso facto, and Grantee shall have no further rights in said Agreement.

GRANTEE HEREBY AGREES TO INDEMNIFY, DEFEND, AND HOLD GRANTOR HARMLESS FROM AND AGAINST ALL LOSSES, DAMAGES, CLAIMS, DEMANDS, AND SUITS (INCLUDING COURT COSTS AND REASONABLE ATTORNEY'S FEES) THAT GRANTOR MAY INCUR OR BE LIABLE FOR (COLLECTIVELY, "CLAIMS"), TO THE EXTENT THAT SUCH CLAIMS RESULT FROM OR ARE ATTRIBUTABLE TO GRANTEE'S EXERCISE OF THE RIGHTS GRANTED HEREUNDER, EXCEPT TO THE EXTENT ANY SUCH CLAIMS RESULT FROM OR ARE ATTRIBUTABLE TO THE NEGLIGENCE, GROSS NEGLIGENCE,

**WILLFUL MISCONDUCT, OR MALICIOUS ACTS (OR OMISSIONS) OF GRANTOR,
ITS AGENTS, EMPLOYEES, CONTRACTORS, OR REPRESENTATIVES.**

GRANTOR HAS NOT RELIED UPON AND HEREBY EXPRESSLY DISCLAIMS RELIANCE UPON ANY STATEMENTS, REPRESENTATIONS, INFORMATION, OR MATERIALS PROVIDED, SUPPLIED, OR FURNISHED BY GRANTEE OR OTHERWISE MADE AVAILABLE BY GRANTEE IN THE PUBLIC DOMAIN OR OTHERWISE (OTHER THAN THOSE MADE IN THIS AGREEMENT).

The provisions of this Agreement are to be considered a covenant that runs with the land herein described, and the terms, conditions, and provisions hereof shall extend to and be binding upon the heirs, executors, administrators, personal representatives, successors, and assigns of the parties hereto. The Agreement and rights herein granted may be transferred, leased, or assigned, from time to time, in whole or in part, and the rights herein granted, or any of them, may be exercised by any or all of the Grantees, their successors, and/or assigns, either jointly or separately.

This Agreement may be signed in counterparts with the same effect as if each executing party signed one instrument.

IN WITNESS WHEREOF, this Agreement is executed as of the Effective Date written above.

GRANTOR

City of Hobbs, New Mexico

By: _____

Printed Name

Title

GRANTEE

Hilcorp Energy I, L.P.

By: Hilcorp Energy Company
Its General Partner

By: _____

Curtis D. Smith
Senior Vice President- Land

ACKNOWLEDGEMENTS

STATE OF NEW MEXICO §
 §
COUNTY OF LEA §

On this _____ day of _____ 2025, _____
known to me (or satisfactorily proven) to be the person whose name is subscribed as
_____, of City of Hobbs, New Mexico, and acknowledged that he, as
_____, being authorized so to do.

NOTARY PUBLIC, THE STATE OF _____

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

On this _____ day of _____ 2025, this instrument was acknowledged before
me by Curtis D. Smith, Senior Vice President- Land, of Hilcorp Energy Company, a Texas
corporation, the general partner of Hilcorp Energy I, L.P., a Texas limited partnership, on behalf of
said limited partnership.

NOTARY PUBLIC, THE STATE OF TEXAS

EXHIBIT “A”
(survey plats)

PROPOSED PIPELINE PLAT
SECTION 2, T-20-S, R-38-E, N.M.P.M., LEA COUNTY, NEW MEXICO
EXHIBIT A

SHEET 1 OF 3



NAD 83
NEW MEXICO, EAST ZONE,
U.S. SURVEY FT.



CERTIFICATION:
This is to certify that this plat and the survey on which it is based were made by me or those under my direct supervision, and meets the Professional and Technical Standards for The State of New Mexico.

P.O.T. Point of Terminus

P.O.B. Point of Beginning

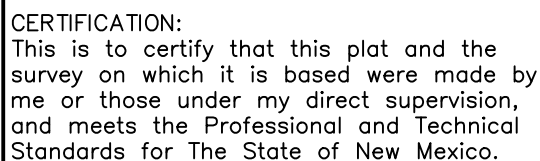
WERTA FED - PRODUCED WATER PIPELINE
PROPOSED 30' PIPELINE EASEMENT
Section 2, T-20-S, R-38-E, N.M.P.M.
Lea County, New Mexico



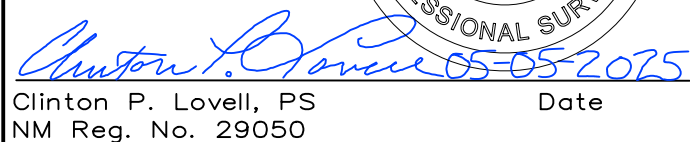
Clinton P. Lovell 05-05-2025
Clinton P. Lovell, PS Date
NM Reg. No. 29050

Should any discrepancies be discovered please notify us immediately.

0	05/05/2025	MVF	Issued for Use
No.	Date	By	Description
			NTB ASSOCIATES, INC.
			525 Louisiana Avenue, Shreveport, LA 71101
			318.226.9199 www.ntbainc.com
			TX Firm Surv. License: 10118400 Exp. 12/31/2025
			TX Firm Eng. License: F-955 Exp. 09/30/2025
SURVEY. DESIGN. BUILD. SUCCEED.			
Drawn By: MVF 05/05/2025		Checked By: CPL 05/05/2025	Scale: 1"=600'
Drawing # 25022013-A-200		Last Site Visit: 04/29/2025	Rev. 0






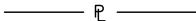











CERTIFICATION:
This is to certify that this plat and the survey on which it is based were made by me or those under my direct supervision, and meets the Professional and Technical Standards for The State of New Mexico.




Clinton P. Lovell, PS NM Reg. No. 29050	Date
--	------

Should any discrepancies be discovered please notify us immediately.

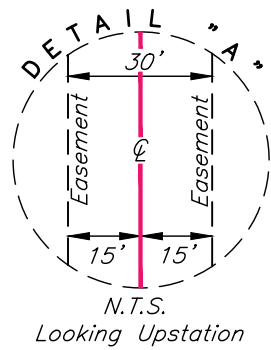
- # Legend
-  Calculated Point
 -  Found Monument—As Noted
 -  PI  Proposed Easement
 -  Section Line
 -  Property Line
 -  Aliquot Line
 -   Proposed Pipeline Easement
 -  Water Line
 -  Poly Line
 -  Fence Line
 -  Overhead Electric Line
 -  Power Pole
 -  Guy Anchor

NOTES:

- 1) THIS PLAT AND THE SURVEY IT IS BASED ON DOES NOT CONSTITUTE AN:
A.) ENVIRONMENTAL ASSESSMENT.
B.) WETLANDS DETERMINATION.
C.) SUBSURFACE DETERMINATION.
D.) BOUNDARY SURVEY
- 2) COORDINATES AND BEARINGS AS SHOWN ARE GRID AS DERIVED FROM GPS OBSERVATIONS AS REDUCED BY NATIONAL GEODETIC SYSTEM OPUS, AND ARE BASED ON STATE PLANE COORDINATES FOR THE NEW MEXICO EAST ZONE, U.S. SURVEY FEET.
- 3) THAT A THIS LEGAL DESCRIPTION OF EVEN SURVEY DATE ACCOMPANIES THIS PLAT.

0	05/05/2025	MVF	Issued for Use
No.	Date	By	Description
		NTB ASSOCIATES, INC. 525 Louisiana Avenue, Shreveport, LA 71101 318.226.9199 www.ntbainc.com TX Firm Surv. License: 10118400 Exp. 12/31/2025 TX Firm Eng. License: F-955 Exp. 09/30/2025	
SURVEY. DESIGN. BUILD. SUCCEED.			
<p><i>WERTA FED - PRODUCED WATER PIPELINE PROPOSED 30' PIPELINE EASEMENT</i></p> <p><i>Located in Section 2, T-20-S, R-38-E, N.M.P.M. Lea County, New Mexico</i></p>			
Drawn By: MVF 05/05/2025		Checked By: CPL 05/05/2025	
Drawing # 25022013-A-200		Last Site Visit: 04/29/2025	
		Scale: 1"=600' Rev. 0	

PROPOSED PIPELINE PLAT
SECTION 2, T-20-S, R-38-E, N.M.P.M., LEA COUNTY, NEW MEXICO
EXHIBIT A



PROPOSED PIPELINE		
Line #	Bearing	Length
L1	N00°12'47"W	213.48'

ACREAGE/LENGTH TABLE		
FEET	RODS	PERM. ACRES
213.48	12.94	0.147

PROPOSED 30' PIPELINE EASEMENT
A 0.147 Acre tract of land being a Proposed 30' Pipeline Easement located in Section 2, T-20-S, R-38-E N.M.P.M., Lea County, New Mexico, being 15' each side of the following described centerline:

BEGINNING at a point (X=915153.31, Y=584726.19, NAD 83, New Mexico East Zone, U.S. Survey FT.) in the South part of said Section 2, from which point a found PK Nail (in Asphalt) with Shiner at the Southwest Corner of Section 2 bears S 46°07'37" W 3540.55';

Thence N 00°12'47" W 213.48' to the Point of Terminus on the North line of the South half said Section 2, having 213.48 feet or 12.94 rods in length and containing 0.147 Acres of Land.

CERTIFICATION:
This is to certify that this plat and the survey on which it is based were made by me or those under my direct supervision, and meets the Professional and Technical Standards for The State of New Mexico.



Clinton P. Lovell 05-05-2025
Clinton P. Lovell, PS
NM Reg. No. 29050
Date

- NOTES:**
- THIS PLAT AND THE SURVEY IT IS BASED ON DOES NOT CONSTITUTE AN:
A.) ENVIRONMENTAL ASSESSMENT.
B.) WETLANDS DETERMINATION.
C.) SUBSURFACE DETERMINATION.
D.) BOUNDARY SURVEY
 - COORDINATES AND BEARINGS AS SHOWN ARE GRID AS DERIVED FROM GPS OBSERVATIONS AS REDUCED BY NATIONAL GEODETIC SYSTEM OPUS, AND ARE BASED ON STATE PLANE COORDINATES FOR THE NEW MEXICO EAST ZONE, U.S. SURVEY FEET.
 - THAT A PLAT OF EVEN SURVEY DATE ACCOMPANIES THIS LEGAL DESCRIPTION.

Should any discrepancies be discovered please notify us immediately.

0	05/05/2025	MVF	Issued for Use
No.	Date	By	Description
		NTB ASSOCIATES, INC. 525 Louisiana Avenue, Shreveport, LA 71101 318.226.9199 www.ntbainc.com TX Firm Surv. License: 10118400 Exp. 12/31/2025 TX Firm Eng. License: F-955 Exp. 09/30/2025	
SURVEY. DESIGN. BUILD. SUCCEED.			
<i>WERTA FED - PRODUCED WATER PIPELINE PROPOSED 30' PIPELINE EASEMENT Located in Section 2, T-20-S, R-38-E, N.M.P.M. Lea County, New Mexico</i>			
Drawn By: MVF 05/05/2025		Checked By: CPL 05/05/2025	
Drawing # 25022013-A-200		Last Site Visit: 04/29/2025	
		Scale: 1"=600'	
		Rev. 0	

Review and Approve the variance requested for an RV Park located off of Grimes Street.



CITY OF HOBBS

PLANNING BOARD STAFF SUMMARY FORM

MEETING DATE: MAY 20TH, 2025

SUBJECT: REVIEW AND APPROVE THE VARIANCE REQUESTED FOR AN RV PARK LOCATED OFF OF GRIMES STREET.

DEPT. OF ORIGIN: Planning Department

DATE SUBMITTED: May 14th, 2025

SUBMITTED BY: Kristalyn Seepersad, Planning Project Manager

Summary:

K & S Electric is requesting a variance for their approved RV park. The variance is for the proposed size of the parking spaces. They are proposing a minimum of 28' x 60'.

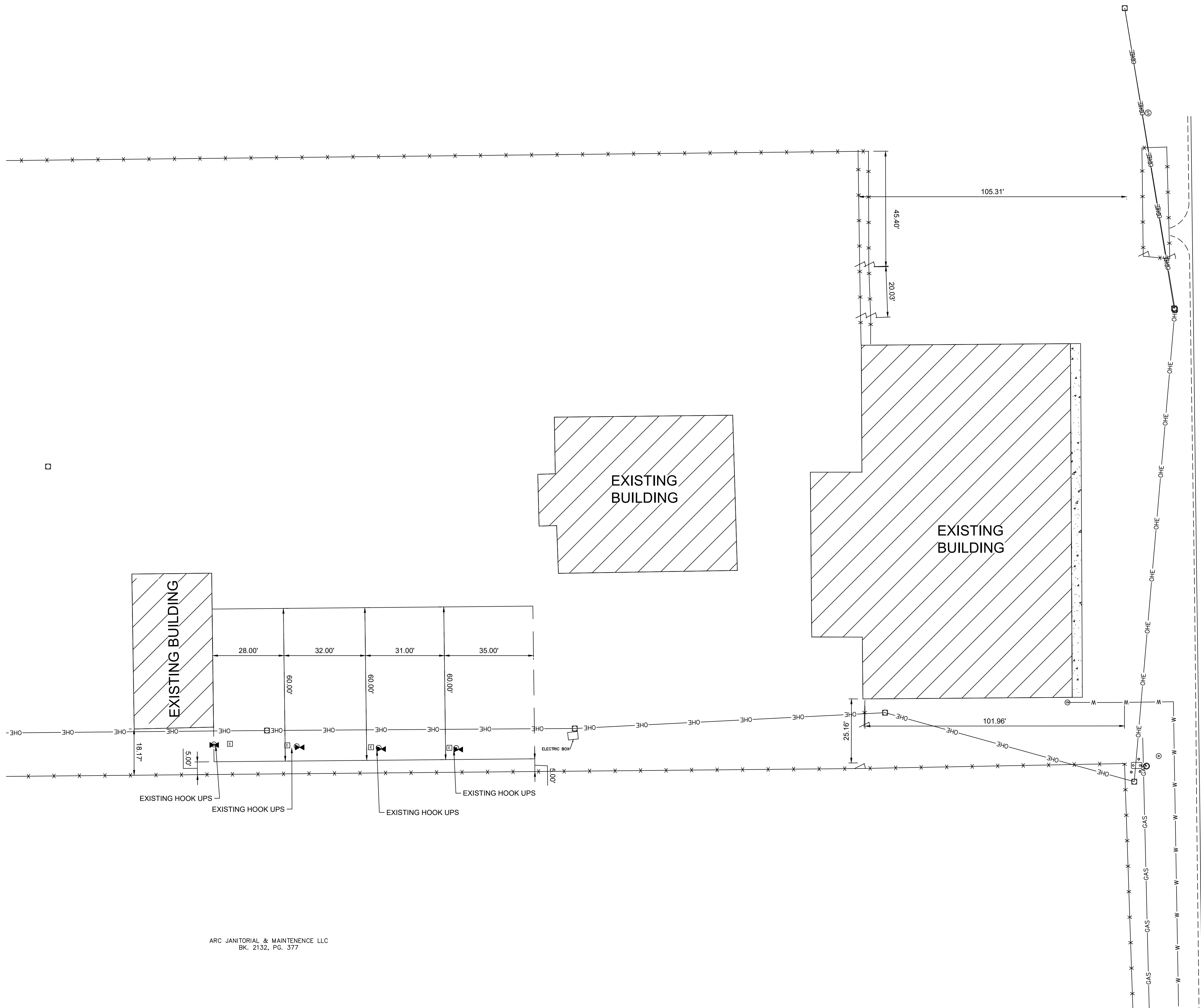
Staff Recommendations:

Planning Department:

Staff has no objections to these documents. Staff recommends the Board considers approval/denial for the attached documents.

Attachments:

- Site plan



N GRIMES ST



Engineering | Surveying
Materials Testing

7921 N World Dr.
Hobbs, NM 88242-9032
Squarerootservices.net
575-231-7347

ENGINEERING SHEET:

CIVIL SITE PLAN
OF
PROJECT NAME:
EMPLOYEE RV SPACES

CLIENT:
FOR
K&S ELECTRIC

PROJECT NUMBER:
25150

PROJECT ENGINEER:
JEREMY BAKER, PE
DRAWN BY:
B. SEALY



GRAPHIC SCALE
0 20' 40'
SCALE: 1" = 20'
(IN FEET)

REVISIONS

No.	DATE	DESCRIPTION

PRELIMINARY

ARC JANITORIAL & MAINTENANCE LLC
BK. 2132, PG. 377

SHEET:
3 of 4
CS-101

Review and Approve the variance requested for the RV Park/ Mobile Home Park located on West County Road.



CITY OF HOBBS

PLANNING BOARD STAFF SUMMARY FORM

MEETING DATE: MAY 20TH, 2025

SUBJECT: REVIEW AND CONSIDER THE VARIANCE REQUESTED FOR THE RV PARK / MOBILE HOME PARK LOCATED ON WEST COUNTY ROAD.

DEPT. OF ORIGIN: Planning Department
DATE SUBMITTED: May 14th, 2025
SUBMITTED BY: Kristalyn Seepersad, Planning Project Manager

Summary:

The property owner is requesting a variance for the site layout for their RV/ Mobile Home Park located on West County Road. The site layout has 24 spots that measure 45' x 82.75' with a 27' roadway.

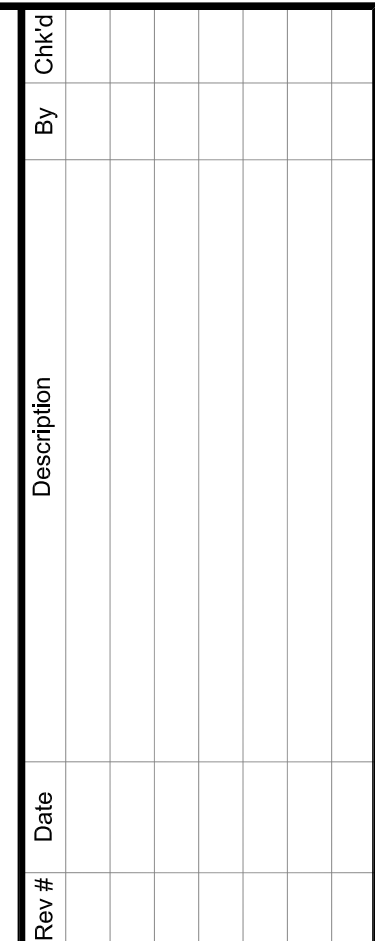
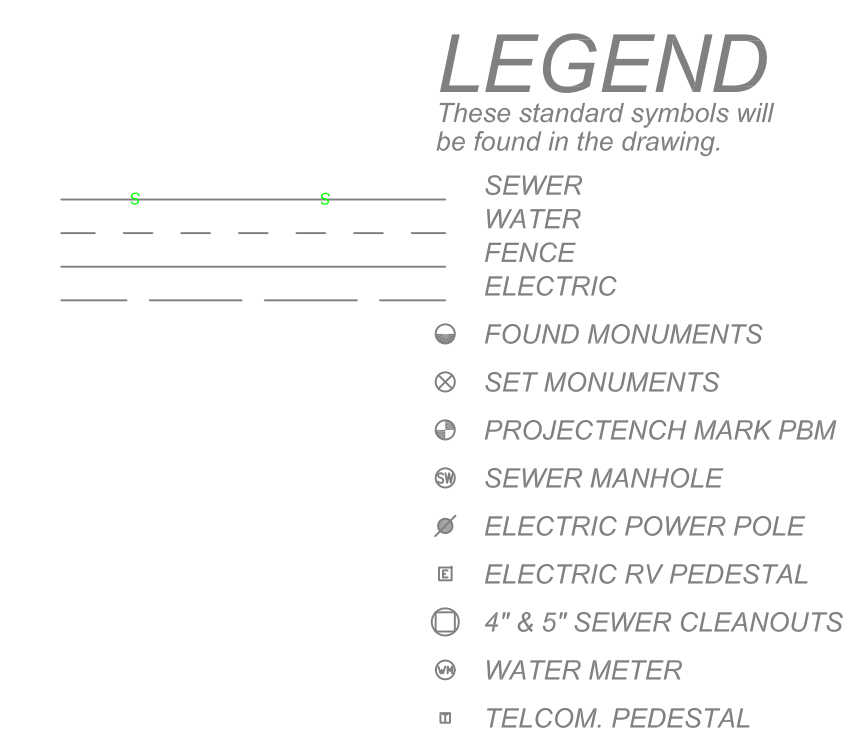
Staff Recommendations:

Planning Department:

Staff has no objections to these documents. Staff recommends the Board considers approval/denial for the attached documents.

