

QUAY COUNTY REGIONAL COMPREHENSIVE PLAN



Logan

Tucumcari

San Jon



House

MARCH, 2005

Acknowledgements

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1. Executive Summary

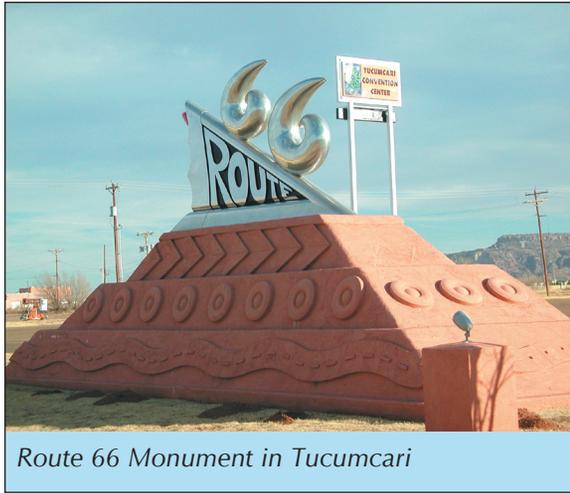
A. INTRODUCTION

The Quay County Regional Comprehensive Plan provides a framework for future decision making in the County. This Comprehensive Plan will take a regional approach, considering each community within the County, as well as other issues impacting the greater region, such as water supply and drought. The approach of the Comprehensive Plan is that what is good for one community in Quay County is good for all communities. Recently, comprehensive plans have been adopted in three of the County's four incorporated municipalities. They are Tatum, San Jon, and House. Only Logan lacks a current comprehensive plan.

This Regional Comprehensive Plan intends to build off of these previous planning efforts and address issues relevant to each of these municipalities. The public input received from the existing Comprehensive Plans, and the Goals and Objectives from

these plans, have greatly informed this process. The Quay County Regional Comprehensive Plan builds off of these efforts considering all four municipalities, as well as the County as a whole.

The Comprehensive Plan is comprised of six elements: Land Use, Economic Development, Infrastructure and Transportation,



Route 66 Monument in Tatum

Intergovernmental Cooperation, County Services, and Housing. Each element of the Comprehensive Plan includes a description of the key issues pertaining to that section. The key issues are followed by the list of goals, objectives, and policies developed over the course of the planning process. Existing conditions

and programs as well as identified needs are also described for each element along with implementation actions that the City has made a commitment to completing.

The Quay County Regional Comprehensive Plan should be utilized by the County leadership to guide the growth and development for up to the next twenty years. The Comprehensive Plan builds off of community input and provides broad goals as well as specific actions the County can take to

implement the vision of County residents. Decisions made by the County should be consistent with the Comprehensive Plan goals, objectives, and policies.

Once adopted, the Comprehensive Plan becomes the official policy of the County. It is passed as a resolution rather than an ordinance in order to maintain its flexibility and change as conditions and priorities change. The Comprehensive Plan should be reviewed at least every five years and updated and revised as needed.

B. SUMMARY OF KEY FINDINGS

Several issues have been identified throughout the course of the planning process. These issues represent critical factors that the Comprehensive Plan's policies and implementation strategies seek to address. Many of these issues are specific to municipalities in the County, but there are other regional issues that each community and entity can work on together. Findings and issues include:

- Population in the County has been declining for decades. All communities except for Logan have experienced population decline and a decline in economic opportunities. The County has several assets and opportunities that are expected to reverse these trends and provide for sustained economic and population growth in the County.
- County subdivision regulations need to be updated and strengthened to ensure adequate infrastructure is built and to provide for efficient development that protects the public's interest.
- There is potential for conflicts to occur at County/municipal interfaces where agricultural lands meet more urbanized land uses. The County and municipal governments will need to work cooperatively to regulate land uses in these areas in order to protect private property rights and ensure development that protects the health, safety, and welfare of all county residents.
- Quay County has become the focus of wind farm development, which represents an opportunity for economic growth.
- Quay County and the incorporated communities' economies are driven by the agricultural industry, retail trade industry, public administration, the hospitality industry, and the education/health, and social services industry. There are a small number of manufacturers, however, greater diversification is needed County wide in order to increase wages and promote population growth.
- Quay County is in the process of preparing its 40-year water plan as well as being a member of the Eastern New Mexico Rural Water Authority, the primary group working on the Ute Lake Water Project. A draft was released in July of 2004.
- The Ute Lake Water Project has been identified as the primary answer to solving the region's water issues and involves the pumping of water from the Lake to communities throughout Eastern New Mexico including those in Quay County, Curry County, and Roosevelt County.
- The State Interstate Stream Commission (ISC) recently completed a State-wide water plan and a specific water plan called the Northeast New Mexico Regional Water Plan, which includes Quay County. The plans focus on water conservation techniques for the area and provide ways for each community to work with the Commission and State Engineer Office to conserve water.
- Future population growth in the County will require that new housing subdivisions and a range of housing types be made available. The availability of housing will help to promote economic development in the County.
- Some of the smaller and more rural communities desire additional Sheriff's patrols. Resources for these patrols are

currently not available, but future opportunities for funding should be sought out.

- Solid waste pick-up services have recently been privatized for County residents.
- The proportion of senior citizens in the County is increasing, and will likely increase in the years to come. EMS services and other safety services will need to accommodate this changing demographic.
- The Village of Logan needs to extend sewer service to the western part of the Village, along the north shore of Ute Lake to accommodate the growth occurring in that part of the Village.
- Quay County desires to have US 54 widened to four lanes like it is in Texas; widening would help accommodate existing truck travel along that highway now and open up Tucumcari to more traffic (cross referenced in Section 4: Economic Development).