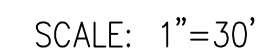
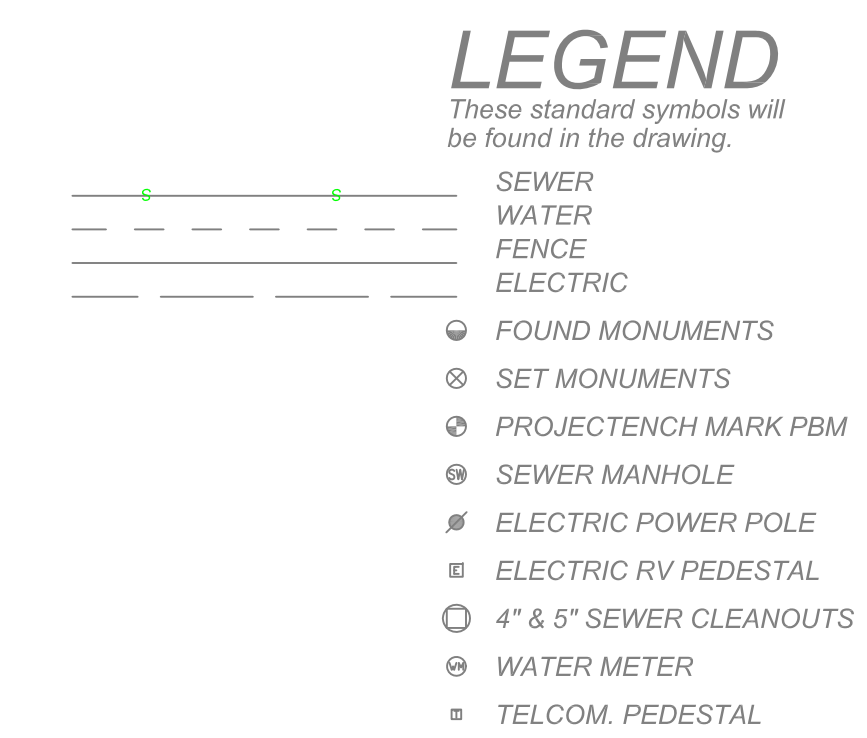
Attachments:

- Site Plan



SVC GOINGS LN MOBILE HOME PARK
SITE PLAN

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED		
Designed DJF	Drawn YG	Checked FXU
Date: May 2025		
Scale: Horiz: Vert:		
Project No: 9C33905		
Sheet: C100		



<p>THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED</p>		
Designed DJF	Drawn YG	Checked FXU
Date: May 2025		
Scale: Horiz: Vert:		
Project No: 9C33905		
Sheet: C100		

Review and Approve the requested Development Agreement with Kassia Development regarding the development on Iron Street.



CITY OF HOBBS

PLANNING BOARD STAFF SUMMARY FORM

MEETING DATE: MAY 20TH, 2025

SUBJECT: REVIEW AND APPROVE THE REQUESTED DEVELOPMENT AGREEMENT WITH KASSIS DEVELOPMENT REGARDING THE DEVELOPMENT ON IRON STREET.

DEPT. OF ORIGIN: Planning Department

DATE SUBMITTED: May 14th, 2025

SUBMITTED BY: Kristalyn Seepersad, Planning Project Manager

Summary:

Property Management Plus, LLC has requested an Infrastructure Development Agreement for the Kass Glorietta Iron Subdivision located on Iron Avenue off of Dal Paso Street. The developer is proposing to extend the roadway 320' with an 8' sewer line installation.

Staff Recommendations:

Planning Department:

Staff has no objections to these documents. Staff recommends the Board considers approval/denial for the attached documents.

Attachments:

- Development Agreement
- Site Plan

INFRASTRUCTURE DEVELOPMENT AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of _____, between the City of Hobbs, New Mexico, a New Mexico Municipal Corporation, (hereafter called the "City"); and Property Management Plus, LLC, 4008 N Grimes PMB #262, Hobbs, NM 88240 (hereafter called "Developer").

RECITALS:

WHEREAS, "Developer" has proposed to construction the projection of Iron Avenue from the existing terminus east of Dal Paso Street to service the Kass Glorietta Iron Subdivision; and

WHEREAS, the projection of Iron Avenue, a designated Minor Residential, would serve the current and future transportation and public safety response needs of the overall public and the neighborhoods served by the roadway; and

WHEREAS, "Developer" has beneficial use of the public infrastructure on the north side only and the "City" may participate in fair share and oversize of public infrastructure; and

WHEREAS, "City" has examined the proposed improvements and the larger area that could be served and the Life, Health and Safety benefits of the proposed extension, and has concluded that participation in the cost of the Infrastructure would benefit the Public.

NOW, THEREFORE, in consideration of the above premises, the parties hereby agree as follows:

1. The Developer shall dedicate public right-of-way and develop, compliant with City provided Construction Plan Sets, the projection of Iron Avenue within the dedicated right of way from the existing terminus east of Dal Paso (being +/- 320 lineal feet along the Center Line), as a Minor Residential Section per the COH Major Thoroughfare Plan.
2. The Developer shall design or cause to be designed construction plans for the development of public infrastructure, comprised of +/- 250' of an 8" sewer and 320' of a 37' residential roadway with sidewalk, for municipal review and approval.
3. Upon approval of the construction plans the Developer shall construct or cause to be constructed the Public Infrastructure. The Developer shall employ the services of a registered New Mexico Civil Engineer who shall certify the installation of the Public Infrastructure as to compliance with the plan set and City of Hobbs Standards prior to municipal acceptance.
4. After receipt of the Engineer of Records Certification of Compliance and recordation of any dedications to contain the Public Infrastructure as required, the City shall reimburse the Developer for the Public Infrastructure installed, not to exceed **\$52,500.00**. (See Exhibit "A" Sketch Plan attached hereto)

5. Responsibilities of the parties hereto are as follows:
- a. The Developer shall:
 - i. Acquire all Public Infrastructure dedications as required.
 - ii. Submit a Plan Set for review and approval.
 - iii. Employ the services of a Civil Engineer to oversee the Construction and Certification of the public infrastructure.
 - b. The City shall:
 - i. Review and Approve construction plan set.
 - ii. After receipt of the Engineer of Records Certification of Compliance and recordation of any dedications to contain the public infrastructure as required, the City shall reimburse the Developer of the actual cost for the Public Infrastructure installed, not to exceed **\$52,500.00**. (See Exhibit "A" Sketch Plan attached hereto)
6. All notices given pursuant to or in connection with this Agreement shall be made in writing and posted by regular mail, postage prepaid, to the City, ATTN: Planning Department, 200 E. Broadway, Hobbs, NM 88240; to Developer – Property Management Plus, LLC, 4008 N Grimes PMB #262, Hobbs, NM 88240, or to such other address as requested by either party. Notice shall be deemed to be received on the fifth day following posting.
7. This Agreement may be executed in one or more identical counterparts, and all counterparts so executed shall constitute one agreement which shall be binding on all of the parties.
8. **Representations of City.**
- a. City is a duly organized and validly existing municipal corporation under the laws of the State of New Mexico with full municipal power to enter into this Agreement and to carry out the terms, conditions and provisions hereof.
 - b. City shall review and process the construction plan set in a forthright manner and with due diligence.

9. Representations of Developer.

To the best knowledge of Developer, there is no litigation, proceeding or governmental investigation, either pending or threatened in any court, arbitration board or administrative agency against or relating to Developer to prevent or impede the consummation of this Agreement by Developer.

10. BREACH

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

11. REMEDIES UPON BREACH.

- a. Any party may sue to collect any and all damages that may accrue by virtue of the breach of this Agreement.
- b. If any party is found by a court to have breached this Agreement, the breaching party agrees to pay all reasonable costs, attorney's fees and expenses that shall be made or incurred by another party in enforcing any covenant or provision of this Agreement.

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

13. TERMINATION. This Agreement shall be terminated upon the completion of all installation and construction defined herein or 365 days from ratification.

14. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement among and between City and Developer and there are no other agreements or understandings, oral or otherwise, between the parties on the issues defined herein.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

CITY OF HOBBS

DEVELOPER

Sam D. Cobb – Mayor

Property Management Plus, LLC –
Developer\Property Owner

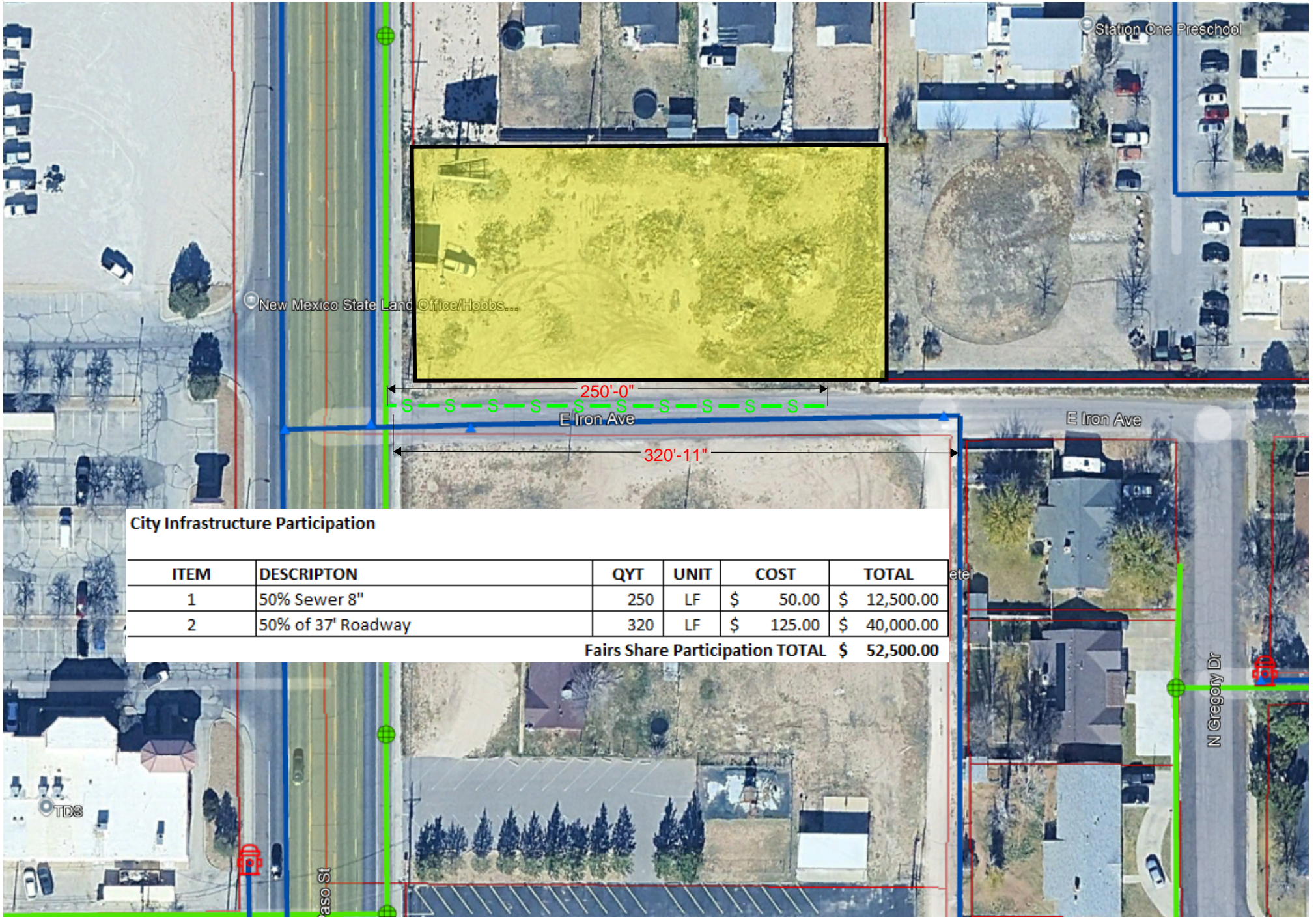
ATTEST:

APPROVED AS TO FORM:

Jan Fletcher, City Clerk

Medjine Desrosiers-Douyon, Deputy City Attorney

Exhibit A Attached – Location Map / Preliminary Site Plan





Engineering | Surveying
Materials Testing
7921 N. World Dr.
Hobbs, NM 88242
Squarerootservices.net
575-231-7347

PROPERTY MANAGEMENT PLUS LLC

CIVIL PLANS

IRON SUBDIVISION

CITY OF HOBBS
SECTION 23, TOWNSHIP 18 SOUTH, RANGE 38 EAST
N.M.P.M., LEA COUNTY, NEW MEXICO



VICINITY MAP
N.T.S.

INDEX OF SHEETS		
SHEET	SHEET NAME	DESCRIPTION
1	C-100	COVER
2	SU-101	SUBDIVISION PLAT
3	SU-102	TOPOGRAPHIC SURVEY
4	CS-101	SITE PLAN
5	CS-501	CONSTRUCTION DETAILS
6	CS-502	CONSTRUCTION DETAILS (2)
7	CG-101	GRADING PLAN
8	CG-102	ROAD PLAN AND PROFILE
9	CU-101	UTILITY PLAN
10	CU-102	SEWER PLAN AND PROFILE
11	CU-501	UTILITY DETAILS



(505)-254-7310

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

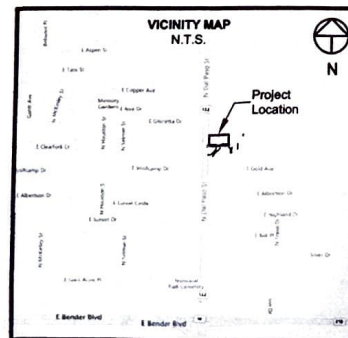


SquareRoot
services

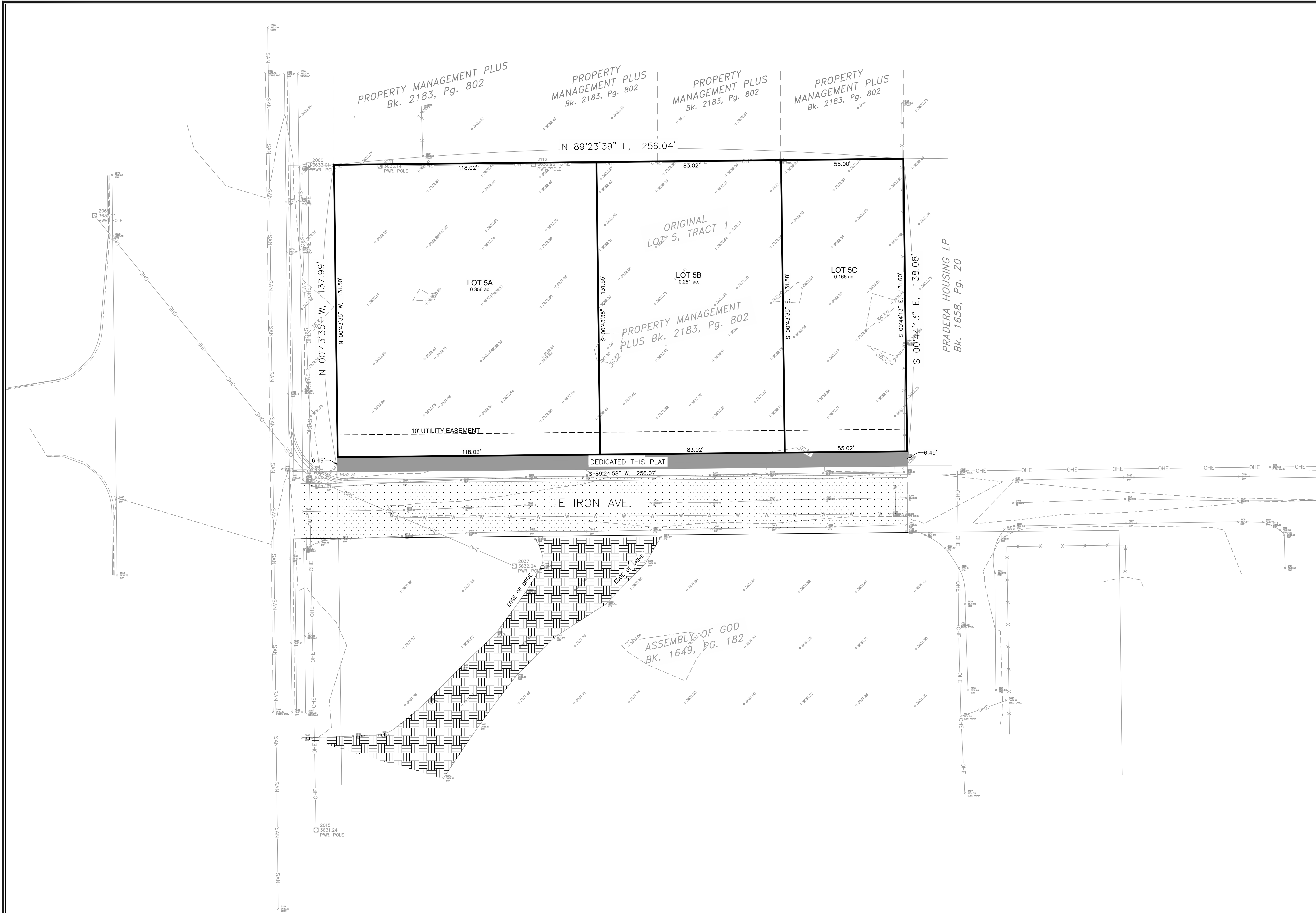
7921 N. World Dr.
Hobbs, NM 88242
Squarerootservices.net
575-231-7347

SU - 101

Evon Pointer
EVAN J. POINTER, N.M.P.S. 29968



EVAN J. POINTER, N.M.P.S. 29988



Engineering | Surveying
Materials Testing

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Squarerootservices.net
575-231-7347

TYPE OF SURVEY:

TOPOGRAPHIC SURVEY

OF

PROJECT NAME:

IRON
SUBDIVISION

FOR

CLIENT:

PROPERTY
MANAGEMENT PLUS
LLC.

PROJECT NUMBER:

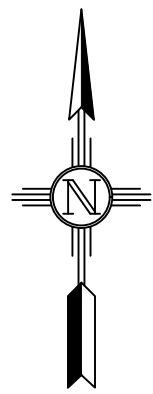
24088

PROJECT SURVEYOR:

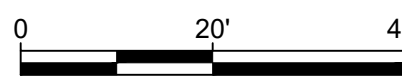
JEREMY BAKER, PS

DRAWN BY:

CARLOS JIMENEZ



GRAPHIC SCALE



SCALE: 1" = 20'
(IN FEET)

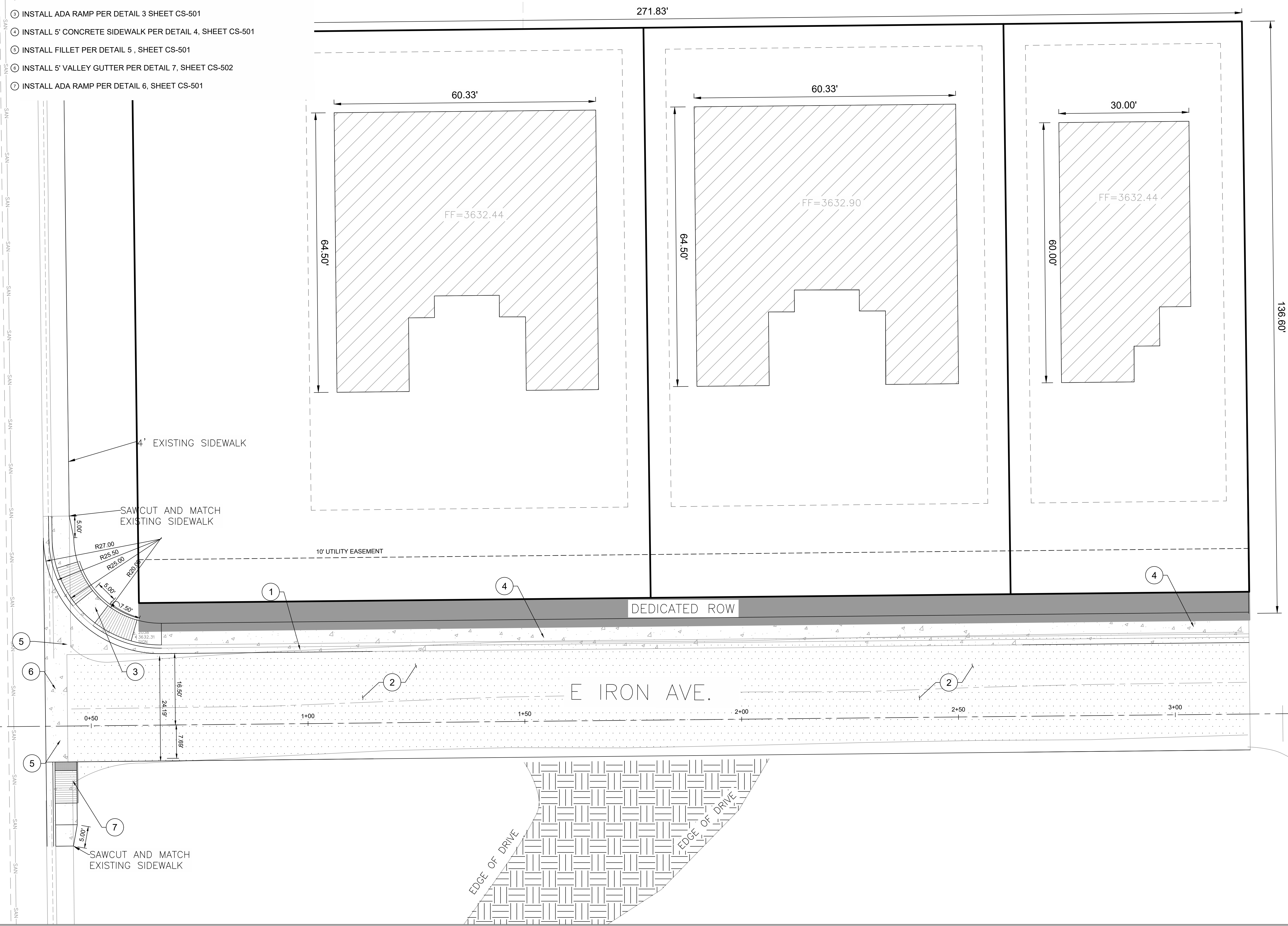
REVISIONS

No.	DATE	DESCRIPTION

SHEET:
3 of 11

SU - 102

- 1 INSTALL 6" X 24" CURB AND GUTTER PER DETAIL 1, SHEET CS-501
- 2 INSTALL 2" SP IV ASPHALT PAVEMENT SECTION PER DETAIL 2, SHEET CS-501
- 3 INSTALL ADA RAMP PER DETAIL 3 SHEET CS-501
- 4 INSTALL 5' CONCRETE SIDEWALK PER DETAIL 4, SHEET CS-501
- 6 INSTALL FILLET PER DETAIL 5, SHEET CS-501
- 6 INSTALL 5' VALLEY GUTTER PER DETAIL 7, SHEET CS-502
- 7 INSTALL ADA RAMP PER DETAIL 6, SHEET CS-501



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TYPE OF SURVEY:
**SITE PLAN
AND
KEY NOTES**
OF

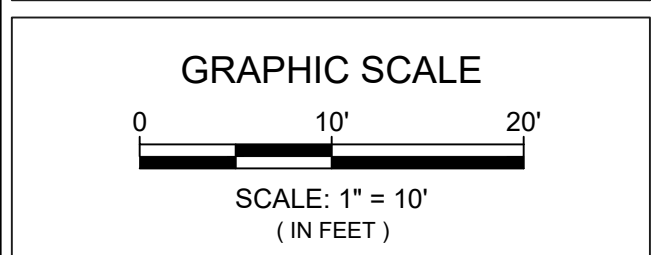
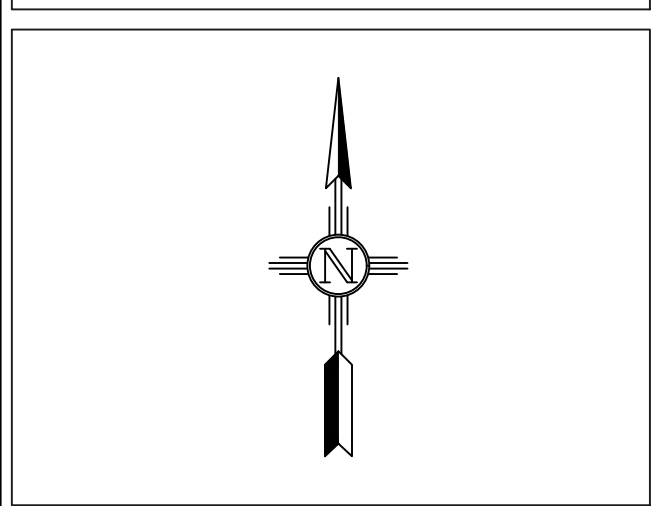
PROJECT NAME:

**IRON
SUBDIVISION**

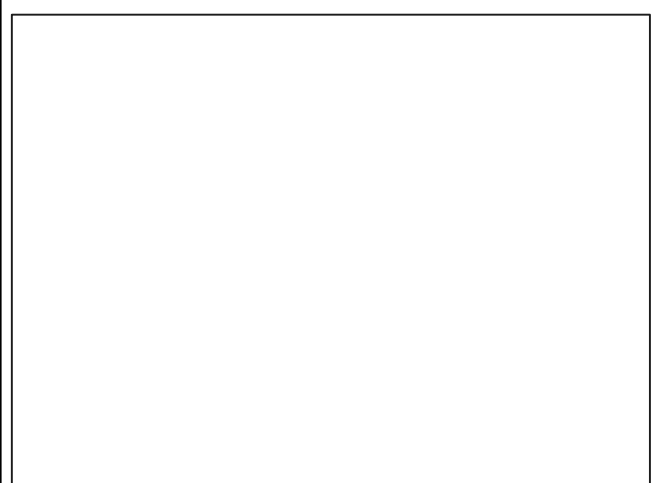
FOR
CLIENT: **PROPERTY
MANAGEMENT PLUS
LLC.**

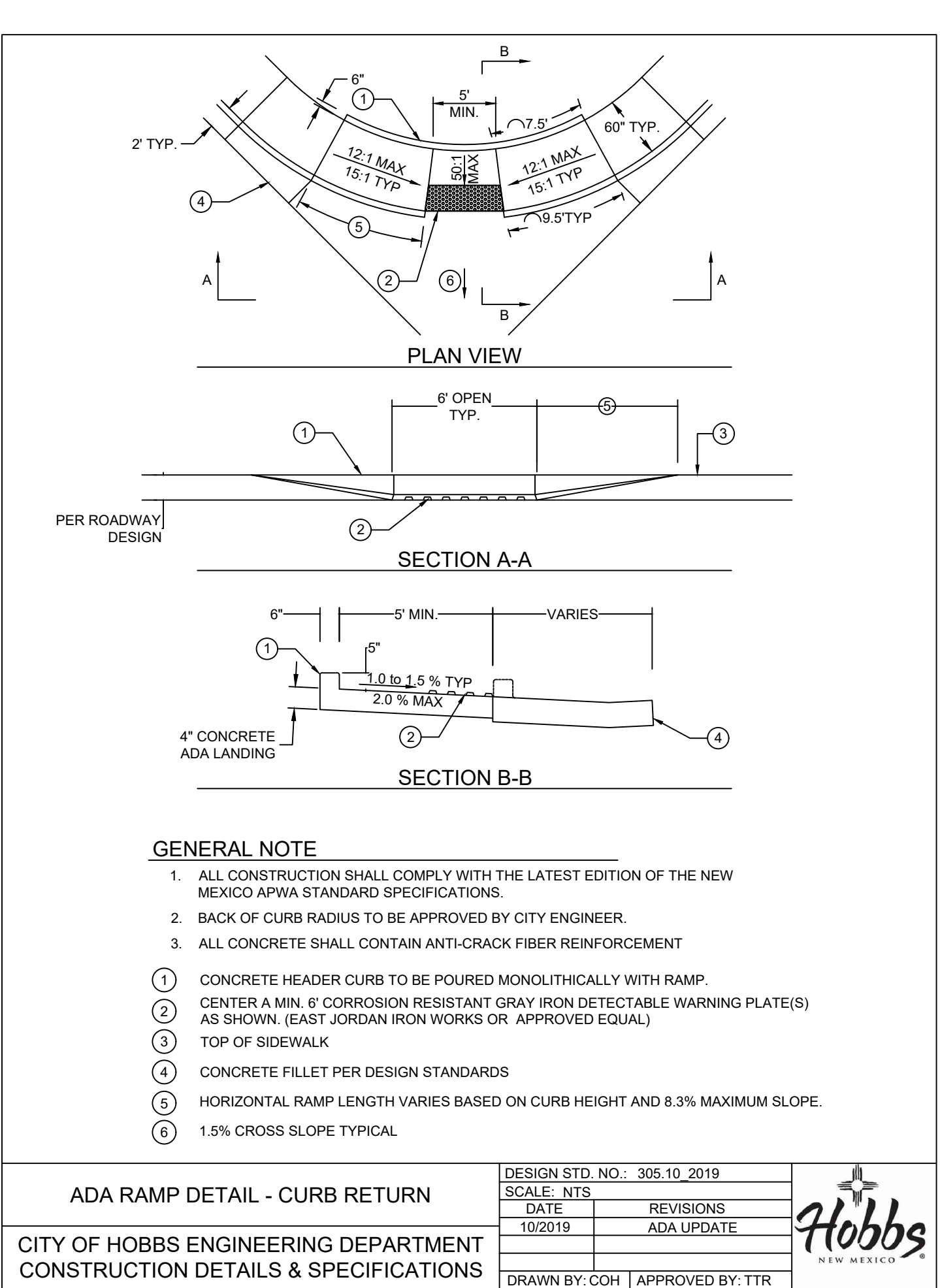
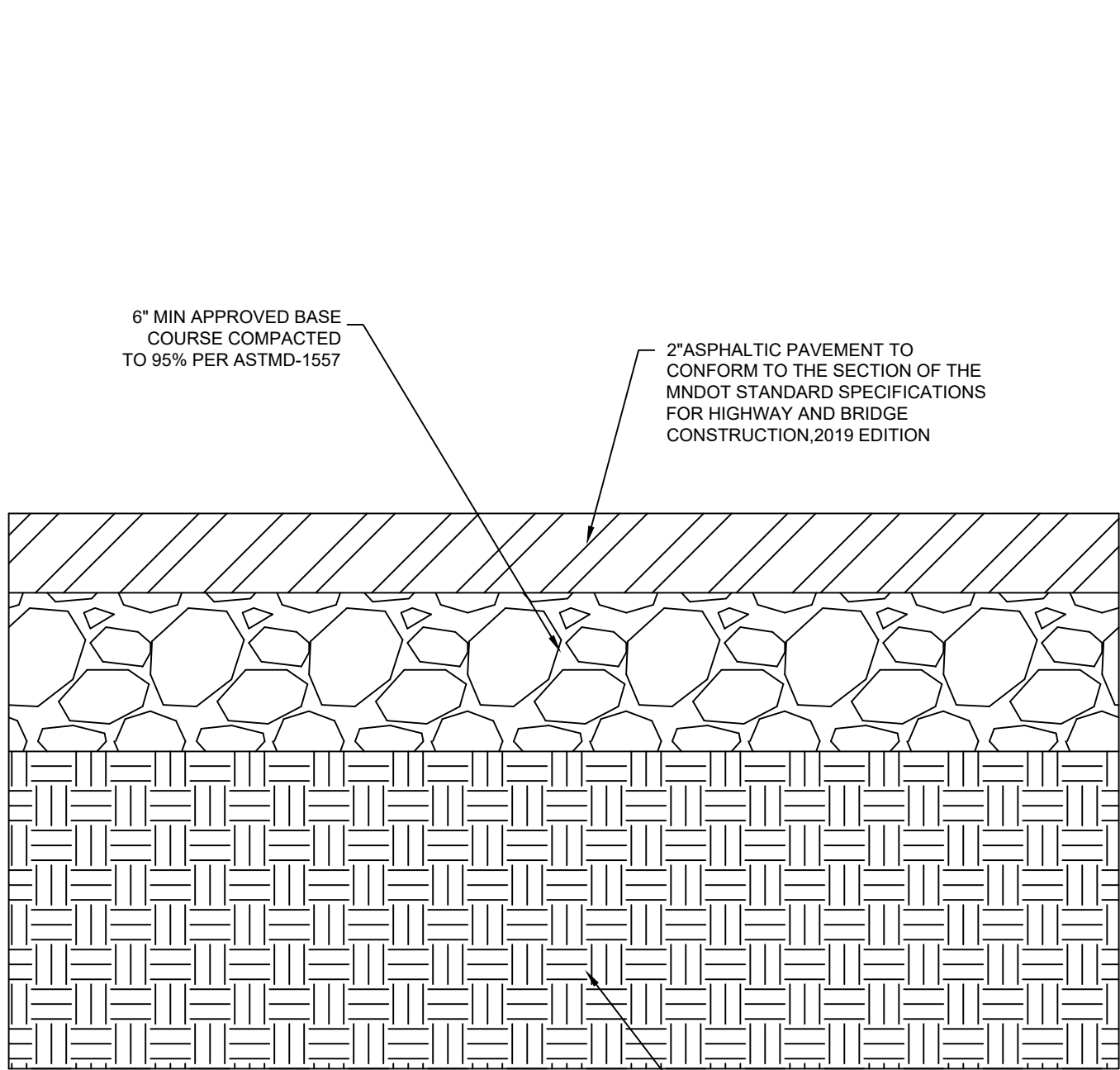
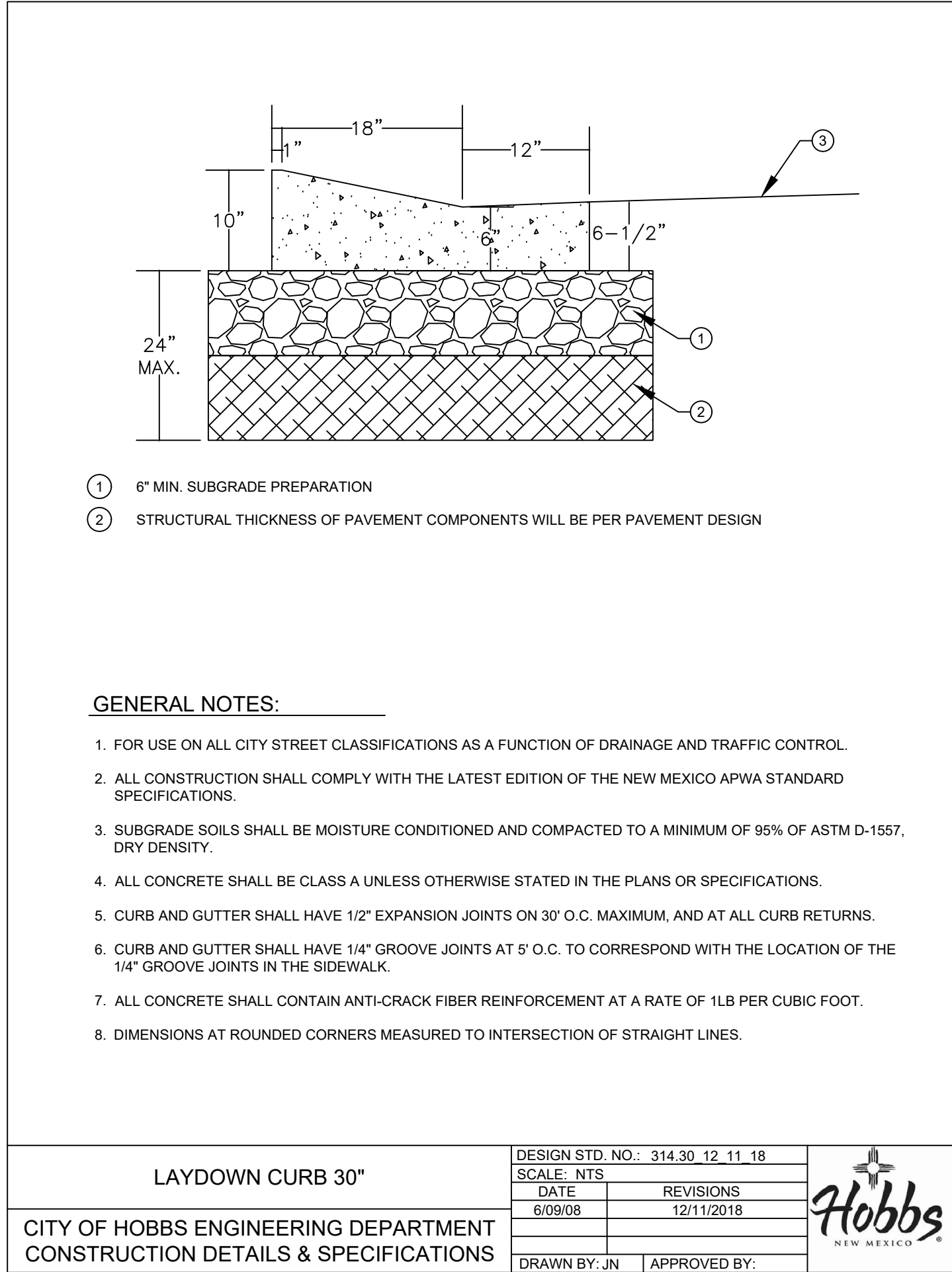
PROJECT NUMBER:
24088

PROJECT SURVEYOR:
JEREMY BAKER, PE
DRAWN BY:
CARLOS JIMENEZ



REVISIONS		
No.	DATE	DESCRIPTION

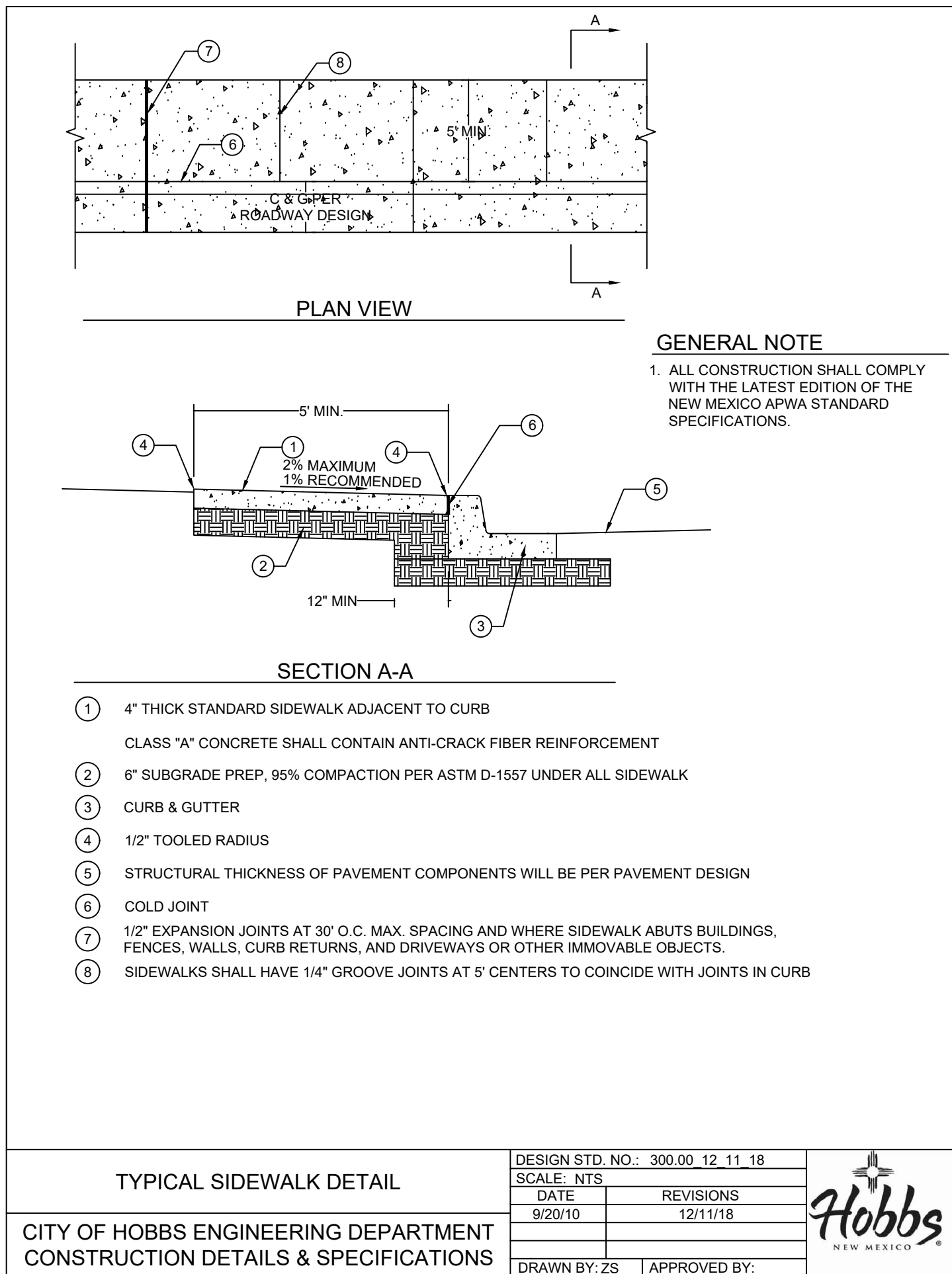




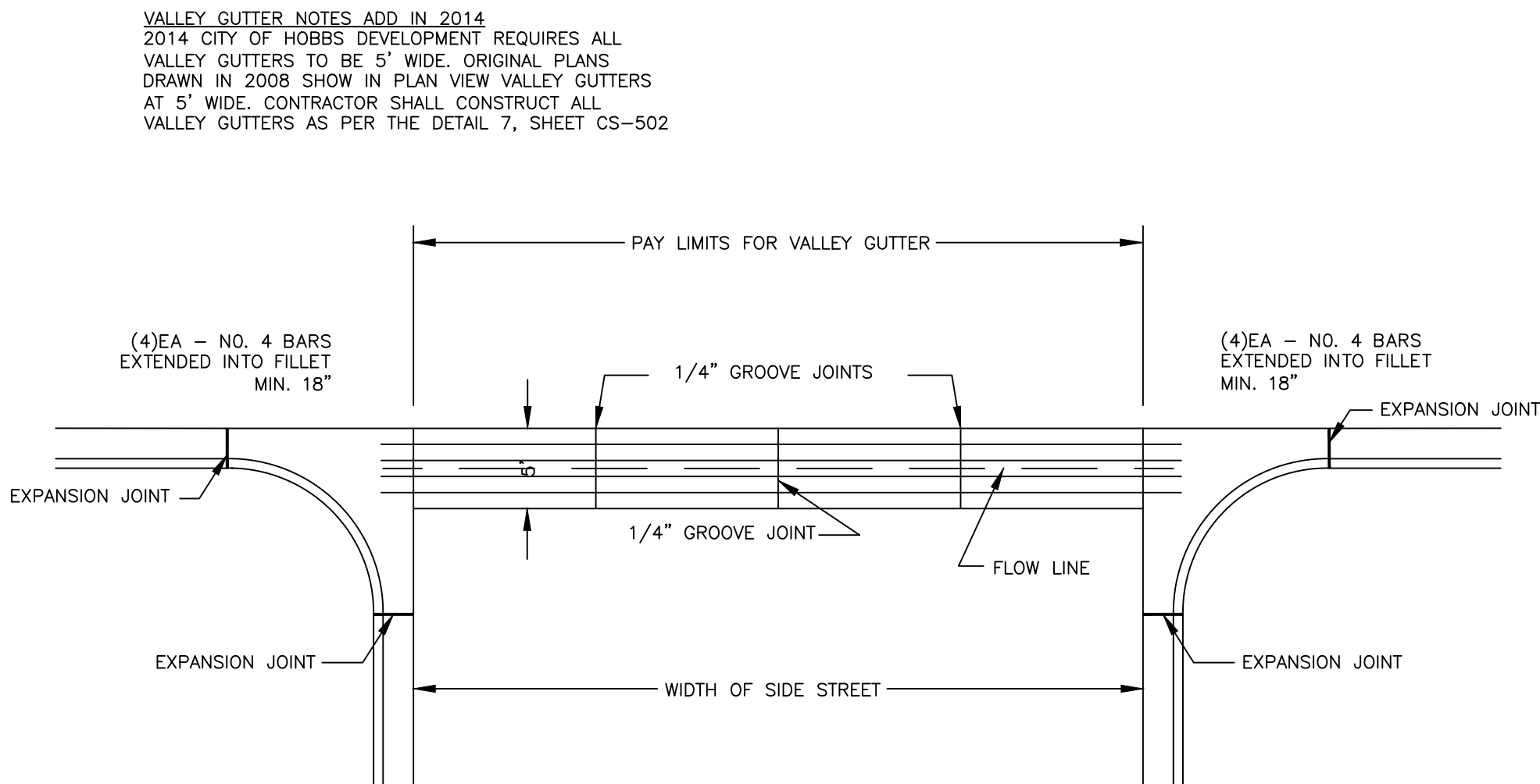
1 MOUNTABLE CURB & GUTTER DETAIL
NOT TO SCALE