C. IMPLEMENTATION SUMMARY

In addition to the goals, objectives, and policies, a principal component of this plan are the implementation strategies found in each section. These strategies function as an “action agenda,” which provides a summary of specific acts that Quay County needs to initiate. Establishing these implementation strategies also involves assigning responsibilities and a time frame for accomplishment. Since this is the County’s plan, most of the responsibility falls on the County government to implement these strategies throughout this document.

1. Guiding Principles for Implementation

When implementing the Quay County Regional Comprehensive Plan, there are several guiding principles that outline how and when this should be done. These principles include:

- The Plan should be reviewed every five years, or as needed, as conditions in the community change. The County should establish a schedule for reviewing the Plan so that it happens consistently;
- The County should base future grant applications and funding requests upon the recommendations made in the Plan;

- The Plan should be linked to the County’s ICIP and other budgetary decision making;
- The County should set benchmarks to determine whether or not implementation strategies are being met;
- The County Manager should prepare implementation progress reports, which can be presented to the County Commission on a regular basis. These reports should detail how implementation is taking place and identify milestones in implementation;
- The County should monitor funding sources and programs that could be utilized for implementation purposes; and
- The County should initiate and/or take part in regional planning events.

2. Summary of Implementation Policies

This section contains a summary of the policies designed to implement the Plan, followed by a set of implementation actions within a defined timeframe. The summary is organized by planning element. The implementation actions are described in greater detail in each specific section for each element.

a. Land Use (Section 3)

Policy 3.1: It is the policy of Quay County to regularly review County land use regulations and ordinances and update and revise such ordinances as needed.

Policy 3.2: It is the policy of Quay County to cooperate with local municipalities to identify issues and improve land use regulations dealing with municipal/County interfaces.



View from the Caprock

Policy 3.3: It is the policy of Quay County to collaborate with local landowners to identify lands that should be preserved to protect the County's history, customs and culture and explore incentives for the protection of these lands.

Policy 3.4: It is the policy of Quay County to work with local, farmers, ranchers, and dairy producers to ensure that County land use regulations are conducive to agriculture

and protect the private property rights of these landowners.

Policy 3.5: It is the policy of Quay County to develop, in cooperation with municipalities in the County, assistance programs and incentives for the removal or redevelopment of dilapidated properties.

	2005-2007	2008-2010	2011-2015	2016-2020	2021-2025
Land Use Implementation Actions					
County Subdivision Regulations Revision	X				
Land Use Strategic Plan	X				
Agricultural Preservation / Promotion Committee	X	X	X	X	X
Redevelopment Ordinance	X				

b. Economic Development (Section 4)

Policy 4.1: Quay County will allocate resources and funding as available to completion of water projects that will ensure a sustainable and potable water supply.

Policy 4.2: Quay County will prioritize roadway improvements that improve connection and access to each community in order to enhance economic development opportunities.

Policy 4.3: Quay County will actively seek and support franchise agreements in order to increase opportunities for locating high speed communication technologies in the area, particularly those in areas targeted for economic growth.

Policy 4.4: Quay County will continue to apply for economic development grants in order to improve its infrastructure.

Policy 4.5: Develop a regional marketing plan promoting the strengths of Quay County and communities in the County.

Policy 4.6: Quay County will continue to support efforts by County communities and economic development organizations in the County that provide assistance to existing small businesses, business recruitment, and workforce development training.

Policy 4.7: Quay County will take the lead in efforts to revitalize the Caprock Amphitheater by establishing partnerships of regional communities and institutions.

Policy 4.8: Quay County will participate in all advertising and marketing efforts designed to increase tourism through promoting County-wide attractions.

	2005-2007	2008-2010	2011-2015	2016-2020	2021-2025
Economic Development Implementation Actions					
Economic Development Collaboration Initiative	X	X	X	X	X
Economic Development Strategic Plan	X				
Focused Job Skills Training Program		X			
Scenic By-ways Expansion		X			
Sirrolli Institute/Enterprise Facilitation Program	X				
Retention and Expansion Committee	X	X	X	X	X
Caprock Revitalization Strategy	X				
Economic Development Corridors	X				
High Speed Communications Initiative	X	X	X	X	X

c. Water (Section 5)

Policy 5.1: Implement the 40 year water plan (currently being developed).

Policy 5.2: Identify funding sources required to complete the Ute Lake Water Project.

Policy 5.3: Develop a well-head protection program throughout the County.

1. Executive Summary

Policy 5.4: Work with the Interstate Stream Commission and State Engineers Office to implement recommendations of the State Water Plan and the Northeast New Mexico Regional Water Plan (when completed).

Policy 5.5: Quay County shall coordinate with associations representing local water management entities such as acequias, mutual domestic water users, water cooperatives, water and sanitation districts, irrigation districts, and conservancy districts to discuss water issues and develop policies and identify ways to utilize Ute Lake water.

Policy 5.6: Work with the Arch-Hurley Conservation District to line the Arch-Hurley Channel.

Policy 5.7: Develop a region-wide drought mitigation plan.

Policy 5.8: Build regional partnerships with water users to develop long-term sustainable water management strategies.

Policy 5.9: Require high efficiency irrigation systems in agricultural practices throughout the County.

Policy 5.10: Develop a program to re-use reclaimed effluent and treated commercial/industrial wastewater wherever feasible in Quay County.

Policy 5.11: Strengthen the County’s review process of large-scale developments in order to ensure a sustainable water supply to serve the development through subdivision ordinance revision.

Policy 5.12: Encourage the establishment of shared domestic water systems in the County rather than individual domestic wells.