2 ASPHALT PAVEMENT DETAIL
NOT TO SCALE

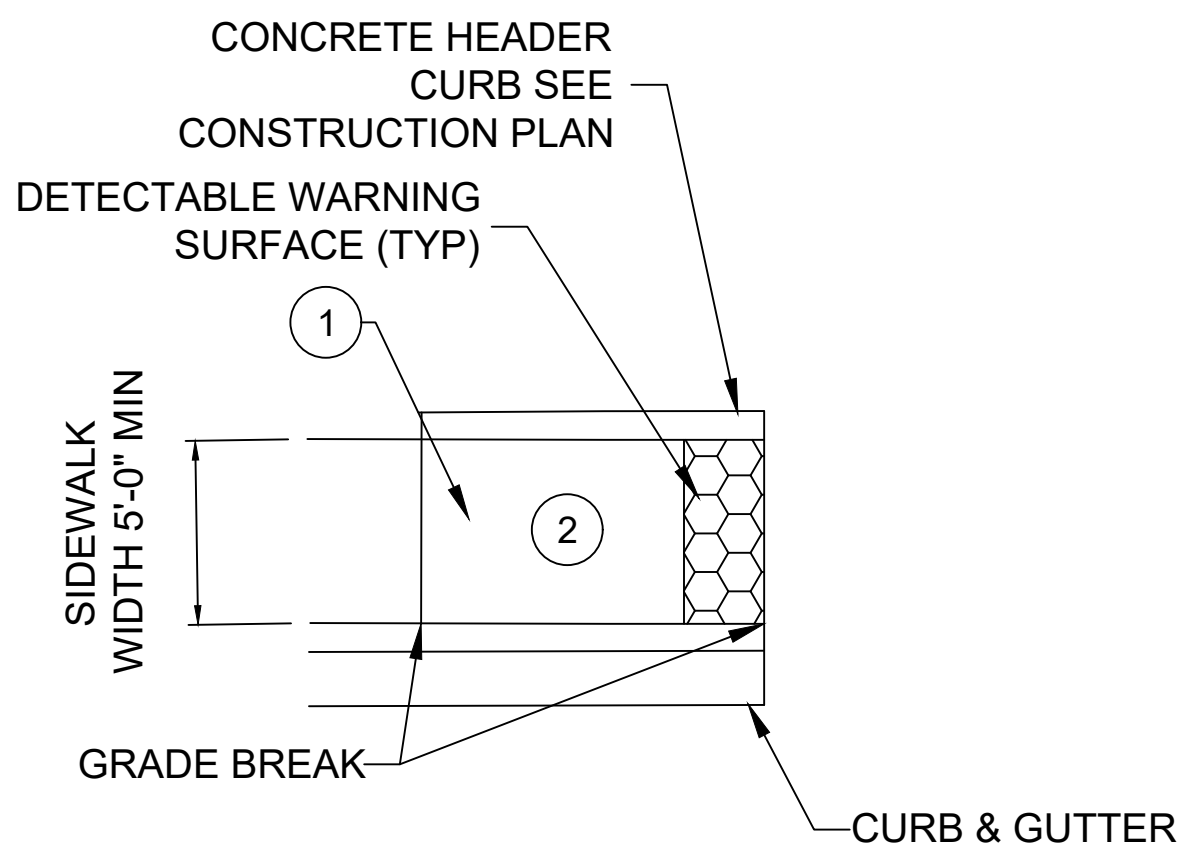
3 ADA RAMPS
NOT TO SCALE



4 TYPICAL SIDEWALK DETAIL
NOT TO SCALE



5 CONCRETE FILLET AND VALLEY GUTTER
NOT TO SCALE



GENERAL NOTES:

- CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MID-BLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
- RUNNING SLOPE OF THE CURB RAMP SHALL THE 8.3% MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.

6 ADA RAMP
NOT TO SCALE

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TYPE OF SURVEY:
**CONSTRUCTION
DETAILS**

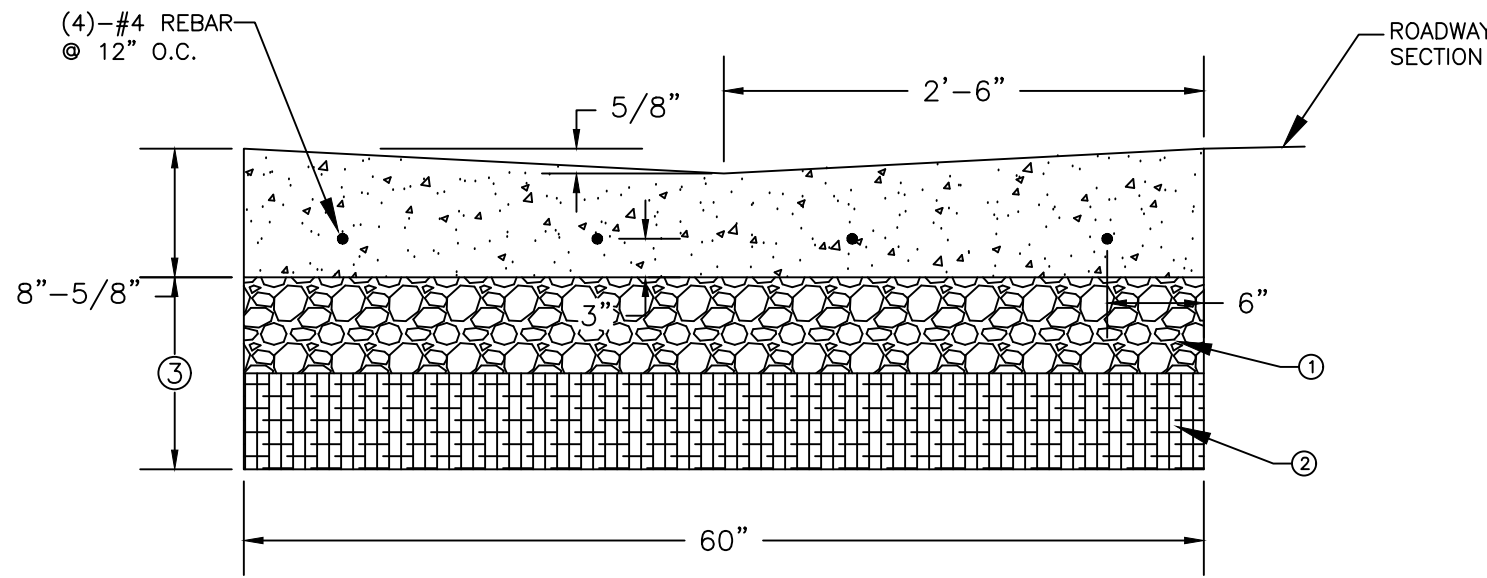
OF
**IRON
SUBDIVISION**

FOR
**PROPERTY
MANAGEMENT PLUS
LLC.**

PROJECT NUMBER:
24088

PROJECT SURVEYOR:
JEREMY BAKER, PE
DRAWN BY:
CARLOS JIMENEZ

REVISIONS		
No.	DATE	DESCRIPTION



8' X 60" VALLEY GUTTER
NOT TO SCALE

VALLEY GUTTER GUTTER KEYED NOTES:

- ① PROVIDE 6" BED COURSE MATERIAL THAT CONSISTS OF CINDERS, SAND, GRAVEL, CRUSHED STONE, OR OTHER GRANULAR AGGREGATE, WITH 100% PASSING A 1/2 INCH SIEVE AND NOT MORE THAN 12% PASSING A NO. 200 SIEVE, OR TYPE I OR TYPE II BASE COURSE, AS PER SECTION 303 OF THE NMDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION 2014 EDITION. COMPACT BED COURSE/BASE COURSE TO A MINIMUM OF 96% PER AASHTO T-180. NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE FOR BED COURSE OR BASE COURSE.
- ② PROOF ROLL EXISTING SUBGRADE (INCIDENTAL). REMOVE UNSTABLE MATERIAL TO A MAXIMUM DEPTH OF 18" - UNCLASSIFIED EXCAVATION. REPLACE WITH APPROVED BORROW MATERIAL. COMPACT TOP 6" OF BORROW MATERIAL TO A MINIMUM OF 95% PER AASHTO T-180.
- ③ THERE SHALL BE A MINIMUM 6" OF UNCLASSIFIED EXCAVATION FOR THE INSTALLATION OF BED COURSE/BASE COURSE, AND A MAXIMUM OF 18" FOR SUBGRADE STABILIZATION.

VALLEY GUTTER GENERAL NOTES:

ALL CONCRETE SHALL CONTAIN ANTI-CRACK FIBER REINFORCEMENT
SEAL ALL EXPANSION JOINTS WITH SILICONE SEALER
INSTALL THREE (3) 1/4" GROOVE JOINTS AT EQUAL DISTANCE THE LENGTH OF VALLEY GUTTER
THERE BE NO ADDITION MEASUREMENT OR PAYMENT FOR STEEL REINFORCEMENT (REBAR)

⑦ 60" VALLEY GUTTER DETAIL
NOT TO SCALE

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TYPE OF SURVEY:
**CONSTRUCTION
DETAILS**

PROJECT NAME:

**IRON
SUBDIVISION**

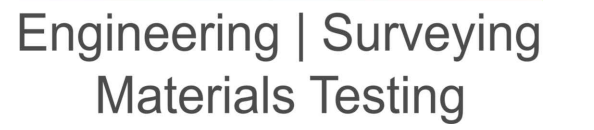
CLIENT:

**FOR
PROPERTY
MANAGEMENT PLUS
LLC.**

PROJECT NUMBER:
24088

PROJECT SURVEYOR:
JEREMY BAKER, PE
DRAWN BY:
CARLOS JIMENEZ

REVISIONS		
No.	DATE	DESCRIPTION



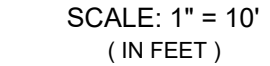
TYPE OF SURVEY:

OF

OR

24088

DRAWN BY: CARLOS JIMENEZ

[illegible]

SHEET: 7 of 11

CG- 101



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TYPE OF SURVEY:
**ROAD PLAN
AND
PROFILE**
OF

PROJECT NAME:

**IRON
SUBDIVISION**

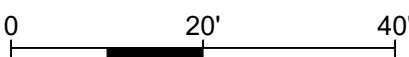
FOR
CLIENT:
**PROPERTY
MANAGEMENT PLUS
LLC.**

PROJECT NUMBER:
24088

PROJECT SURVEYOR:
JEREMY BAKER, PE
DRAWN BY:
CARLOS JIMENEZ

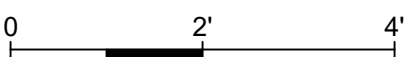


GRAPHIC SCALE



SCALE: 1" = 20'
(IN FEET)

GRAPHIC SCALE



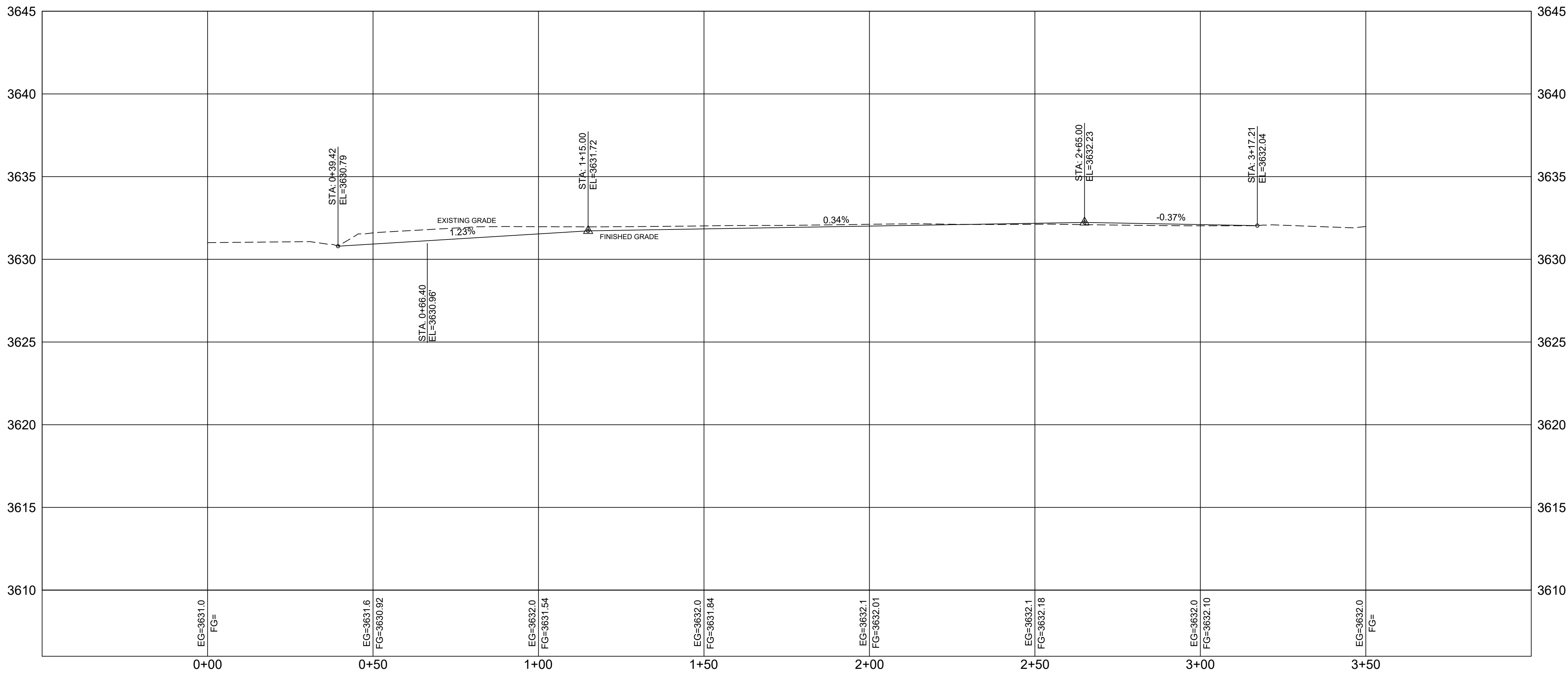
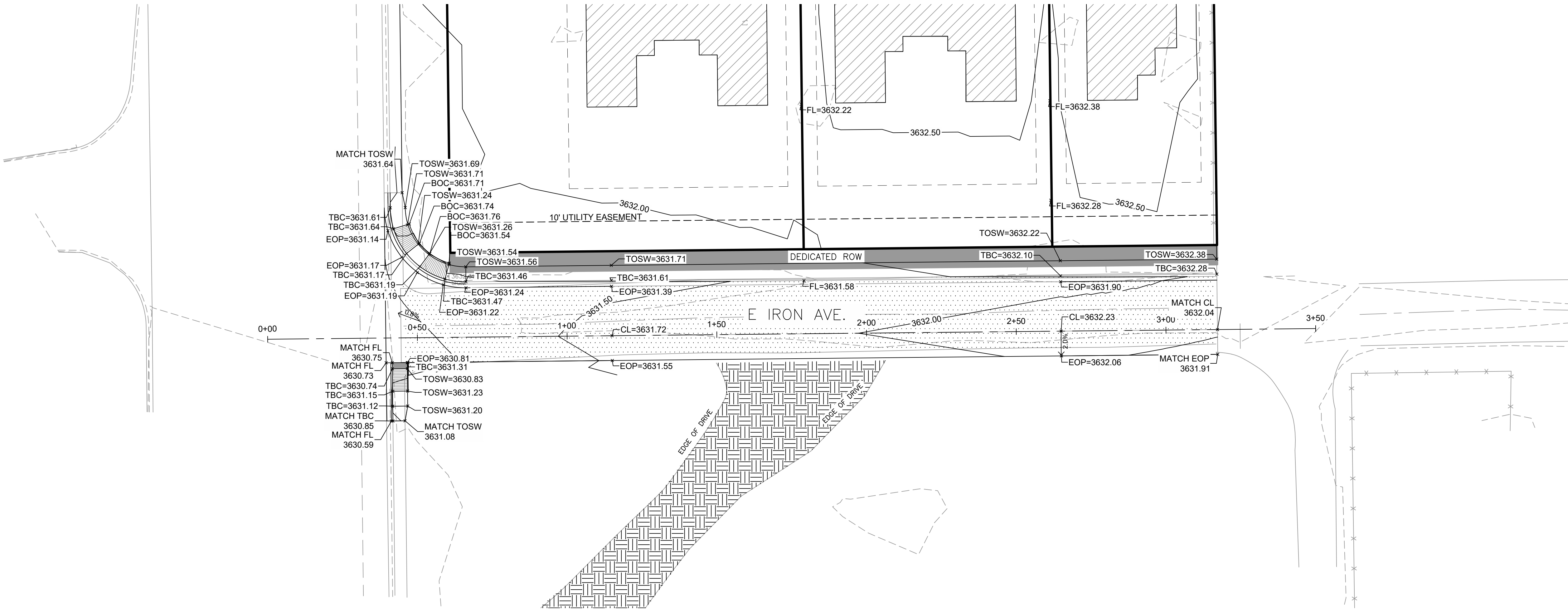
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(IN FEET)

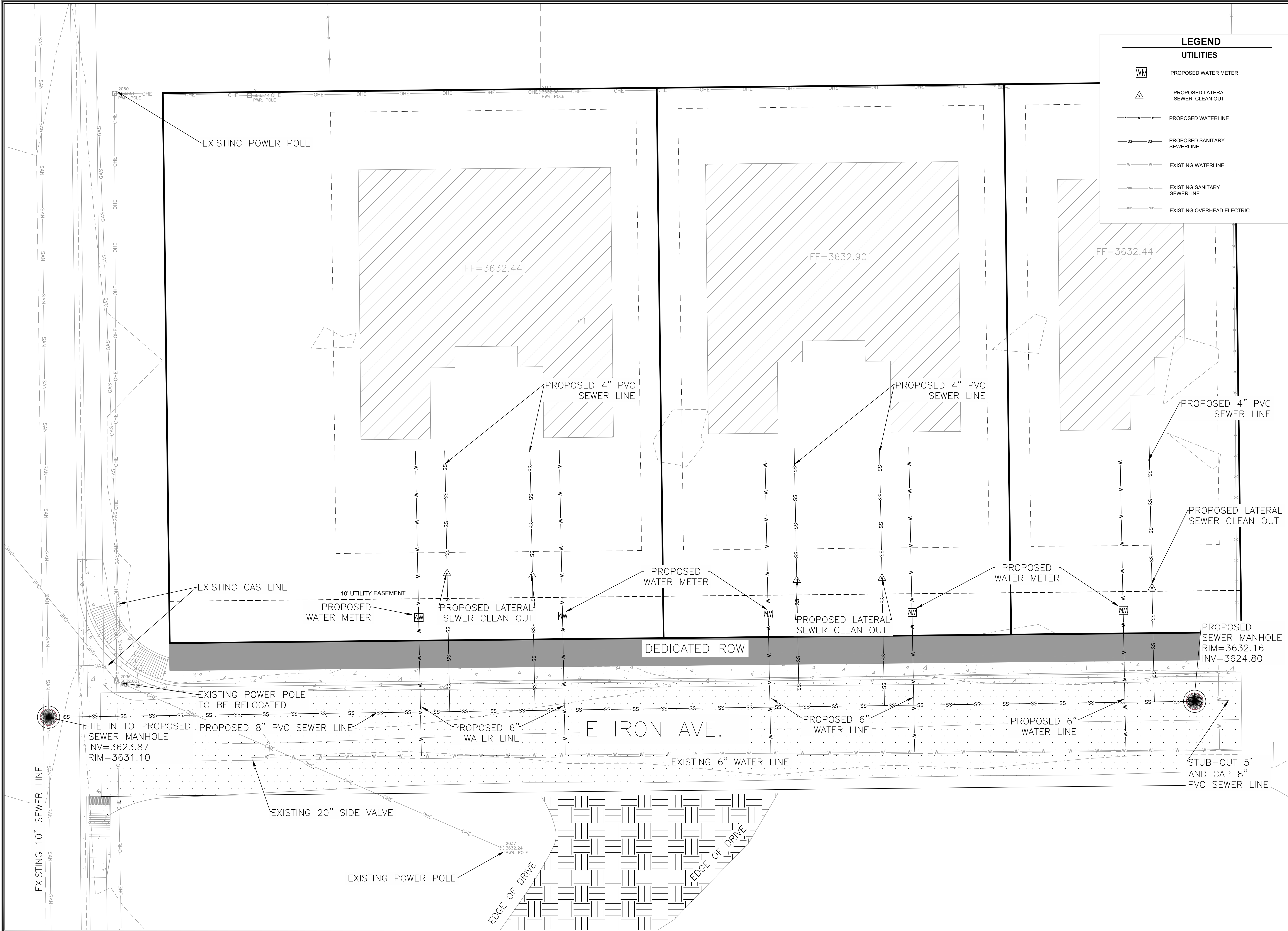
REVISIONS

No.	DATE	DESCRIPTION

SHEET:
8 of 11

CG- 102





LEGEND

UTILITIES

PROPOSED WATER METER

PROPOSED LATERAL SEWER CLEAN OUT

PROPOSED WATERLINE

PROPOSED SANITARY SEWERLINE

EXISTING WATERLINE

EXISTING SANITARY SEWERLINE

EXISTING OVERHEAD ELECTRIC

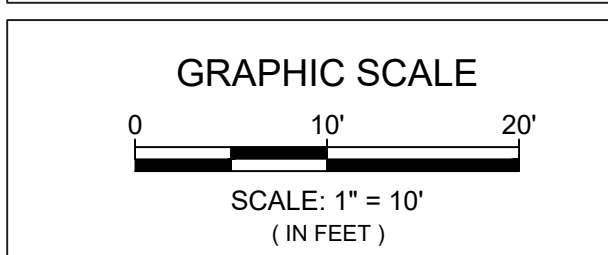
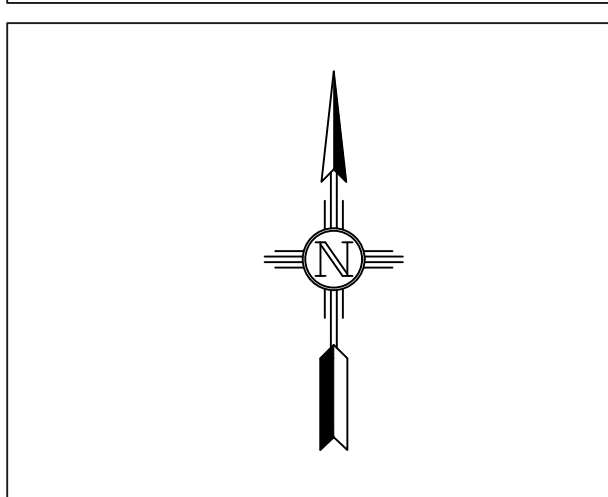
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Squarerootservices.net
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TYPE OF SURVEY:
UTILITY PLAN
OF
IRON SUBDIVISION
FOR
PROPERTY MANAGEMENT PLUS LLC.

PROJECT NUMBER:
24088

PROJECT SURVEYOR:
JEREMY BAKER, PE
DRAWN BY:
CARLOS JIMENEZ



REVISIONS		
No.	DATE	DESCRIPTION

SHEET:
9 of 11
CU- 101

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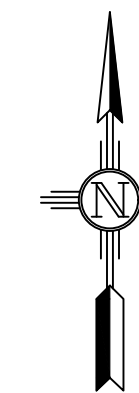
TYPE OF SURVEY:
**SEWER PLAN
AND PROFILE**

OF
PROJECT NAME:
**IRON
SUBDIVISION**

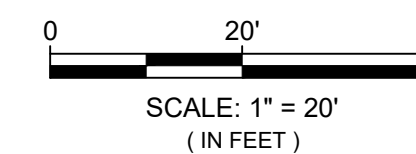
FOR
CLIENT:
**PROPERTY
MANAGEMENT PLUS
LLC.**

PROJECT NUMBER:
24088

PROJECT SURVEYOR:
JEREMY BAKER, PE
DRAWN BY:
CARLOS JIMENEZ

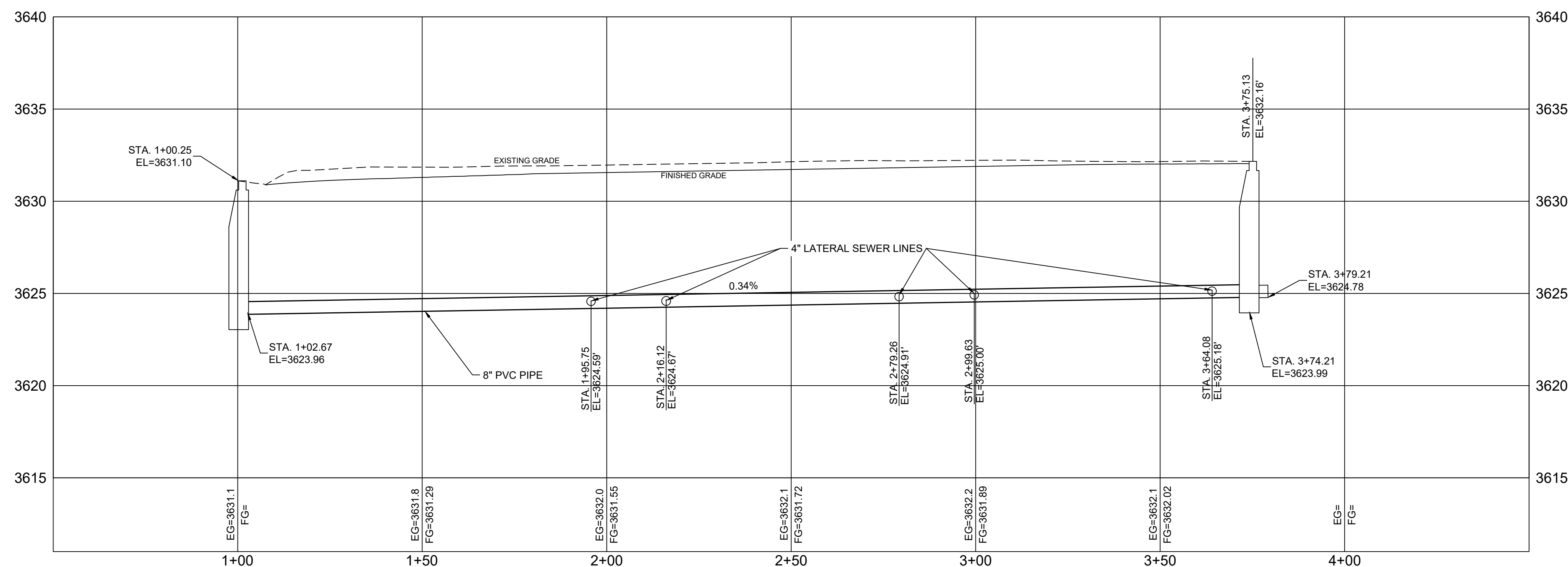
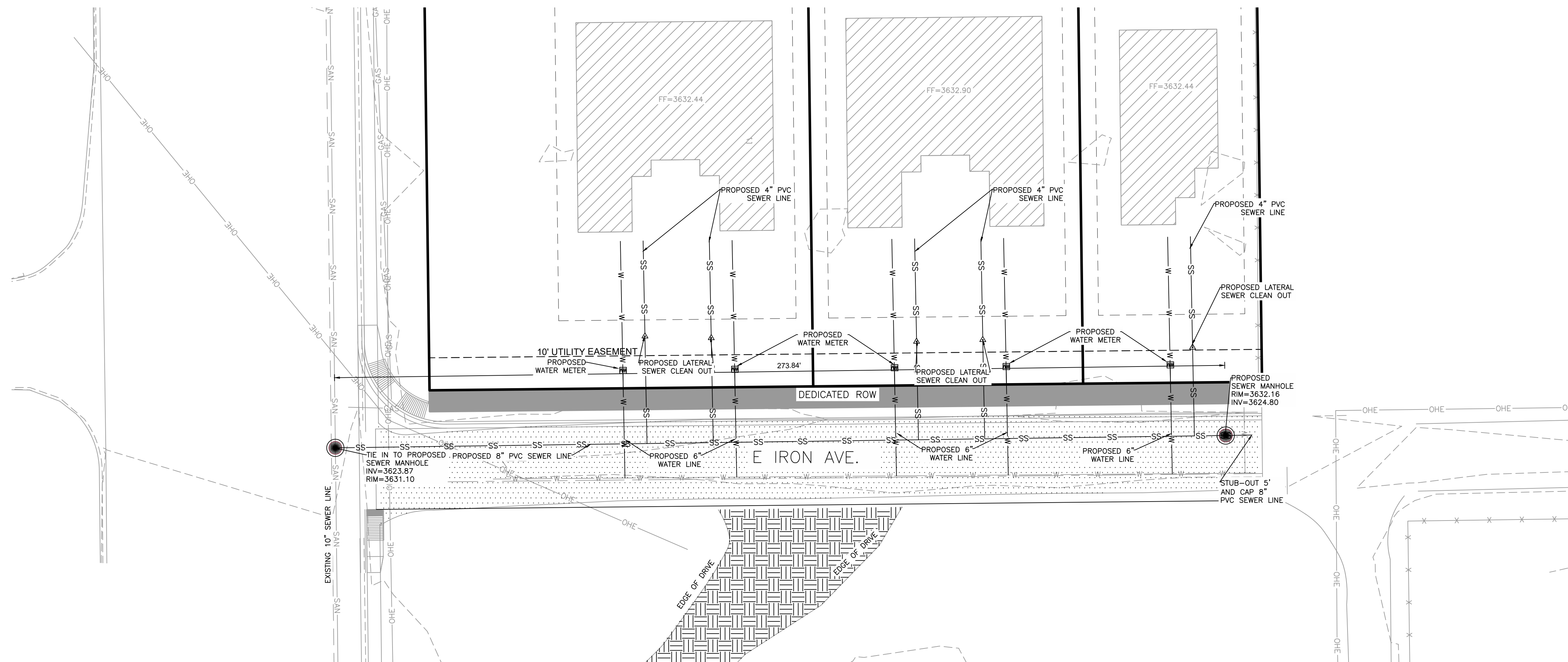


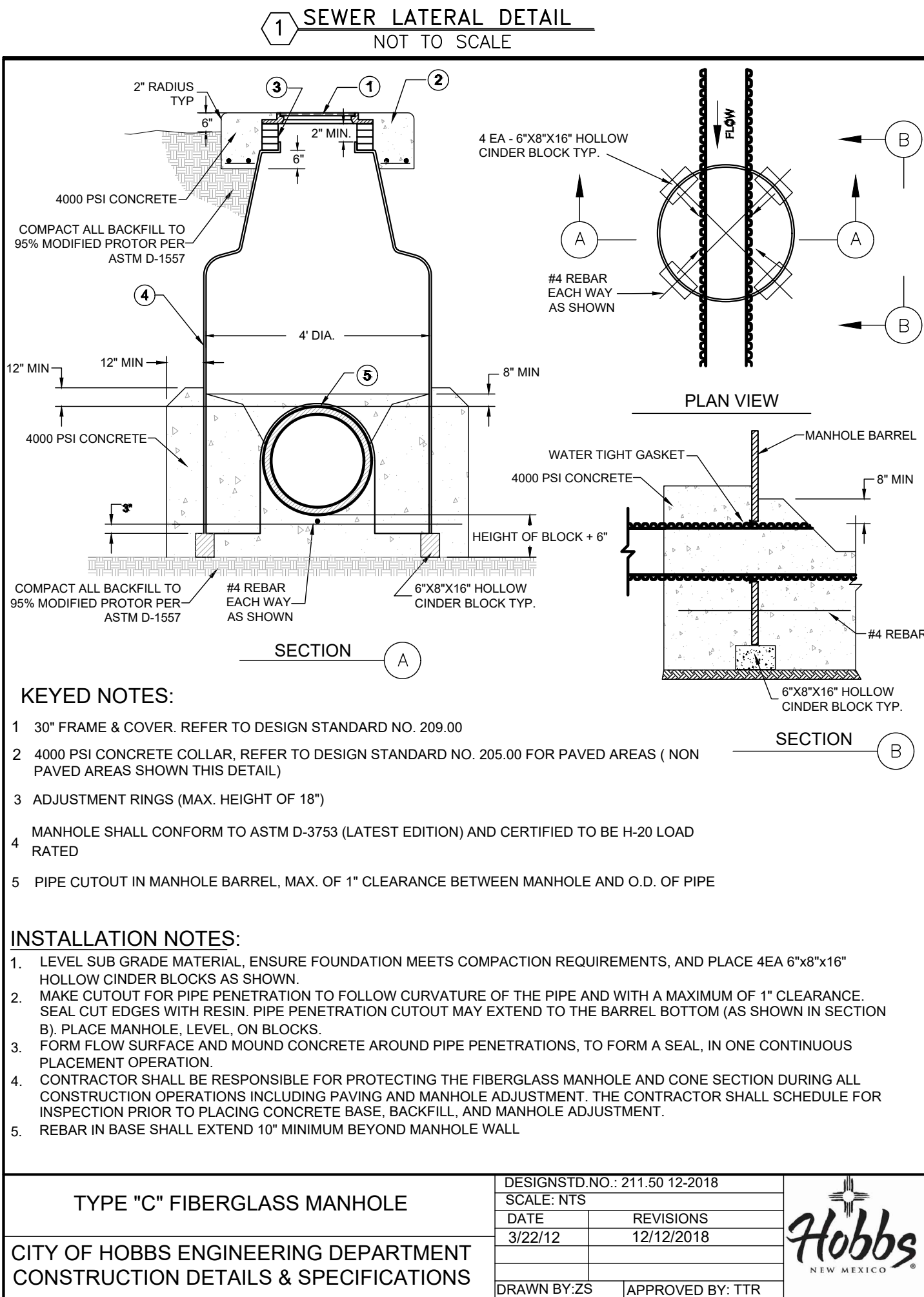
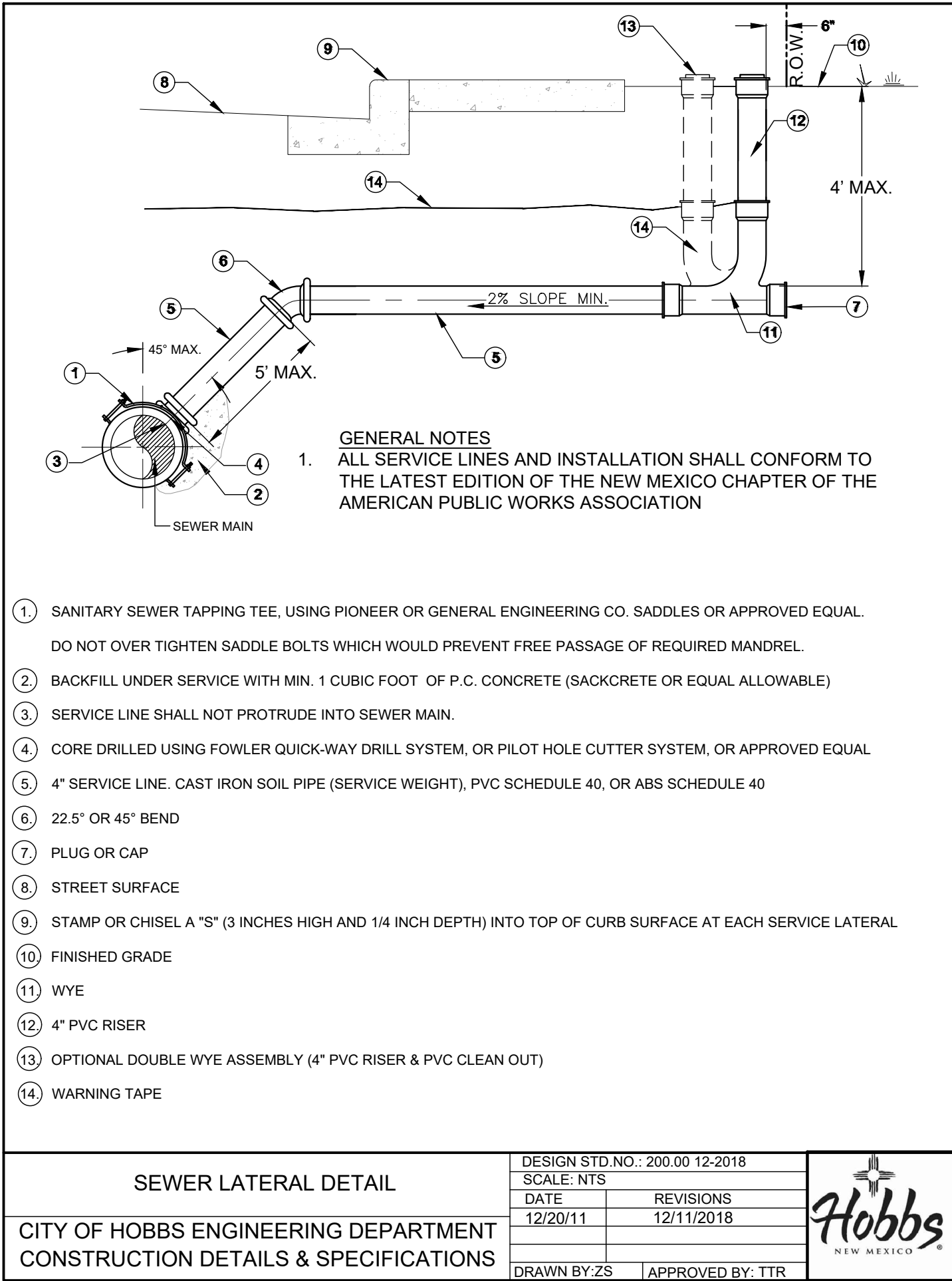
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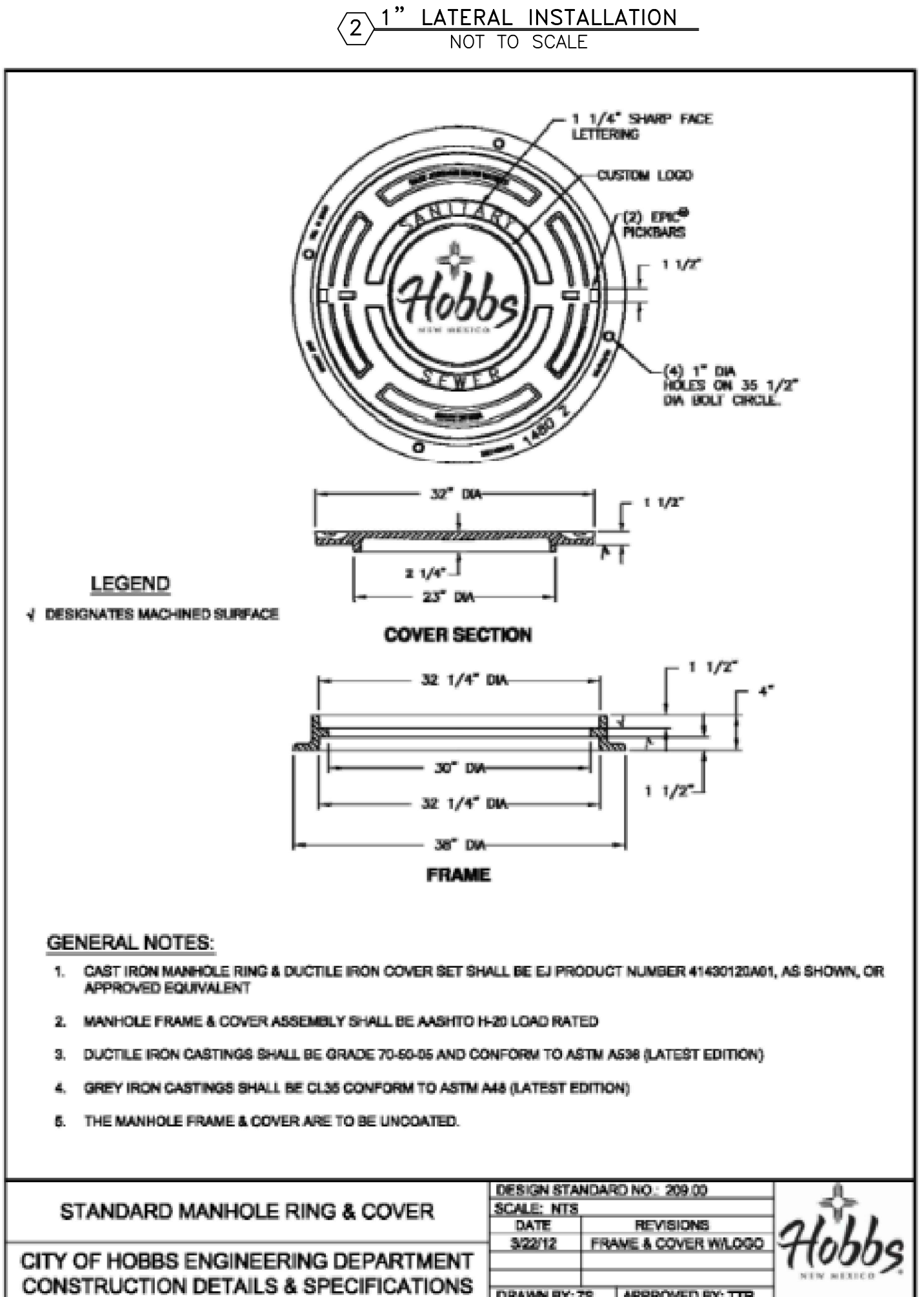
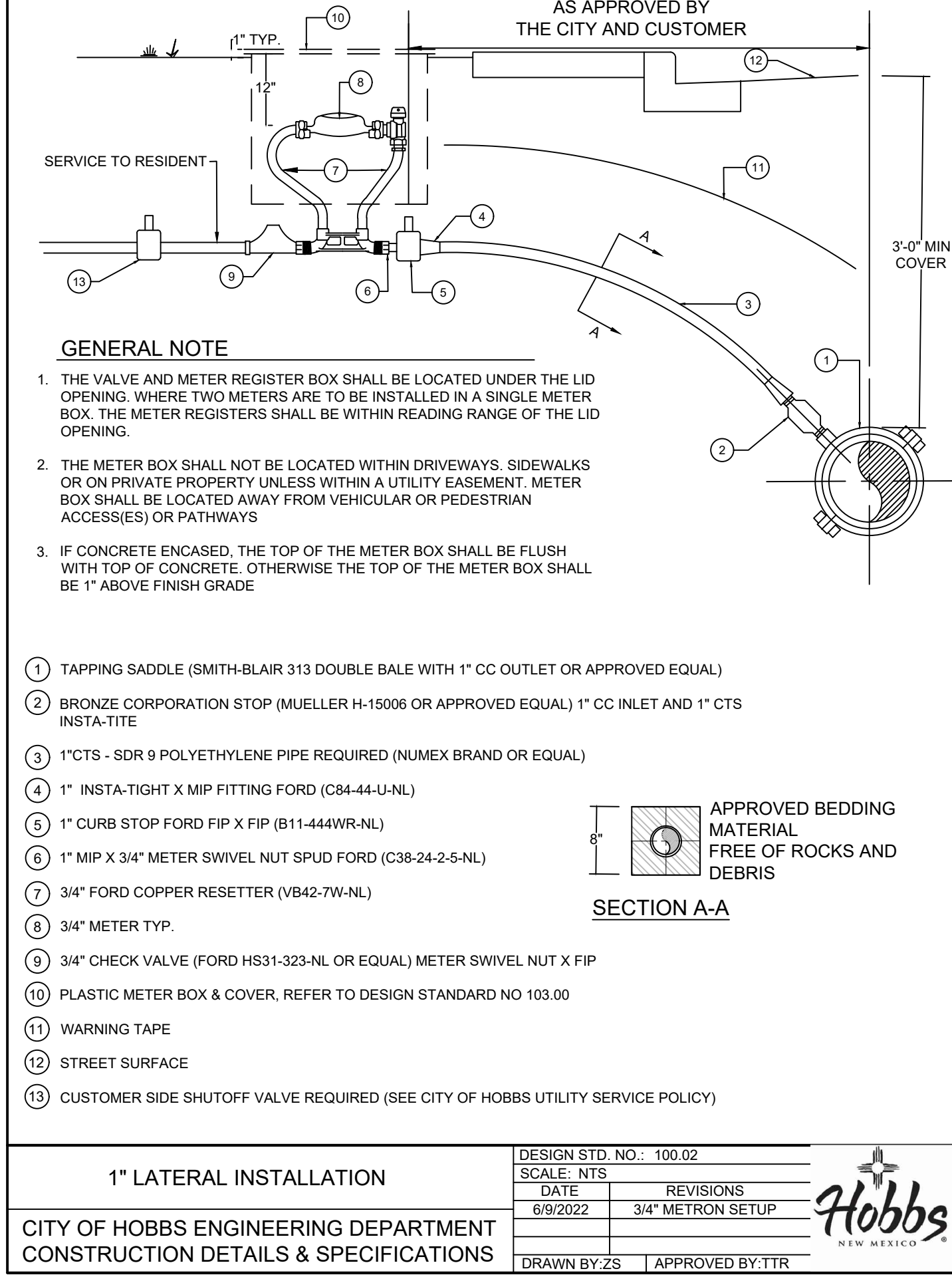
REVISIONS