Policy 5.13: Educate the general public throughout the County on water conservation methods.

Policy 5.14: Coordinate with the State’s Drought Task Force to develop a strategy to address drought emergencies that may occur in Quay County in the future.

	2005-2007	2008-2010	2011-2015	2021-2025
Water Implementation Actions				
Ute Lake Water Project Funding Initiative	X	X	X	X
State Water Plan Implementation Initiative	X			
Well Head Protection Program	X			
Quay Working Group	X	X	X	X
Arch-Hurley Channel Lining Feasibility Study		X		
Agricultural Conservation Initiative and Plan	X			
Office of State Engineer/Interstate Stream Commission Memorandum of Understanding	X			
Non-Fat Dry Milk Program (For Livestock Herds)	X			
Water Conservation Through Subdivision Revisions	X			
Drought Mitigation Plan	X			
Water Conservation Educational Workshops	X	X	X	X

d. Intergovernmental Cooperation (Section 6)

Policy 6.1: Quay County shall take the lead in coordinating development and planning policies that focus on the assets of each community or jurisdiction.

Policy 6.2: Communicate with each community regularly to solve regional problems and to discuss County policies that impact each community.

Policy 6.3: Update and maintain current joint power agreements and seek to develop new agreements as conditions change.

	2005-2007	2008-2010	2011-2015	2016-2020	2021-2025
Intergovernmental Cooperation Implementation Actions					
Regional Development Forum	X	X	X	X	X
Joint Powers Agreement Initiatives	X				

e. Housing (Section 7)

Policy 7.1: It is the policy of Quay County to promote new housing opportunities throughout the county to promote economic development goals and to ensure adequate housing is available for all wishing to reside in the County.

Policy 7.2: It is the policy of Quay County to identify funding sources available to municipal and county governments for the purpose of providing affordable housing opportunities to County residents

Policy 7.3: It is the policy of Quay County to partner with non-profit and private housing assistance organizations in applying for Community Development Block Grants and other State and Federal funding sources.

Policy 7.4: It is the policy of Quay County to assist communities with identifying funding sources and technical assistance in developing a wide range of senior housing opportunities for all County residents.

	2005-2007	2008-2010	2011-2015	2016-2020	2021-2025
Housing Implementation Actions					
Development Review Evaluation and Revisions	X				
Funding Assistance	X	X	X	X	X

f. County Services (Section 8)

Policy 8.1: It is the policy of Quay County to collaborate with the County Sheriff’s Department and local communities in identifying areas in need of additional Sheriff’s patrols.

Policy 8.2: It is the policy of Quay County to assist the Sheriff’s Department, County Rural Fire/EMS Departments, and local communities in identifying funding sources and promote cooperation in improving community health and safety services to all County residents.

Policy 8.3: It is the policy of Quay County to review the needs of the Sheriff’s Department and the County Rural Fire/EMS Departments for budget, staff, and technologies that will maintain and enhance the level of service provided.

Policy 8.4: It is the policy of Quay County to study the feasibility of developing a regional landfill site.

Policy 8.5: It is the policy of Quay County to work with local residents and municipalities to transition into privatized solid waste services

	2005-2007	2008-2010	2011-2015	2016-2020	2021-2025
County Services Implementation Actions					
Law Enforcement and Fire/EMS Annual Reports	X	X	X	X	X
County Solid Waste Strategy	X				

g. Infrastructure and Transportation (Section 9)

Policy 9.1: Quay County will support efforts by the Quay County communities to upgrade its infrastructure through co-sponsoring grant applications, data sharing, collaborative planning between public works departments, and continuing issue identification.

Policy 9.2: Quay County will allocate resources and funding as available to completion of water projects that will ensure a sustainable and potable water supply.

Policy 9.3: Quay County will continue to prioritize infrastructure improvements, improvement to County facilities, and the purchase of capital equipment through its ICIP process.

Policy 9.4: It is the policy of Quay County to work with, lobby, and encourage the NMDOT and State Legislators to improve and widen NM 54 to four lanes.

Policy 9.5: It is the policy of Quay County to assist Tucumcari in developing a rail spur connecting to the existing Tucumcari industrial area.

Policy 9.6: It is the policy of Quay County to promote the Tucumcari Airport and assist in its development to support the economic development goals of the County and communities in the region.

Policy 9.7: It is the policy of Quay County to identify and prioritize needed road improvements and pursue available State and Federal funding sources.

Policy 9.8: It is the policy of Quay County to continually coordinate transportation planning with local communities and other regional jurisdictions to ensure efficient transportation development.

Policy 9.9: It is the policy of Quay County to coordinate with municipalities to ensure resources are available for adequate plowing and maintenance of County roads during winter storms.

	2005-2007	2008-2010	2011-2015	2016-2020	2021-2025
Infrastructure & Transportation Implementation Actions					
Grant/Funding Support Initiative	X	X	X	X	X
Infrastructure Capital Improvements Plan	X	X	X	X	X
New Mexico Highway 54 Improvements	X				

D. COMPREHENSIVE PLANNING

A comprehensive plan is generally defined as a document prepared by the local government that provides guidance on how the County should grow and develop, and helps to ensure adequate provision of community services. It provides the community with a strategy to address change and challenges such as where new development will take place and how the community will generate jobs. A comprehensive plan is a long-range document that functions within a planning horizon of 20 years into the future. A good plan helps the community maximize its strengths and minimize its weaknesses.