No.	DATE	DESCRIPTION

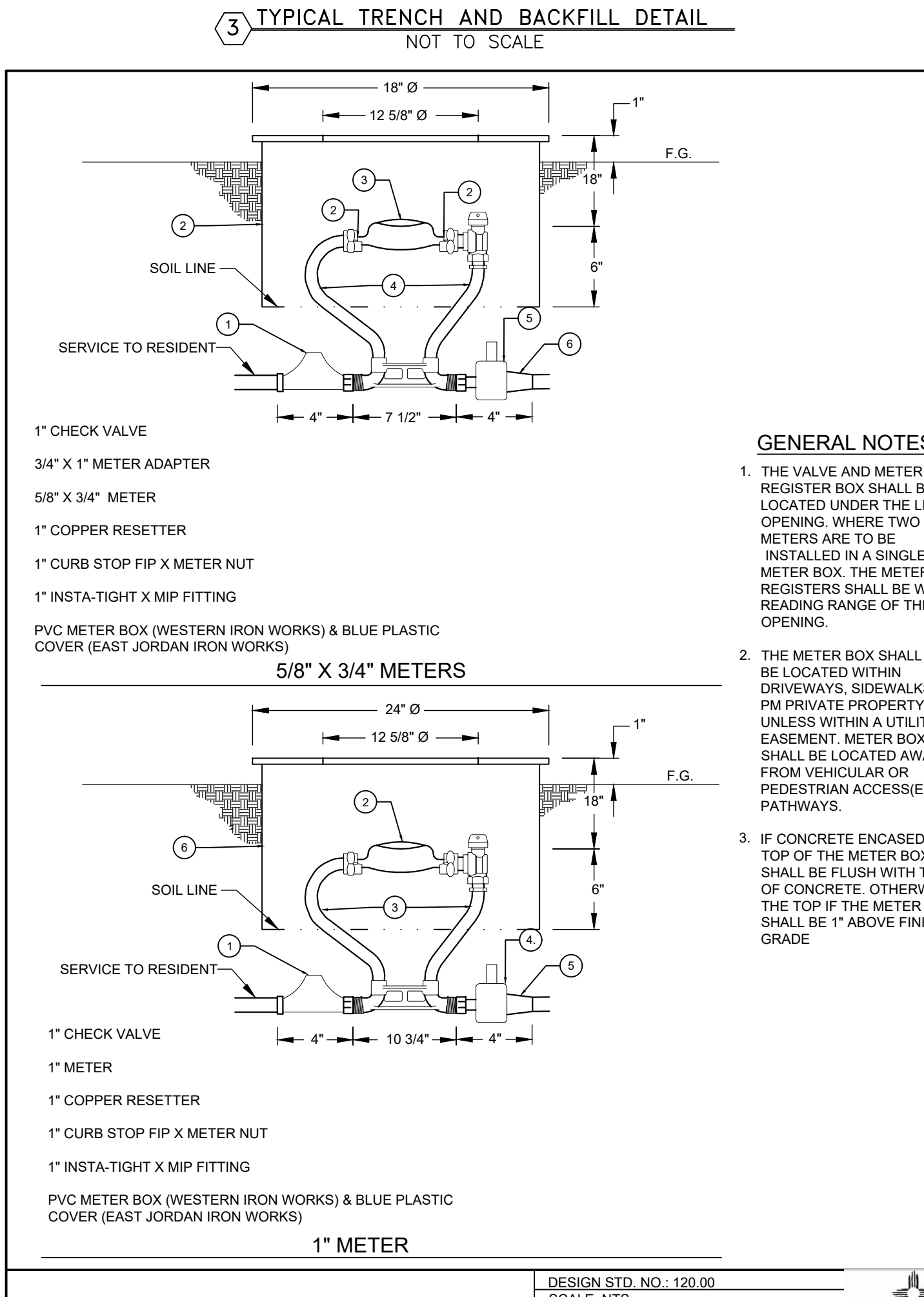
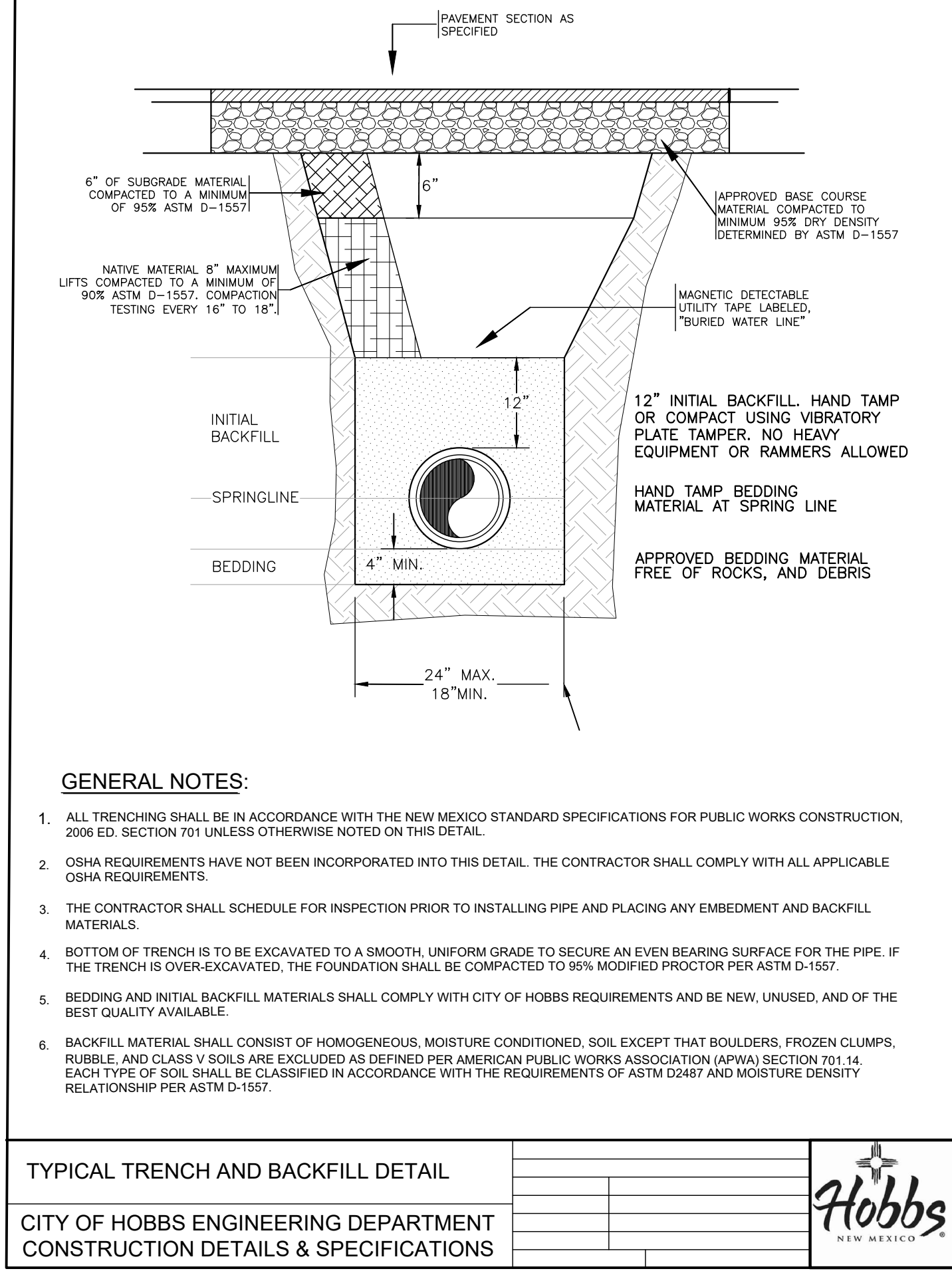




4 TYPE "C" FIBERGLASS MANHOLE
NOT TO SCALE



5 STANDARD MANHOLE RING & COVER
NOT TO SCALE



6 WATER METER DETAIL
NOT TO SCALE

TYPE OF SURVEY: **UTILITY DETAILS**

OF

PROJECT NAME: **IRON SUBDIVISION**

FOR

CLIENT: **PROPERTY MANAGEMENT PLUS LLC.**

PROJECT NUMBER: **24088**

PROJECT SURVEYOR: **JEREMY BAKER, PE**

DRAWN BY: **CARLOS JIMENEZ**

REVISIONS		
No.	DATE	DESCRIPTION

**Review and Approve the Subdivision Plat for MS. Leyva located on
Commanche Street with a 25' roadway dedication.**



CITY OF HOBBS

PLANNING BOARD STAFF SUMMARY FORM

MEETING DATE: MAY 20TH, 2025

SUBJECT: REVIEW AND APPROVE THE SUBDIVISION PLAT FOR MS. LEYVA LOCATED ON COMMANCHE STREET WITH A 25' ROADWAY DEDICATION.

DEPT. OF ORIGIN: Planning Department
DATE SUBMITTED: May 14th, 2025
SUBMITTED BY: Kristalyn Seepersad, Planning Project Manager

Summary:

The Property Owner, Francisco Acosta, is requesting to subdivide his property to give part of it to Ms. Leyva. This was brought to the February Planning Board meeting and was approved by the board. The subdivision plat is being brought back for the approval of a 25' roadway dedication instead of the requested 30'.

Staff Recommendations:

Planning Department:

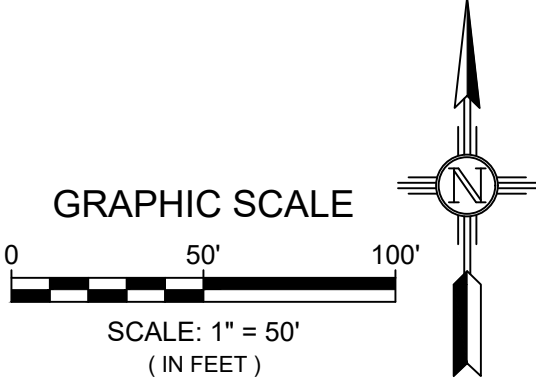
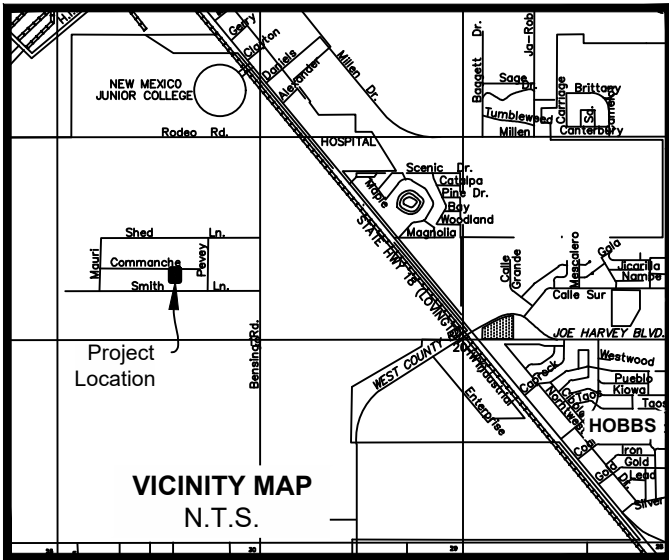
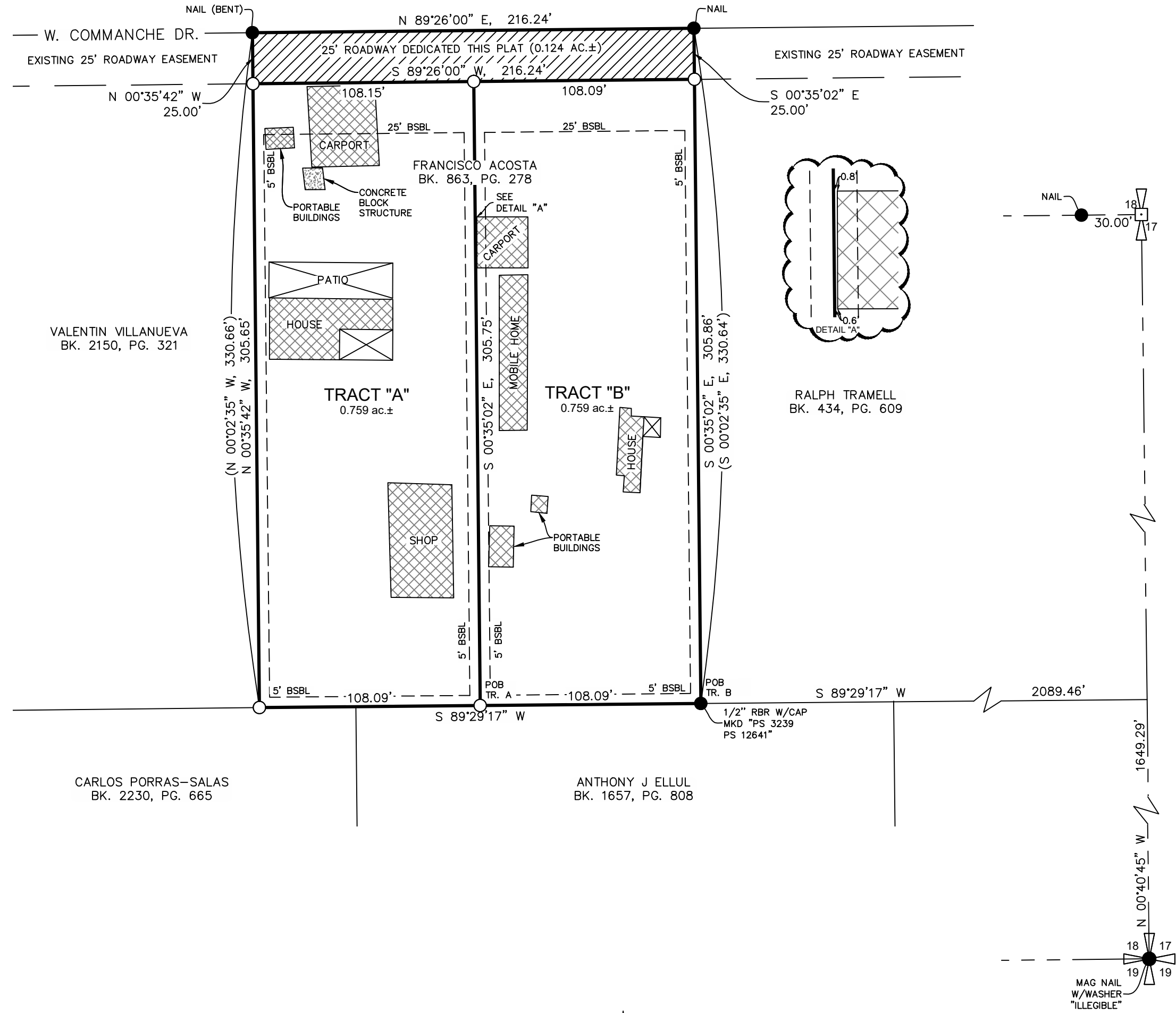
Staff has no objections to these documents. Staff recommends the Board considers approval/denial for the attached documents.

Attachments:

- Subdivision plat
- February Planning Board Meeting Minutes

CLAIM OF EXEMPTION - LEA COUNTY
ACOSTA SECTION 18 LAND DIVISION

THE FOREGOING DIVISION OF A TRACT OF LAND AS DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 863, PAGE 278,
LEA COUNTY RECORDS, LEA COUNTY, NEW MEXICO LOCATED IN THE NORTH HALF OF THE SOUTH HALF (N/2S/2)
OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 38 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO



BASIS OF BEARING
BEARINGS SHOWN HEREON ARE FROM GPS/GNSS OBSERVATIONS AND CONFORM TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM "NEW MEXICO EAST ZONE" NORTH AMERICAN DATUM OF 1983. TRUE NORTH CAN BE OBTAINED BY APPLYING A CONVERGENCE ANGLE OF 00°37'14.82" AT A 1/2 INCH REBAR WITH CAP MARKED "PS 3239 PS 12641" FOUND FOR THE SOUTHEAST CORNER OF TRACT B, LOCATED AT N 636658.63, E 894176.20. DISTANCES SHOWN HEREON ARE IN GROUND AND WERE OBTAINED BY APPLYING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.0001136300 AT N 0.00, E 0.00.

SURVEYOR CERTIFICATION
I, EVAN J. POINTER, NEW MEXICO PROFESSIONAL SURVEYOR NO. 29968, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
EVAN J. POINTER, N.M.P.S. 29968 DATE

EXISTING LEGAL DESCRIPTION (BOOK 863, PAGE 278)

A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 38 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TRACT C:
BEGINNING AT A POINT, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 18 BEARS S 89°58'56" EAST 2087.78 FEET AND S00°02'35" EAST 1652.40 FEET; THENCE N 89°58'56" WEST 347.96 FEET; THENCE N 00°03'35" WEST 330.66 FEET; THENCE S 89°58'40" EAST 347.96 FEET; THENCE S 00°03'35" EAST 330.64 FEET TO THE POINT OF BEGINNING, CONTAINING 2.641 ACRES MORE OR LESS.