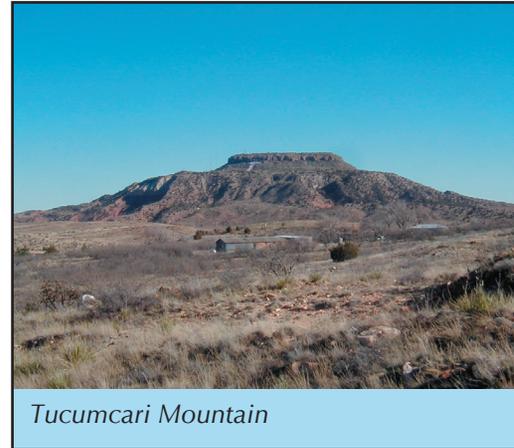
The State of New Mexico provides municipalities and counties the authority to Plan through its State Statutes, sections 3-19-5, 3-19-10, and 3-19-11 NMSA 1978. These sections grant the governing body of counties the authority to plan for lands within the county's planning and platting jurisdiction, adopt master plans (comprehensive plans), and give legal authority to master plans.

Comprehensive planning documents are typically passed by resolution, which helps to maintain the plan's flexibility and allows the plan to be easily updated over time as existing conditions and priorities change. County decision making should be consistent with the policies found within a comprehensive plan.

E. RESEARCH and PUBLIC PARTICIPATION PROCESS

1. Research and Issue Identification

The research and issue identification phase for the Comprehensive Plan included the analysis of demographic and socioeconomic data and interviews with County and municipal officials to identify issues relevant to the planning process. This step involved gathering and analyzing data from a variety of sources, including the US Census Bureau, the University of New Mexico Bureau of Business and Economic Research, the State Economic Development Department, the State Department of Labor, as well as other sources of information. This data was initially used to identify preliminary issues used for the public participation process, and provided a large part of the assessment of existing conditions and needs outlined in this Comprehensive Plan.



Tucumcari Mountain

2. Public Participation

Public input is essential for creating a dynamic and useful comprehensive plan that accurately reflects the values and history of Quay County. Several public meetings were held throughout the process and public participation was strongly encouraged. Public meetings were advertised through the local newspaper, public service announcements on radio, posting of flyers, and direct mailings. Other meetings were held to gather input, including steering committee meetings and correspondence with the Quay County Progress Board. Three public meetings were held during the development of the Comprehensive Plan. The first two meetings were held in Logan and House and were designed to gather general public input on issues that needed to be identified in the Comprehensive Plan. The third meeting was held in Tucumcari and draft Goals and Objectives were presented for feedback. The Steering Committee was provided draft Goals and Objectives as well as draft implementation steps and were asked to provide feedback and prioritize actions.

F. PLAN UPDATES and REVISIONS

This section provides an overview of what types of items to review and/or revise in the Comprehensive Plan.

- The Plan should be reviewed and/or updated every 5 years over the life of the Plan.
- Goals, objectives, and policies shall not be revised without a public hearing process.
- Changes and revisions should be made by passing addenda to the Plan document. The addenda can be collated into the Plan at the beginning of the document.

There are several items to review and update in the Comprehensive Plan. These items include:

1. Changes to Demographics/Existing Conditions

The County Profile section is one of the areas where change always occurs. New census figures come out every ten years and estimates are prepared regularly. The community may want to consult the Bureau of Business and Economic Research (BBER) for estimates of demographics and use those in Plan updates. For a rapidly changing areas, the 2000 data may be outdated.

2. Implementation Review

Implementation strategies should also be reviewed and updated on a regular basis. A recurring report detailing actions completed, those in progress, and those to be implemented next, is a good way to keep track of progress on implementation of the Plan. The review should also focus on those items that have not been implemented according to the Comprehensive Plan's time frame, and re-evaluate these implementation steps and time lines.

3. Review of What is Working/What is Not Working

It is also important to review what is or is not working in the Plan. When implemented, if the goals, objectives, and policies are having the opposite effect from what is intended, they should be reviewed and modified. Another aspect to consider during review of the Plan is whether the goals, objectives, and policies need to be revised or rewritten in order to make them stronger.

2. Community Profile

A. INTRODUCTION

The County Profile allows the reader to become familiar with the County and to establish a context and baseline for recommendations in the Comprehensive Plan. This assessment begins with a background discussion of the County as a whole, as well as each incorporated place within the County. This is then followed by a brief demographic analysis. Additional demographic analysis is included in the other Plan sections more specific to each topic. This data helps to determine needs in the County based on social and economic trends, current conditions, and projections.

B. BACKGROUND

The County covers approximately 2,875 square miles of high plains in eastern New Mexico. Quay is mostly a rural county with a rich history based in farming, ranching, and the railroad. Quay County was created in 1903 when it split apart from Guadalupe County. The County was named after U.S. Senator Matthew S. Quay from Pennsylvania, who was a proponent of New Mexico statehood.

Quay County is bordered by Texas to the east and has borders with seven other New Mexico counties, including Union, Harding, San Miguel, Guadalupe, De Baca,

Roosevelt, and Curry counties. Albuquerque and Amarillo, Texas are the nearest major metropolitan areas. Tucumcari is the County Seat and there are three other incorporated communities in Quay County; House, Logan, and San Jon. The following is a brief background for each of these Quay County communities:

1. Village of House

House is Quay County's smallest incorporated municipality with a 2000 Census population count of 72. John Lee House and Lucie Jordan House arrived as the first homesteaders in the area in 1902. Located at the intersection of State Highways 252 and 89, House is home to the House Municipal Schools, which serves students from the region living in a heavily rural 495

square mile area around House. House Municipal Schools also offers The Learning Center, an alternative school offering unique educational opportunities for students across New Mexico. Just a few miles west of House is the New Mexico Wind Energy Center, which is

home to the world's third largest wind energy project, generating up to 200 megawatts of power.