NEW LEGAL DESCRIPTION

TRACT A
A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE SOUTH HALF (N/2S/2) OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 38 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR WITH CAP MARKED "POINTER PS 29968" SET FOR THE SOUTHEAST CORNER OF THIS TRACT WHICH LIES N.00°40'45"W. ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 1649.29 FEET AND S.89°29'17"W., 2197.55 FEET FROM A MAG NAIL WITH WASHER "ILLEGIBLE" FOUND FOR THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE S.89°29'17"W., 108.09 FEET TO A 5/8" REBAR WITH CAP MARKED "POINTER PS 29968" SET FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE N.00°35'42"W., 305.65 FEET TO A 5/8" REBAR WITH CAP MARKED "POINTER PS 29968" SET FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE N.89°26'00"E., 108.15 FEET TO A 5/8" REBAR WITH CAP MARKED "POINTER PS 29968" SET FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE S.00°35'02"E., 305.75 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 0.759 ACRES, MORE OR LESS.

TRACT B
A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE SOUTH HALF (N/2S/2) OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 38 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR WITH CAP MARKED "PS 3239 PS 12641" FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT WHICH LIES N.00°40'45"W. ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 1649.29 FEET AND S.89°29'17"W., 2089.46 FEET FROM A MAG NAIL WITH WASHER "ILLEGIBLE" FOUND FOR THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE S.89°29'17"W., 108.09 FEET TO A 5/8" REBAR WITH CAP MARKED "POINTER PS 29968" SET FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE N.00°35'02"W., 305.75 FEET TO A 5/8" REBAR WITH CAP MARKED "POINTER PS 29968" SET FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE N.89°26'00"E., 108.09 FEET TO A 5/8" REBAR WITH CAP MARKED "POINTER PS 29968" SET FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE S.00°35'02"E., 305.86 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 0.759 ACRES, MORE OR LESS.

ROADWAY DEDICATION
A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE SOUTH HALF (N/2S/2) OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 38 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR WITH CAP MARKED "POINTER PS 29968" SET FOR THE SOUTHEAST CORNER OF THIS TRACT WHICH LIES N.00°40'45"W. ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 1649.29 FEET, S.89°29'17"W., 2089.46 FEET AND N.00°35'02"W., 305.86 FEET FROM A MAG NAIL WITH WASHER "ILLEGIBLE" FOUND FOR THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE S.89°26'00"W., 216.24 FEET TO A 5/8" REBAR WITH CAP MARKED "POINTER PS 29968" SET FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE N.00°35'42"W., 25.00 FEET TO A NAIL FOUND FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE N.89°26'00"E., 216.24 FEET TO A NAIL FOUND FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE S.00°35'02"E., 25.00 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 0.124 ACRES, MORE OR LESS.

OWNERS STATEMENT AND AFFIDAVIT
THE UNDERSIGNED FIRST DULY SWORN ON OATH, STATE: ON BEHALF OF THE OWNERS AND PROPRIETORS WE HAVE OF OUR OWN FREE WILL AND CONSENT CAUSED THIS PLAT WITH ITS TRACTS TO BE PLATTED, WITH THE ROADWAY AS SHOWN BEING HEREBY DEDICATED TO THE PUBLIC'S USE FOREVER. THE PROPERTY DESCRIBED ON THIS PLAT LIES WITHIN THE PLATTING JURISDICTION OF LEA COUNTY.

BY FRANCISCO ACOSTA

ACKNOWLEDGMENT
STATE OF NEW MEXICO:
COUNTY OF LEA:

ON THIS DAY OF , 2025, BEFORE ME, FRANCISCO ACOSTA TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

CERTIFICATE OF COUNTY APPROVAL
PURSUANT TO LEA COUNTY SUBDIVISION REGULATIONS, SECTION 7.5 (1997) THE PLAT AND CLAIM OF EXEMPTION MEET THE CRITERIA FOR THE DIVISION OF LAND CREATED FOR THE SALE, LEASE OR OTHER CONVEYANCE OF A SINGLE PARCEL FROM A TRACT OF LAND, EXCEPT FROM A TRACT WITHIN A PREVIOUSLY APPROVED SUBDIVISION, WITHIN ANY FIVE (5) YEAR PERIOD; PROVIDED THAT A SECOND OR SUBSEQUENT DIVISION OF LAND CREATED BY THE SALE, LEASE OR OTHER CONVEYANCE FROM THE REMAINING TRACT OF LAND WITHIN FIVE (5) YEARS OF THE FIRST SALE, LEASE OR OTHER CONVEYANCE SHALL BE SUBJECT TO THE PROVISIONS OF THE NEW MEXICO SUBDIVISION ACT AND THESE REGULATIONS; PROVIDED FURTHER THAT A SURVEY SHALL BE FILED WITH THE COUNTY CLERK INDICATING THE FIVE (5) YEAR HOLDING PERIOD FOR THE SALE OR DIVISION OF THE REMAINING TRACT AND THE FURTHER DIVISION OF THE NEWLY CREATED TRACT.

LEA COUNTY CURRENTLY MAINTAINS COMMANCHE DRIVE, AS SHOWN HEREON. LEA COUNTY HEREBY ACCEPTS THE DEDICATION OF COMMANCHE DRIVE, ON BEHALF OF THE PUBLIC, AS PROVIDED BY RESOLUTION NUMBER 22-JUN-139R.

DAY OF , 2025.
LEA COUNTY, NEW MEXICO

COREY NEEDHAM, COUNTY MANAGER

ACKNOWLEDGMENT
STATE OF NEW MEXICO:
COUNTY OF LEA:

ON THIS DAY OF , 2025, BEFORE ME, COREY NEEDHAM TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

CERTIFICATE OF MUNICIPAL APPROVAL

I, TODD RANDALL, ASSISTANT CITY MANAGER FOR THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT IN THE EXTRATERRITORIAL JURISDICTION ZONE OF THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO, WAS REVIEWED AND DEEMED COMPLIANT WITH THE MUNICIPAL SUMMARY PROCESS REGULATIONS ON THIS DAY OF , 2025.

TODD RANDALL, ASSISTANT CITY MANAGER ATTEST: JAN FLETCHER, CITY CLERK

ACKNOWLEDGMENT
STATE OF NEW MEXICO:
COUNTY OF LEA:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 2025.

BY TODD RANDALL AND JAN FLETCHER.

NOTARY PUBLIC



7921 N World Dr.
Hobbs, NM 88242-9032
Squarerootservices.net
575-231-7347

TYPE OF SURVEY:

CLAIM OF EXEMPTION

PROJECT NAME:

ACOSTA
EXEMPTION

CLIENT: MARIA LEYVA

PROJECT NUMBER:

25117

PROJECT SURVEYOR: Evan J. Pointer, PS

DRAWN BY: Kendall Goad

INDEXING INFORMATION
FOR COUNTY CLERK

OWNER: FRANCISCO ACOSTA

LOCATION:

S/2 of Section 18,
Township 18 South, Range 38 East
N.M.P.M., Lea County, New Mexico

State of New Mexico, County of Lea, I here by
certify that this instrument was filed for record on:

LEGEND

- Set 5/8 inch rebar w/cap or nail w/ washer marked "Pointer PS 29968" unless otherwise noted
- Found monument as noted
- Fence
- Existing Structure
- Found Quarter Corner
- Found Section Corner
- BSBL Building Setback Lines
- XX°XX'XX" XX.XX' Measured bearing and distance
- (XX°XX'XX", XX.XX') Record bearing and distance

SHEET: 1 of 1

SU - 101

**PLANNING BOARD REGULAR MEETING
MINUTES
FEBRUARY 18, 2025**

The Hobbs Planning Board met on February 18, 2025, at 10:00 a.m. at the City of Hobbs Annex Building, First Floor Commission Chambers, located at 200 E. Broadway, Hobbs, NM 88240 with Mr. W.M. "Tres" Hicks, Chairman, presiding.

Members Present:

W.M. "Tres" Hicks, Chairman
Guy Kesner, Vice Chairman
Ben Donahue
Bill Ramirez
Larchinee Turner

Members Absent

Brett Clay
Brett Drennan

Also present were members of the public and City staff as follows:

Todd Randall, Assistant City Manager	Anthony Henry, City Engineer
April Hargrove, Engineering Assistant	Kristalyn Seepersad, Project Manager
Medjine Desrosiers-Douyon, Deputy City Attorney	
11 Citizen(s)	

Call to Order and Roll Call

Ms. April Hargrove, Engineering Assistant, did a roll call for members as follows:

Mr. Ramirez-yes, Ms. Turner-yes, Mr. Kesner-yes, Mr. Drennan-absent, Mr. Clay-absent, Mr. Donahue-yes, and Mr. Hicks-yes. There were five members present at the meeting.

Mr. Hicks called the meeting to order at 10:00 a.m.

1.) Review and Consider Approval of Agenda

The first item of business was to review and approve the agenda for the February 18, 2025, regular meeting. Mr. Hicks asked if there were any additions or changes to the agenda. Mr. Randall stated there were no changes. Mr. Kesner made a motion, seconded by Mr. Ramirez to approve the agenda as presented. The vote on the motion was 5-0 and the motion carried.

2.) Review and Consider Approval of Minutes

Mr. Hicks asked if everyone had a chance to read the Regular Meeting Minutes from January 21, 2025. Mr. Kesner made a motion, seconded by Ms. Turner to approve the Regular Meeting Minutes as presented. The vote was recorded as follows: Ramirez yes, Kesner yes, Clay absent, Donahue yes, Turner yes, Drennan absent, Hicks yes. The vote on the motion was 5-0 and the motion carried.

Communications from Citizens

There were no communications from citizens.

Action Items

3) Review and Consider the Infrastructure Reimbursement Development Agreement with Youngs Mobile Home in the proposed South 40 Subdivision

Mr. Randall stated this is the development agreement that pertains to the South 40 Subdivision, located just outside the city limits, near Marland Street and 14th Street. He stated the reason for this development agreement is the presence of a nitrate plume from the city's wastewater treatment plant, which is migrating east/northeast. He stated there has been sampling in the area that has confirmed nitrate levels exceeding 10 parts per million, making the groundwater non-potable. Originally, this development was intended to connect to the city's water system. However, discussions have since evolved to include the City's participation in constructing a lift station that would serve not only this subdivision but a larger surrounding area. The estimated cost of the lift station is approximately \$750,000. Mr. Randall stated the development agreement is being drawn up to address this issue. Initially, the plan was for the County to share the cost equally with the developer (50/50). However, the County has since allocated its funds toward housing incentives throughout Hobbs using Providence dollars. As a result, the City will be entering this agreement directly with the developer for the full \$750,000.00.

Mr. Hicks clarified the \$750,000.00 is strictly for the lift station, not any sewer lines, correct? Mr. Randall said that is correct, the funding is exclusively for the lift station. However, it does include the force main and the SCADA system, which enables communication with the wastewater treatment plant. The cost estimate accounts for these components.

Mr. Randall explained that in the future, the developer will undertake preliminary design work for water and sewer extensions, beginning with Phase 1 and extending to future phases as the subdivision develops. Mr. Hicks clarified the lift station is being designed to accommodate the entire development and potentially additional areas to the west. Mr. Randall confirmed this, adding that while there is some existing sewer service along Main Street, it lacks the necessary depth to fully cover the area. He further noted that while part of Main Street lies within city limits, a significant portion remains outside. These infrastructure improvements would enable future connections to serve the broader region.

Mr. Kesner expressed his concerns regarding the nitrate contamination in the groundwater, and asked about other nearby residents relying on groundwater. Mr. Randall explained the presence of water lines along 14th Street and Stanolind Street is due to a legal mandate from the 1980s. At that time, a court case determined that the nitrate plume was affecting the area, requiring the City to extend water service to affected properties.

Mr. Randall explained that historically, this land was home to a dairy operation adjacent to the cemetery and wastewater treatment plant. There has been ongoing debate over whether the nitrate contamination stems from the treatment plant, the dairy, or a combination of both. Since the 1980s, the city has only been required to monitor the plume and nitrate levels.

Mr. Hicks asked if the houses immediately south of this project are currently served by city water? Mr. Randall stated that some areas have city water service, such as along 14th Street. However, properties near Church Street do not have city water connections. He stated there are monitoring wells furthest east of the cemetery. One additional well was recently placed near the South 40 subdivision.

Mr. Randall explained the primary reason for the City's involvement in this lift station is to ensure public safety by properly disposing of liquid waste. Without this infrastructure, individual properties would rely on septic systems, which could further exacerbate contamination issues. He further explained this marks the first time the city is financially participating in a lift station project. However, given the known groundwater contamination in the area, such participation may become more common in future developments adjacent to city limits. Both the developer and the city stand to benefit from this investment in wastewater infrastructure.

Mr. Hicks asked if this project is annexed into the city? Mr. Randall replied no, it remains outside the city limits. However, the city has modified its housing incentive policies to allow participation in public infrastructure projects outside the limits, similar to the Northland East development by Brenda Gomez, where water lines were extended.

Mr. Hicks asked if residents outside the city limits using city utilities pay a higher rate? Mr. Randall stated yes, they do. That policy remains unchanged.

Mr. Ramirez asked if the County is contributing to the \$750,000.00 cost. Mr. Randall stated the County is funding the entire \$750,000.00 as part of its \$2.5 million contribution to the City for public infrastructure and housing incentives. However, this funding is managed through the City rather than given directly to the developer.

In response to Mr. Kesner's question, Mr. Randall stated the Board previously formed a rural subdivision committee to establish lot width guidelines similar to these. While these guidelines haven't been formally approved yet, if the subdivision increases in density, curb, gutter, and sidewalk requirements would likely be enforced. He stated this remains a rural subdivision outside city limits, but the guidelines provide a framework for future developments, both inside and outside the city, that may have only water service.

Mr. Ramirez asked if there are future plans to annex this area. Mr. Randall replied not at this time. Annexation requires the property to be contiguous to existing city limits, which this subdivision is not. To annex it, we would need additional neighboring property owners to petition for annexation together.

After a lengthy discussion, Mr. Ramirez made a motion to approve the Infrastructure Reimbursement Development Agreement with Youngs Mobile Home in the proposed South 40 Subdivision, seconded by Ms. Turner. The vote on the motion was 5-0 and the motion carried.

4) Review and Consider the RV Park Map Amendment for a proposed RV Park expansion for Get-R-Done RV Park.

Mr. Randall stated this is a RV park map amendment for the expansion of the Get-R-Done RV Park. He stated this is an existing RV park off Marland Street, near Broadway. The expansion would include additional property to the north, which the current owners are looking to purchase. Mr. Randall stated the first step in the process is a public hearing to determine if this location is suitable. A preliminary layout has been submitted, though it is not final. Mr. Randall stated this amendment is solely to include the expansion in the city's RV park map.

Mr. Randall explained that part of the notification process, certified letters were sent to adjacent property owners within 100 feet, and a notice was published in the newspaper.

Mr. Hicks asked if there were any responses to the notices? Ms. Seepersad stated no public comments have been received.

Mr. Hicks opened the public hearing at 10:15 a.m.

Ms. Deborah Young, representing Eddie Young, who lives next to the RV park, stated her mother is concerned about the letter, as it appears to show the amendment taking part of her driveway. Although the area is gated, she was given verbal permission from previous owners to use a portion of the land. Ms. Young stated she is worried that the expansion might affect her access.

Mr. Hicks clarified the area in question is already part of the RV park. Mr. Randall clarified the expansion will take place to the north and will not impact the current layout.

Mr. Kesner advised Ms. Young that any agreements regarding land use need to be in writing and legally documented. If there is an easement, it should be recorded in the deed to ensure future property owners honor it.

In response to Mr. Ramirez's question, Mr. Randall stated the expansion will include approximately 25 new lots.

Mr. Hicks expressed his concern regarding ensuring proper buffering and screening, particularly along Marland Street, as some existing RV parks do not meet compliance standards. Mr. Randall clarified that the existing RV spaces are grandfathered in and that the new expansion must meet current regulations, including fencing and screening.

Mr. Donahue made a motion to approve the map amendment, with the condition that the new development complies with current RV park standards, seconded by Mr. Ramirez. The vote on the motion was 5-0 and the motion carried.

Todd noted that the Fire Department approval is required, and additional hydrants may be necessary for fire protection. He also mentioned that the expansion will resolve access issues for a landlocked property by providing a new entry point.

5) Review and Consider the RV/MHP Map Amendment for the proposed expansion of Goings Rd RV Park.

Mr. Randall stated this is a proposal to a RV/Mobile Home Placement Map Amendment form the expansion of Goings Rd RV Park located off West County Road. He stated there is an existing RV park to the east, and to the west, there was a truck/car wash, though it is unclear if it is currently operational. Mr. Randall stated the applicant is seeking to expand the RV park by incorporating an additional 2.4 acres, including the frontage area. The proposed development would have access from Goings Road as well as West County Road. He stated there are few adjacent property owners in this location.

Ms. Seepersad stated that no public comments have been received.

Mr. Hicks stated the public hearing remains open for this item.

In response to Mr. Hicks questions, Mr. Randall stated a preliminary site plan has not been submitted. He stated that the expansion primarily focuses on RVs, though letters were sent regarding both RVs and manufactured homes.

In response to Mr. Donahue's questions, Mr. Randall stated it is expected that the truck wash will be removed, but the applicants wanted to include the full 2.4 acres in case they decide to use the entire area, preventing the need for future amendments.

Mr. Hicks mentioned the site is adjacent to an existing RV park and is suitable for this type of development. He stated he wants to ensure that appropriate buffering and fencing requirements are met.

In response to Mr. Donahue's question, Mr. Randall stated the proposed driveways are sufficiently distanced from the intersection and will provide two access points. He stated the driveway permit for West County Road will need to be modified through the state.

Ms. Turner asked about the water and sewer services. Mr. Randall stated the property is currently served by sewer from Goings Road, with additional water access at the rear. He further stated there is also a water main on West County Road that could be utilized. Mr. Randall stated the existing water lines appear sufficient to support the expansion, but the developers may need to tap into the West County line if the on-site infrastructure is inadequate.

Mr. Donahue made a motion to approve the map amendment, seconded by Ms. Turner. The vote on the motion was 5-0 and the motion carried.

Mr. Hicks closed the public hearing on the RV park proposals at 10:35.

6) Review and Consider the subdivision approval for 3921 W. Commanche Drive.

Mr. Randall stated this is a request for subdivision approval at 3921 W. Commanche Drive. He stated this subdivision is outside city limits, meaning staff cannot approve it because it lacks direct access to a public road. Mr. Randall stated there may be easements allowing access

across adjacent properties, and the County is actively working to acquire the necessary right-of-way to bring the road into compliance. Mr. Randall stated staff recommends bringing this to the Planning Board for approval, requiring the dedication of the property's portion of Commanche Street as part of the subdivision process.

Mr. Randall explained the property owner seeks to subdivide the lot to sell or transfer a portion of it to secure funding for legal purposes. However, since it lacks direct access to a public road, staff cannot approve the request without assurance from the County that road improvements will be completed within the next one to two years.

Mr. Randall explained the proposed subdivision would split one lot into two. He further explained the property size is approximately 1.65 acres, but a survey is needed to confirm the exact dimensions. Mr. Randall stated there are concerns whether the new lots will meet the County's minimum acreage requirements for water wells and septic systems. Mr. Randall explained the request may qualify under the County's subdivision exemption process, but it will require further review.

Mr. Hicks recommended the owner consult with a surveyor to determine feasibility before proceeding.

Mr. Kesner made a motion to approve the subdivision conditionally, provided the owner works with a surveyor and obtains County approval to ensure the lots will be functional. Mr. Donahue seconded the motion. The vote on the motion was 5-0 and the motion carried.

7) Review and consider the sale of property and portion of City Railroad Spur in the North HIAP Subdivision

Mr. Randall stated this is a review and consideration of property sale for a portion of the City railroad spur in the north HIAP Subdivision. He stated the concerns about the city's review and potential sale of a portion of the railroad spur in the HIAP Subdivision. He stated that the City originally sold this property to Nova Mud, but Coastal Chemical has since acquired it. He further stated there was a discussion that centered around leasing the spur versus selling it. Mr. Randall stated Coastal Chemical wants to fence the spur for security, which aligns with the city's goal of keeping the tracks secure. However, the EDC (Economic Development Corporation) wants to ensure public access is maintained. Mr. Randall stated that after discussions regarding a right-of-way occupancy license or lease, Coastal Chemical expressed interest in purchasing the entire spur, approximately 1,900 linear feet. Mr. Randall discussed the pricing considerations which include, \$250 per linear foot for spur construction, and \$1.75 per square foot for land purchase. He stated the estimated total for land purchase is just under \$200,000.00. The overall cost for spur and land purchase is approximately \$750,000.00.

In response to Mr. Kesner's question, Mr. Randall stated a lease option was also presented, proposing a 10-year lease based on the total estimated value with a 3% annual adjustment. However, Coastal Chemical prefers to purchase the spur outright.

Mr. Randall explained the \$1.75 per square foot valuation aligns with previous city sales, including property sold to Xcel and the lease agreement with Amazon. The \$250 per linear foot

estimate for spur construction was derived from local contractor estimates, though past spur projects, such as Nova Mud, were completed at a lower cost.

In response to Mr. Hicks question, Mr. Randall stated the City and EDC have also discussed the possibility of a new spur in a different location, which this sale could help fund. The EDC has been master planning industrial development in the HIAP area, considering a potential new spur to serve future projects, including county-owned land west of the subdivision.

In response to Mr. Hicks question, Mr. Randall stated Coastal Chemical owns adjacent property extending east. He further stated Coastal Chemical has reviewed the proposed numbers and wishes to proceed with the purchase.

In response to Mr. Kesner's question, Mr. Randall stated the City owns the land between the spur and the golf course. He stated the spur width is 60 feet.

Mr. Kesner made a motion to approve the property sale for a portion of the City railroad spur in the north HIAP Subdivision, seconded by Mr. Ramirez. The vote on the motion was 5-0 and the motion carried.

Adjournment

The meeting adjourned at 10:52 a.m.



W.M. Tres Hicks, Chairman

Review and Approve the ICIP items for the 2027-2031 submission is due by July 11th, 2025.



CITY OF HOBBS

PLANNING BOARD STAFF SUMMARY FORM

MEETING DATE: MAY 20TH, 2025

SUBJECT: REVIEW AND APPROVE THE ICIP ITEMS FOR THE 2027-2031 SUBMISSION DUE BY JULY 11TH, 2025.

DEPT. OF ORIGIN: Planning Department

DATE SUBMITTED: May 14th, 2025

SUBMITTED BY: Kristalyn Seepersad, Planning Project Manager

Summary:

The Engineering Department has put together a list of top projects for review and approval by the Planning Board.

Staff Recommendations:

Planning Department:

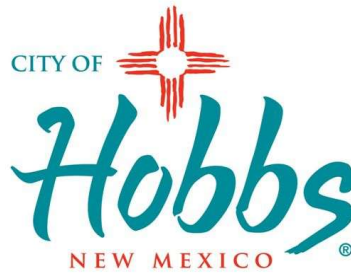
Staff has no objections to these documents. Staff recommends the Board considers approval/denial for the attached documents.

Attachments:

- ICIP attachments

YR/RANK	Pre RANK	Project Title	Contact Person	Class	Type	Subtype	Project Location	Completed to date	Prelim. Budget 2026	Funded to Date	Proposed FY 2027	2028	2029	2030	2031	Total Project Cost	Amount Not Yet Funded
2027-01	01	Street Improvements / Resurfacing	Shelia Baker	Renovate/Repair	Transportation	Highways/Roads/Bridges	200 E Broadway St	26,726,880	2,000,000	28,726,880	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	78,726,880	50,000,000
2027-02	02	Drainage Master Plan & Improvements	Anthony Henry	New	Water	Storm/Surface Water Control	200 E Broadway St	-	400,000	400,000	750,000	250,000	250,000	250,000	250,000	2,150,000	1,750,000
2027-03	03	Joe Harvey Blvd. Improvements	Anthony Henry	Replace Existing	Transportation	Highways/Roads/Bridges	1717 W Joe Harvey Blvd	-	775,000	775,000	750,000	7,500,000	-	-	-	9,025,000	8,250,000
2027-04	04	West College Lane Realignment	Anthony Henry	New	Transportation	Highways/Roads/Bridges	3710 W College Lane - College Lane and	-	10,000,000	10,000,000	12,000,000	-	-	-	-	22,000,000	12,000,000
2027-05	05	Ambulance	Mark Doport0	New	Vehicles	Public Safety Vehicle	301 E White St - Citywide	1,271,301	228,699	1,500,000	-	300,000	-	300,000	-	2,100,000	600,000
2027-06	06	Animal Care Service Center	Shelia Baker	New	Facilities	Other	200 E Broadway St	-	-	-	1,500,000	-	-	-	-	1,500,000	1,500,000
2027-07	07	West Bender Widening Project & Drainage	Anthony Henry	New	Transportation	Highways/Roads/Bridges	1100 E Bender Blvd	25,000	475,000	500,000	2,500,000	11,000,000	-	-	-	14,000,000	13,500,000
2027-08	08	Gateway Corridor Beautification	Bryan Wagner	New	Facilities	Other	200 E Broadway St	-	-	-	500,000	500,000	500,000	500,000	500,000	2,500,000	2,500,000
2027-09	09	Municipal Facility Security Improvements	Shelia Baker	New	Facilities	Other	200 E Broadway St	51,000	538,000	589,000	1,000,000	1,000,000	-	-	-	2,589,000	2,000,000
2027-10	10	Dal Paso - Glorietta Traffic Signal	Anthony Henry	New	Transportation	Highways/Roads/Bridges	Hobbs, NM 88240	-	-	-	600,000	-	-	-	-	600,000	600,000
2027-11	11	Heizer Park Renovations	Bryan Wagner	Renovate/Repair	Facilities	Other	110 E Stanolind Rd	1,542,200	-	1,542,200	500,000	2,000,000	-	-	-	4,042,200	2,500,000
2027-12	12	All Inclusive Playground	Bryan Wagner	New	Facilities	Other	2501 E Sanger St	-	-	-	1,500,000	-	-	-	-	1,500,000	1,500,000
2027-13	13	SR 18 - South Dal Paso Improvements	Anthony Henry	Renovate/Repair	Transportation	Highways/Roads/Bridges	900 S Dal Paso St	-	-	-	3,750,000	3,500,000	3,500,000	-	-	10,750,000	10,750,000
2027-14	14	Prairie Haven Improvements	Bryan Wagner	New	Facilities	Other	1900 E Stanolind Rd	-	-	-	1,000,000	250,000	250,000	250,000	200,000	1,950,000	1,950,000
2027-15	15	Potable Ground Water Storage Tank Liner	Tim Woomer	New	Water	Water Supply	1300 South Fifth St	34,100	1,215,900	1,250,000	800,000	-	-	-	-	2,050,000	800,000
2027-16	16	Public Safety Vehicles & Equipment	August Fons	New	Vehicles	Public Safety Vehicle	300 N Turner St	5,590,086	1,697,059	7,287,145	1,500,000	1,000,000	1,000,000	1,000,000	1,000,000	12,787,145	5,500,000
2027-17	17	Fire / Police Training Facility	Shelia Baker	New	Facilities	Other	200 E Broadway St	-	-	-	5,000	3,500,000	-	-	-	3,505,000	3,505,000
2027-18	18	MLK Soccer Plex Rennovations	Bryan Wagner	Renovate/Repair	Facilities	Other	1509 S. Dal Paso St	-	30,000	30,000	500,000	-	-	-	-	530,000	500,000
2027-19	19	Library Programming Space Remodel	Nichole Lawless	Renovate/Repair	Facilities	Libraries	509 N Shipp St	-	-	-	20,000	500,000	-	-	-	520,000	520,000
2027-20	20	Mobile Rd Improvements	Anthony Henry	New	Transportation	Highways/Roads/Bridges	200 E Broadway St - Mobile	-	50,000	50,000	250,000	1,500,000	-	-	-	1,800,000	1,750,000
2027-21	21	RR Crossing Upgrades and New Crossings	Anthony Henry	New	Transportation	Highways/Roads/Bridges	200 E Broadway St - RR corridor	-	250,000	250,000	150,000	-	150,000	-	150,000	700,000	450,000
2027-22	22	East Skelly and Midwest Improvements	Anthony Henry	Renovate/Repair	Transportation	Highways/Roads/Bridges	1000 E Midwest St	1,000,000	1,000,000	2,000,000	1,000,000	1,750,000	-	-	-	4,750,000	2,750,000
2027-23	23	HPD Mobile Command Post	August Fons	New	Vehicles	Public Safety Vehicle	300 N Turner St	-	-	-	1,100,000	-	-	-	-	1,100,000	1,100,000
2027-24	24	Pickleball Facilities	Bryan Wagner	New	Facilities	Other	2501 E Sanger St	-	-	-	2,000,000	-	-	-	-	2,000,000	2,000,000
2027-25	25	Infrastructure / Utility Extensions	Tim Woomer	New	Other	Utilities (publicly-owned)	200 E Broadway St - Navajo	1,500,000	-	1,500,000	750,000	750,000	750,000	750,000	750,000	5,250,000	3,750,000
2027-26	26	Harry McAdams Park Improvements	Bryan Wagner	New	Facilities	Other	5300 West Jack Gomez Blvd	-	50,000	50,000	2,500,000	-	-	-	-	2,550,000	2,500,000
2027-27	27	HIAP Industrial Park Improvement	Todd Randall	New	Transportation	Highways/Roads/Bridges	5600 W Jack Gomez Blvd	-	-	-	12,000,000	-	-	-	-	12,000,000	12,000,000
2027-28	28	Water Wells Program	Tim Woomer	New	Water	Water Supply	200 E Broadway St	900,000	600,000	1,500,000	500,000	500,000	500,000	500,000	500,000	4,000,000	2,500,000
2027-29	29	Downtown Improvements	Todd Randall	New	Transportation	Highways/Roads/Bridges	200 E Broadway St	-	-	-	3,300,000	-	-	-	-	3,300,000	3,300,000
2027-30	30	School Zone Traffic Improvements	Anthony Henry	New	Transportation	Highways/Roads/Bridges	200 E Broadway St	195,000	55,000	250,000	250,000	250,000	-	-	-	750,000	500,000
2027-31	31	Municipal Vehicles and Equipment	Shelia Baker	Replace Existing	Vehicles	Public Safety Vehicle	200 E Broadway St - Citywide	5,590,086	1,697,059	7,287,145	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	14,787,145	7,500,000
2027-32	32	Public Facility Roof Reconstruction	Shelia Baker	Replace Existing	Facilities	Other	200 E Park St	77,000	805,000	882,000	1,000,000	-	500,000	-	500,000	2,882,000	2,000,000
2027-33	33	WWRF - Scada Improvements	Tim Woomer	Replace Existing	Other	Utilities (publicly-owned)	1300 S Fifth St	1,000,000	5,500,000	6,500,000	3,000,000	-	-	-	-	9,500,000	3,000,000
2027-34	34	Rockwind Grill Remodel	Shelia Baker	Renovate/Repair	Facilities	Other	5001 Jack Gomez Blvd	-	-	-	250,000	-	-	-	-	250,000	250,000
2027-35	35	Eagle IC Cameras	August Fons	New	Facilities	Other	300 N Turner St	-	-	-	450,000	-	-	-	-	450,000	450,000
2027-36	36	HPD Improvements	August Fons	New	Facilities	Other	300 N Turner St	-	-	-	300,000	2,500,000	-	-	-	2,800,000	2,800,000
2027-37	37	Citywide Fiber Network	Christa Belyeu	New	Facilities	Other	200 E Broadway St	550,000	1,200,000	1,750,000	2,500,000	500,000	500,000	500,000	500,000	6,250,000	4,500,000
2027-38	38	Boone Cemetery Renovation	Bryan Wagner	New	Facilities	Other	2909 N Dal Paso St	-	-	-	250,000	-	-	-	-	250,000	250,000
2027-39	39	Ground Water Remediation - WWRF	Tim Woomer	New	Other	Utilities (publicly-owned)	1300 S Fifth St	-	200,000	200,000	1,000,000	1,000,000	300,000	-	-	2,500,000	2,300,000
2027-40	40	Sewer Main Replacement	Tim Woomer	Replace Existing	Other	Utilities (publicly-owned)	3700 N Grimes St	16,890,014	9,100,000	25,990,014	1,000,000	500,000	500,000	500,000	500,000	28,990,014	3,000,000
2027-41	41	Water Main Replacement	Tim Woomer	Replace Existing	Other	Utilities (publicly-owned)	200 E Broadway St	2,523,372	2,100,000	4,623,372	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	9,623,372	5,000,000
2027-42	42	Rockwind Golf Course Drainage Improvements	Bryan Wagner	New	Facilities	Other	5001 W Jack Gomez Blvd	-	1,000,000	1,000,000	1,000,000	-	-	-	-	2,000,000	1,000,000
2027-43	43	Green Meadows - Annexation & Improvements	Todd Randall	New	Other	Other	4400 N Lovington Hwy	-	600,000	600,000	600,000	500,000	-	-	-	1,700,000	1,100,000
2027-44	44	AMR - Water Meter Replacement Program	Tim Woomer	Replace Existing	Other	Utilities (publicly-owned)	200 E Broadway St - Citywide	1,500,000	500,000	2,000,000	1,250,000	1,250,000	-	-	-	4,500,000	2,500,000
2027-45	45	Comprehensive/ Strategic Plan	Todd Randall	New	Other	Other	200 E Broadway St - Citywide	-	-	-	180,000	-	-	-	-	180,000	180,000
2027-46	46	Projection of Smith Ln	Anthony Henry	New	Transportation	Highways/Roads/Bridges	4630 W Smith Ln	-	-	-	350,000	-	-	-	-	350,000	350,000
2027-47	47	Skate/Bike Park	Bryan Wagner	New	Facilities	Other	2501 E Sanger St	-	-	-	1,600,000	-	-	-	-	1,600,000	1,600,000
2027-48	48	Public Facility HVAC Improvements	Shelia Baker	New	Facilities	Other	200 E Broadway St	77,000	805,000	882,000	500,000	-	500,000	-	500,000	2,382,000	1,500,000
2027-49	49	Water Effluent Improvements	Tim Woomer	New	Other	Utilities (publicly-owned)	200 E Broadway St	-	-	-	2,500,000	500,000	500,000	-	-	3,500,000	3,500,000
2027-50	50	Manhole Repair Program	Tim Woomer	New	Other	Utilities (publicly-owned)	200 E Broadway St - Citywide	186,318	483,682	670,000	60,000	60,000	60,000	60,000	60,000	970,000	300,000
2027-51	51	Veteran's Complex - Baseball Safety Netting	Bryan Wagner	New	Facilities	Other	2501 East Sanger St	-	-	-	250,000	-	-	-	-	250,000	250,000
2027-52	52	Varsity Grandstand Improvements	Bryan Wagner	New	Facilities	Other	800 N Jefferson St	-	-	-	1,500,000	-	-	-	-	1,500,000	1,500,000
2027-53	53	Arterial COOP Project	Anthony Henry	New	Transportation	Highways/Roads/Bridges	200 E Broadway St - Citywide	-	-	-	175,000	175,000	175,000	175,000	175,000	875,000	875,000
2027-54	54	ADA Intersection Improvement Project	Anthony Henry	Replace Existing	Transportation	Highways/Roads/Bridges	200 E Broadway St - City wide	-	5,000	5,000	50,000	50,000	50,000	50,000	50,000	255,000	250,000
2027-55	55	MAP Roadway Rehabilitation Projects	Anthony Henry	New	Transportation	Highways/Roads/Bridges	200 E Broadway St - Citywide	-	-	-	600,000	600,000	600,000	600,000	600,000	3,000,000	3,000,000
2028-01	01	Wildland Fire Apparatus 2028	Mark Doport0	Replace Existing	Vehicles	Public Safety Vehicle	200 E Broadway St - Citywide	-	-	-	-	-	450,000	-	-	450,000	450,000
2028-02	02	Outdoor Range Phase II	August Fons	New	Facilities	Other	6410 N A St - PD Ouydoor Range	423,821	-	423,821	-	450,000	-	-	-	873,821	450,000
2028-03	03	Retention / Detention Basin Renovations	Bryan Wagner	New	Water	Storm/Surface Water Control	2304 N Jefferson St	-	-	-	-	500,000	500,000	500,000	500,000	2,000,000	2,000,000
2028-04	04	Northwest Bypass	Anthony Henry	New	Transportation	Highways/Roads/Bridges	200 E Broadway St	-	-	-	-	600,000	500,000	18,400,000	-	19,500,000	19,500,000
2028-05	05	Projection of Central West	Anthony Henry	New	Transportation	Highways/Roads/Bridges	200 E Broadway St - Intersection of	-	-	-	-	100,000	775,000	-	-	875,000	875,000
2028-06	06	Traffic Signal Upgrades on SR 18	Anthony Henry	New	Transportation	Highways/Roads/Bridges	200 E Broadway St - City wide	1,533,613	355,106	1,888,719	-	800,000	250,000	250,000	250,000	3,438,719	1,550,000
2028-07	07	Green Meadows Park Renovation	Bryan Wagner	New	Facilities	Other	4400 N Lovington Hwy	-	-	-	-	3,000,000	-	-	-	3,000,000	3,000,000
2028-08	08	Artificial Sportfield Turf	Bryan Wagner	New	Facilities	Other	1301 W Clinton St	-	-	-	-	4,200,000	-	-	-	4,200,000	4,200,000
2028-09	09	Traffic Study Update	Anthony Henry	New	Transportation	Highways/Roads/Bridges	200 E Broadway St - Citywide	30,000	-	30,000	-	350,000	-	-	-	380,000	350,000
2028-10	10	Aquatic Facility	Doug McDaniel	New	Facilities	Other	4827 N Lovington Hwy	-	500,000	500,000	12,000,000	-	-	-	-	12,500,000	12,000,000
2028-11	11	SR 18 - Sewer Trunk Line Extension	Tim Woomer	New	Other	Utilities (publicly-owned)	5317 N Lovington Hwy	-	-	-	-	3,500,000	-	-	-	3,500,000	3,500,000
2028-12	12	Rockwind Golf Course-Teaching Facility	Doug McDaniel	New	Facilities	Other	5001 Jack Gomez Blvd	-	-	-	-	800,000	-	-	-	800,000	800,000
2028-13	13	Parks & Rec. Master Plan Study	Doug McDaniel	New	Other	Other	200 E Broadway St	-	-	-	-	125,000	-	-	-	125,000	125,000
2028-14	14	Install Equipment Wash Bay - 5	Bryan Wagner	New	Facilities	Other	75 City Pkwy	-	-	-	-	1,200,000	-	-	-	1,200,000	1,200,000
2028-15	15	Grimes Str Improvements	Anthony Henry	New	Transportation	Highways/Roads/Bridges	200 E Broadway St - Grimes St	-	-	-	-	500,000	2,500,000	2,500,000	2,500,000	8,000,000	8,000,000
2028-16	16	New Potable Ground Water Storage Tanks move	Tim Woomer	New	Other	Utilities (publicly-owned)	1300 South Fifth St.	-	-	-	-	-	1,500,000	1,500,000	-	3,000,000	3,000,000
2028-17	17	Backup Data Center															

YR/RANK	Pre RANK	Project Title	Contact Person	Class	Type	Subtype	Project Location	Completed to date	Prelim. Budget 2026	Funded to Date	Proposed FY 2027	2028	2029	2030	2031	Total Project Cost	Amount Not Yet Funded
2029-01	01	Taylor Ranch Improvements	Bryan Wagner	New	Facilities	Other	1938 E Sanger St	1,200,000	-	1,200,000	800,000	17,000,000	-	-	-	19,000,000	17,800,000
2029-02	02	New Elevated Water Storage	Tim Woomer	New	Water	Water Supply	1300 S. Fifth St	-	-	-	-	-	5,000,000	-	-	5,000,000	5,000,000
2029-03	03	Water System Improvements (North Reservoir)	Tim Woomer	New	Water	Water Supply	200 E Broadway St - Citywide	-	-	-	-	-	10,000,000	-	-	10,000,000	10,000,000
2029-04	04	Apache Dr/Fowler St Utilities Extension	Tim Woomer	New	Other	Utilities (publicly-owned)	200 E Broadway St - Apache Drive	-	-	-	-	-	75,000	1,175,000	-	1,250,000	1,250,000
2029-05	05	Del Norte Park Expansion Area	Bryan Wagner	New	Facilities	Other	4314 N Grimes St	1,600,000	-	1,600,000	-	-	4,500,000	-	-	6,100,000	4,500,000
2030-01	01	Millen Projection	Anthony Henry	New	Transportation	Highways/Roads/Bridges	200 E Broadway St - Millen Drive	-	-	-	-	-	-	3,000,000	-	3,000,000	3,000,000
2030-02	02	Fowler Street Extension	Anthony Henry	New	Transportation	Highways/Roads/Bridges	200 E Broadway St - N Fowler St	-	-	-	-	-	-	2,500,000	-	2,500,000	2,500,000
2030-03	03	Bender Median Renovations	Bryan Wagner	New	Transportation	Medians	200 E Broadway St - Bender Blvd.	-	-	-	-	-	-	750,000	-	750,000	750,000
2030-04	04	Turner Improvements	Bryan Wagner	New	Facilities	Other	200 E Broadway St - Turner St	-	-	-	-	-	500,000	2,500,000	2,500,000	5,500,000	5,500,000
2031-01	01	Southeast Bypass	Anthony Henry	New	Transportation	Highways/Roads/Bridges	200 E Broadway St - Grimes St	783,000	-	783,000	-	-	-	-	19,000,000	19,783,000	19,000,000
2031-02	02	Bensing South Projection	Anthony Henry	New	Transportation	Highways/Roads/Bridges	200 E Broadway St - South Bensing	-	-	-	-	-	-	-	1,750,000	1,750,000	1,750,000
2031-03	03	WWRF - Dryer Replacement	Tim Woomer	New	Water	Wastewater	1300 South Fifth St.	-	-	-	-	-	-	-	6,000,000	6,000,000	6,000,000



CITY OF HOBBS
2027 – 2031 ICIP Project List
As recommended by
City of Hobbs Planning Board

Top 10 Priority List

- #1**
- #2**
- #3**
- #4**
- #5**
- #6**
- #7**
- #8**
- #9**
- #10**