2. Village of Logan

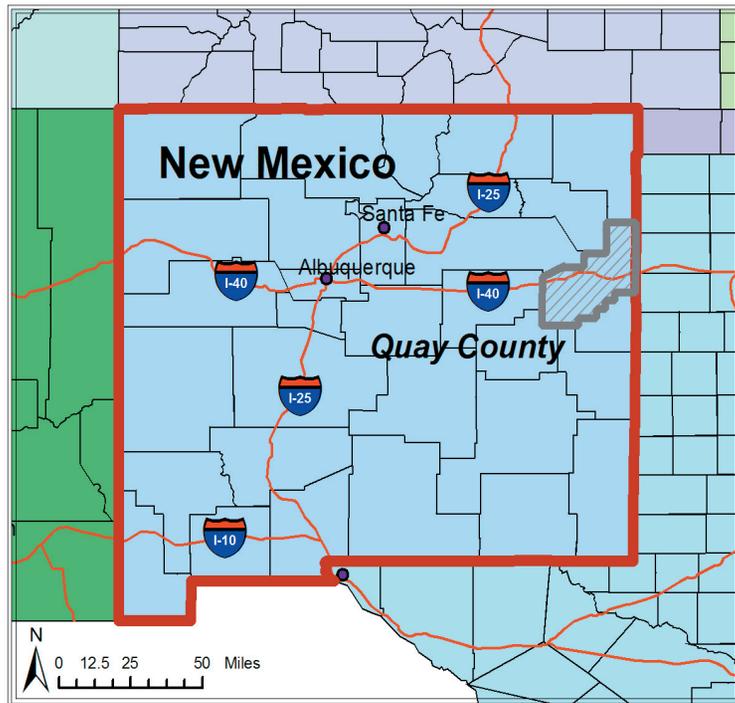
Logan is Quay County's fastest growing community, which increased in population from 804 in the year 1990 to 1,094 in the year 2000. Logan came into existence in the early 1900s as the Chicago, Rock Island, and Pacific Railroad was developed in the area. Logan is located next to the Ute Lake State Park, which

has spurred most of the recent growth in and around Logan. Ute Lake is a reservoir of the Canadian River. The Lake offers a wide variety of recreation activities and has maintained a consistent water level as other reservoirs in New Mexico have lost water due to a prolonged drought. The reservoir is also the

source of the long planned Eastern New Mexico Rural Water System. When the project is completed it will provide a long-term water source to many communities in Eastern New Mexico, ranging from Logan south to Portales, New Mexico.



Irrigation Equipment Near House



3. Village of San Jon

San Jon is the eastern gateway to New Mexico along Interstate Highway 40. According to the publication “Quay County 1903-1985”, the San Jon Townsite Company created the first plat of San Jon in 1907. Like other communities in the region, San Jon first developed as a railroad town. The construction of Route 66, connecting Chicago to Los Angeles, had a large impact on the development of San Jon. The mid 1960s could be considered a dynamic period in San Jon when population was over 500 and there were many businesses

to cater to those traveling along Route 66. San Jon’s population is 306 according to the 2000 US Census. Interstate Highway 40 now runs through San Jon and most commercial activity for the Village is located at the interchange with I-40. San Jon is home to the San Jon Municipal Schools, which serves students in a 637 square mile area surrounding San Jon.

4. City of Tucumcari

Tucumcari, the County Seat, is Quay County’s largest community with a population of 5,989 as of the 2000 Census. Similar to other communities in the region, Tucumcari was established in the early 1900s to support the development of the Chicago, Rock Island and Pacific Railroad. For many years Tucumcari was considered a railroad town. When Route 66 was built through Tucumcari the community was transformed and became a major stopping point along this route. Route 66 is still a tourist attraction and several historic motels and other stopping points along the highway still exist throughout Tucumcari. In 1981, Interstate Highway 40 was constructed

on the outskirts of the town leading to a shift in much of the commercial focus of the city. Today, Tucumcari is home to Mesalands Community College and the Mesalands Dinosaur Museum.

C. DEMOGRAPHIC ANALYSIS

Understanding demographic and socioeconomic trends in an area help to plan for its future. Understanding basic population trends and service needs helps to determine how much growth may occur and what services and infrastructure will be needed to accommodate this population. Understanding characteristics of the population, such as trends pointing to an older population, help to plan for services such as senior centers and senior housing. Economic data helps to identify appropriate economic development goals and strategies. For instance, trends showing an increase in retirement income could lead to strategies for attracting businesses and services catering to retirees. Quay County wishes to take the positive step of planning for its future now in order to ensure a quality environment for future generations. Understanding past trends and future projections will aid in this task.

1. Population Trends and Projections

Population in Quay County was highest in the 1950s and 1960s. Since that time, much of the County has experienced population loss. Many factors have contributed to the population loss

in the County. Some of these include, the decline of the agriculture industry, a decline in Route 66 related businesses, and the decline of rail road related industries. Table 2a compares 1990 and 2000 population data for the County and communities in the County. Over this decade, population declined by 6.1% in the County. Only Logan and San Jon had population increases over this time. Logan grew the most, with an increase of 36.1% between 1990 and 2000, with population growing from 804 to 1,094. Much of the growth in Logan is attributed to Ute Lake tourism and related industries.

Table 2a: Population Change, 1990 to 2000

	1990	2000	Rate of Change
Quay County	10,823	10,155	-6.1
House	96	72	-25.0
Logan	804	1,094	36.1
San Jon	283	306	8.1
Tucumcari	6,872	5,989	-12.8
Unincorporated	2,768	2,694	-2.7

Source: US Census Bureau

Population in the County is projected to continue to decrease through the year 2030 according to data from the University of New Mexico. Table 2b shows that population is projected to decrease to 8,986 by 2030, while population in

Table 2b: Population Projections

	2000	2005	2010	2015	2020	2025	2030
Quay County	10,142	10,114	10,030	9,888	9,659	9,343	8,986
New Mexico	1,826,280	1,970,982	2,112,957	2,251,249	2,382,999	2,507,378	2,626,333

Source: University of New Mexico, Bureau of Business and Economic Research

the State is expected to increase to over 2.5 million by the same year.

However, in meeting with Quay County residents, there were many reasons to expect that population could begin to increase in the coming years. Reasons for an increase included: availability of affordable housing and land in the County; growth in the agriculture industry in neighboring counties that could spread to Quay County, especially in the dairy industry; development of the Eastern New Mexico Rural Water System; and the growing population of retirees as the Baby-Boom generation begins to retire and will be looking for affordable retirement areas with amenable climates.

2. Age Structure

Understanding age structure helps to plan for housing, social services, and other services that may be needed for different age groups in the population (e.g. *senior housing and medical services, youth recreation opportunities*). This data

can also aid in understanding the need for job opportunities and how citizens derive their income (e.g. *change in working age population, income from retirement and social security*).

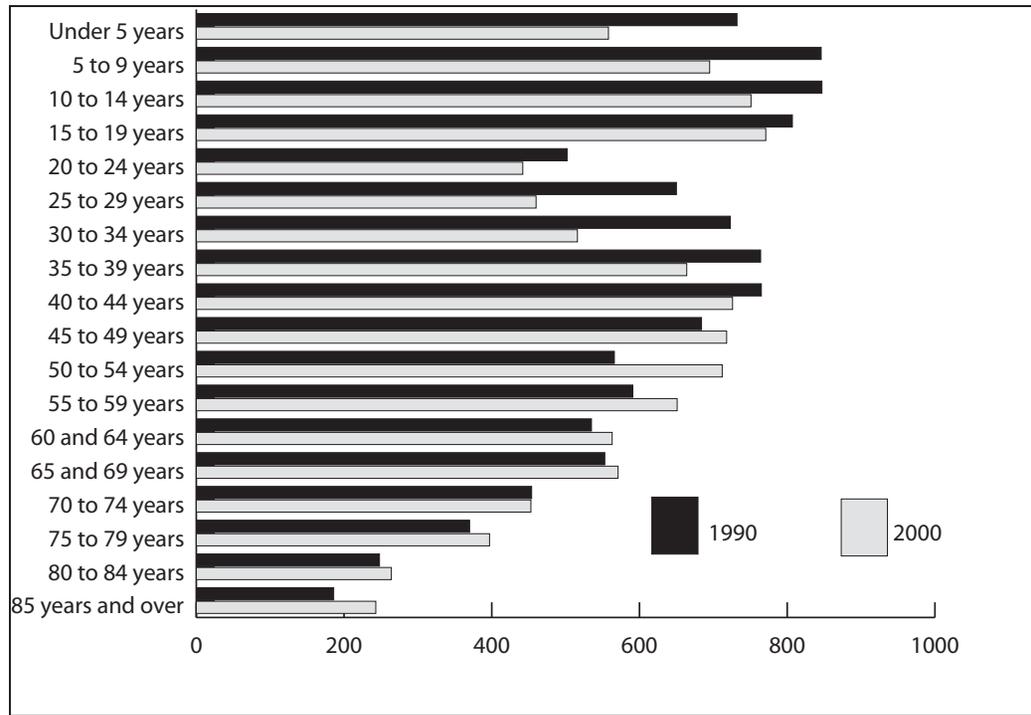
As shown in Table 2c, the median age in the County in 2000 was 41.5 years. House had the highest median age for the County at 51.8 years and San Jon had the youngest population at 36.3 years. Compared to New Mexico, which had a median age of 34.6 years, Quay County has an older population

Table 2c: Median Age, 2000

	Age
New Mexico	34.6 years
Quay County	41.5 years
House	51.8 years
Logan	48.0 years
San Jon	36.3 years
Tucumcari	39.4 years

Source: US Census Bureau

Figure 2a: Age by 5-year Cohorts, 2000



Source: US Census Bureau

and trends point toward it becoming more so.

When comparing 5-year age cohorts for the County between 1990 and 2000, population has declined for each cohort under 45 years old and the population 45 years and above has increased for each age cohort, indicating that the older portions of the population is increasing while the younger portions have migrated out of the County. This trend is displayed in Figure 2a.

3. Educational Attainment

Trends related to the educational level of a community provide an insight into the skill and ability of the labor force. Table 2d (see next page) demonstrates that educational attainment in Quay County has increased for both the secondary and post secondary levels according to data from the 1990 and 2000 US Census. The 2000 US Census indicates that 73.8% of Quay County residents aged 25 and older are high school graduates, an increase from 70.3% in

Table 2d: Educational Attainment for Quay County, 1990 and 2000

	1990		2000	
	Percent high school graduate or higher	Percent bachelor's degree or higher	Percent high school graduate or higher	Percent bachelor's degree or higher
New Mexico	75.1%	20.4%	78.9%	23.5%
Quay County	70.3%	9.9%	73.8%	13.7%
House	69.7%	21.2%	82.7%	9.6%
Logan	67.2%	6.8%	76.0%	11.0%
San Jon	74.5%	11.2%	72.1%	13.4%
Tucumcari	67.9%	9.0%	69.4%	13.0%

Source: US Census Bureau

Table 2e: Income and Poverty Statistics for Quay County, 1990 and 2000

	1990	2000	Rate of Change
Labor Force	4,720	4,278	-9.4
Median Family Income	\$29,414 (Adjusted to 2000 Dollars)	\$30,362	3.2
Per Capita Income	\$12,465 (Adjusted to 2000 Dollars)	\$14,938	19.8
Individuals Below Poverty Level	2,681	2,073	-22.7

Source: US Census Bureau

1990. Those with a bachelor's degree or higher increased from 9.9% in 1990 to 13.7% in 2000. Table 2d also displays education attainment for the State and incorporated places in the County for comparison. Communities that demonstrate an educated and trainable workforce (those with a high number of high school and college graduates) are much more likely to attract businesses in need of skilled labor.

4. Income

Analysis of income and poverty statistics for Quay County shows that income levels have increased in the County and poverty levels have decreased. Table 2e compares Labor force, median family income, per capita income, and the number of persons below poverty between 1990 and 2000 for the County. The comparison of income accounts for inflation by adjusting the 1990 income values using the Consumer Price Index (CPI). Based on these comparisons, median family income increased by 3.2%. In 2000, median family income in Quay County was \$30,362. Per capita income also increased between 1990 and 2000 by 19.8% and was \$14,938 in 2000. As can be expected, as income rises the poverty level will decline. In Quay County, the number of persons in poverty decreased by 22.7% between 1990 and 2000.

5. Agriculture

Table 2f compares agricultural statistics for Quay County from the 1997 and 2002 Agricultural Census. This data illustrates that agriculture has declined in the County over the short term. However, agriculture in other areas of Eastern New Mexico increased over this period and could spread to Quay County in the near future. Agricultural land makes up almost 90% of all land in the County. This is a significant amount and underscores the huge impact that agriculture plays in the County.

The total amount of farmland in the County decreased by 11.1% between 1997 and 2002, and the number of farms decreased by 12.1%. Between 1997 and 2002, total farm sales decreased in the County from \$45,689,000

to \$23,137,000, representing a 49.3% decrease. This decrease is especially significant for a County with such a rich agricultural history and strong agricultural economy. The County will need to adapt to changes taking place in the agriculture industry and work with the areas many assets to find ways to capitalize on its agricultural past, present, and future.

This demographic analysis is meant to provide a basic understanding of the County and how the County is changing. Additional demographic analysis is provided in Section 4: Economic Development and Section 5: Housing. As demographic data is updated through new Census reports, these trends should be reanalyzed and the Comprehensive Plan should be updated as necessary.

Table 2f: Farm Statistics for Quay County, 1997 and 2002

	1997	2002	Rate of Change
Number of Farms	676	594	-12.1
Land in Farms (acres)	1,858,737	1,651,616	-11.1
Total Farm Sales (\$1,000)	\$ 45,689 <i>(Adjusted to 2002 Dollars)</i>	\$23,137	-49.3

Source: US Census of Agriculture

3. Land Use

A. INTRODUCTION

The intent of the Land Use section of the Comprehensive Plan is to protect the local customs and culture, to promote economic stability, to protect private property rights, and to establish a framework to ensure harmonious and orderly growth for the future. This Comprehensive Plan element will create a solid foundation upon which future planning in the County, municipalities, State agencies, and the private sector can work together to create an efficient pattern of development, while promoting and protecting the quality of life in Quay County. This element provides an overview of land use development issues for the County and contains Goals, Objectives, and Policies for the County to help guide future decision making.

Major land use issues in Quay County include:

- Quay County's history and culture should be promoted and protected through land use regulations that protect property rights and ensure the public's health, safety, and welfare.
- Recreational trails, such as horse-back riding, biking, and hiking trails, and the use of old wagon trails, were expressed as a desired amenity through public meetings for the Comprehensive Plan. Such trails could also assist in attracting new residents and economic development.
- County subdivision regulations need to be updated and strengthened to ensure adequate infrastructure is built and to provide for efficient development that protects the public's interest.
- There is potential for conflicts to occur at County/municipal inter-

faces where agricultural lands meet more urbanized land uses. The County and municipal governments will need to work cooperatively to regulate land uses in these areas in order to protect private property rights and ensure development that protects the health, safety, and welfare of all county residents.

- Improving community appearance through the redevelopment and removal of abandoned and dilapidated structures throughout the County was a desire expressed through public meetings for the Comprehensive Plan.
- The County should work with communities to ensure that adequate land is available (and zoned when appropriate) for economic development opportunities, including agribusiness, retail or commercial businesses, industrial uses, and housing to accommodate new residents.

B. GOALS, OBJECTIVES, and POLICIES

Goal 1: To ensure the County maintains an adequate mix of land uses that protect property values and the health, safety, and welfare of County residents.

Objective 1.a: Revise and strengthen the County subdivision regulations as needed to deal with Quay County's unique development pattern.

Objective 1.b: Ensure that land use regulations at municipal/County interfaces are compatible and mutually beneficial.

Objective 1.c: Work with municipalities to encourage adequate areas of zoned land for new economic development opportunities.

Policy 3.1: It is the policy of Quay County to regularly review County land use regulations and ordinances and update and revise such ordinances as needed.

Policy 3.2: It is the policy of Quay County to cooperate with local municipalities to identify issues and improve land use regulations dealing with municipal/County interfaces.

Goal 2: To maintain and enhance the County's rural character and culture

through preservation of scenic, historical, recreational, and agricultural lands.

Objective 2.a: Identify agricultural areas critical for preservation.

Objective 2.b: Explore and support agricultural economic development opportunities.

Policy 3.3: It is the policy of Quay County to collaborate with local landowners to identify lands that should be preserved to protect the County's history, customs and culture and explore incentives for the protection of these lands.

Policy 3.4: It is the policy of Quay County to work with local, farmers, ranchers, and dairy producers to ensure that County land use regulations are conducive to agriculture and protect the private property rights of these landowners.

Goal 3: To redevelop vacant, underutilized, and abandoned buildings wherever possible throughout the County.

Objective 3.a: Assist communities in the County in efforts at redevelopment and reuse of abandoned buildings in good condition.



Abandoned School outside Forrest

Objective 3.b: Demolish and/or remove dilapidated buildings that are not historically significant or structurally viable.

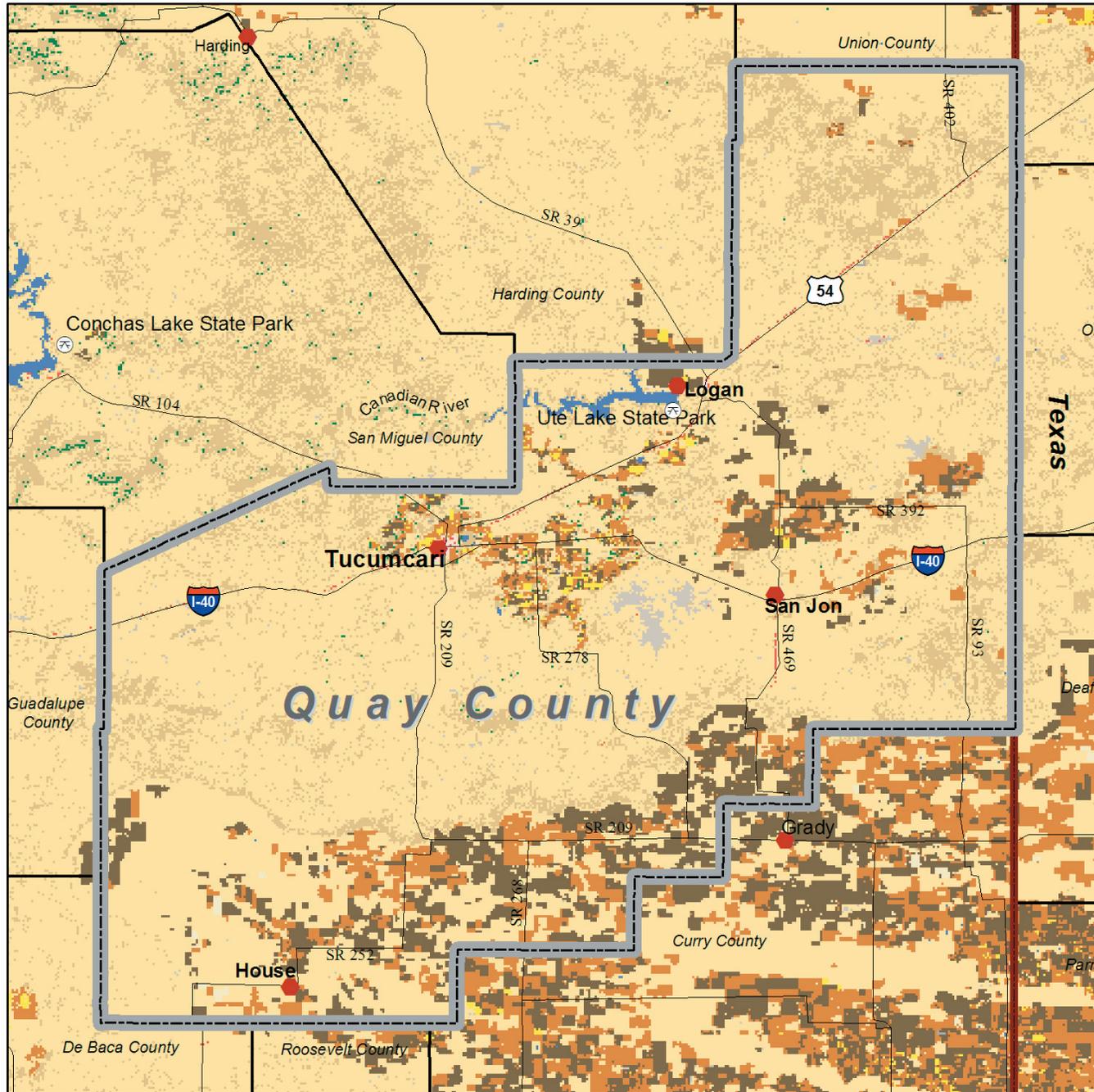
Policy 3.5: It is the policy of Quay County to develop, in cooperation with municipalities in the County, assistance programs and incentives for the removal or redevelopment of dilapidated properties.

C. LAND USE ANALYSIS

1. Land Use/Land Cover Overview

Quay County encompasses 2,875 square miles, or approximately 1,840,000 acres. The majority of the County is rural in character with agricultural land making up the majority of land. The main urban area for the County is Tucumcari. Tucumcari has the largest

Quay County Land Cover



Legend

- Open Water
- Low Intensity Residential
- High Intensity Residential
- Commercial/Industrial/Transportation
- Bare Rock/Sand/Clay
- Quarries/Strip Mines/Gravel Pits
- Evergreen Forest
- Shrubland
- Grasslands/Herbaceous
- Pasture/Hay
- Row Crops
- Small Crops
- Fallow
- Urban/Recreational Grasses
- Emergent Herbaceous Wetlands
- Roads
- County Boundary
- State Boundary

0 4.5 9 18 Miles

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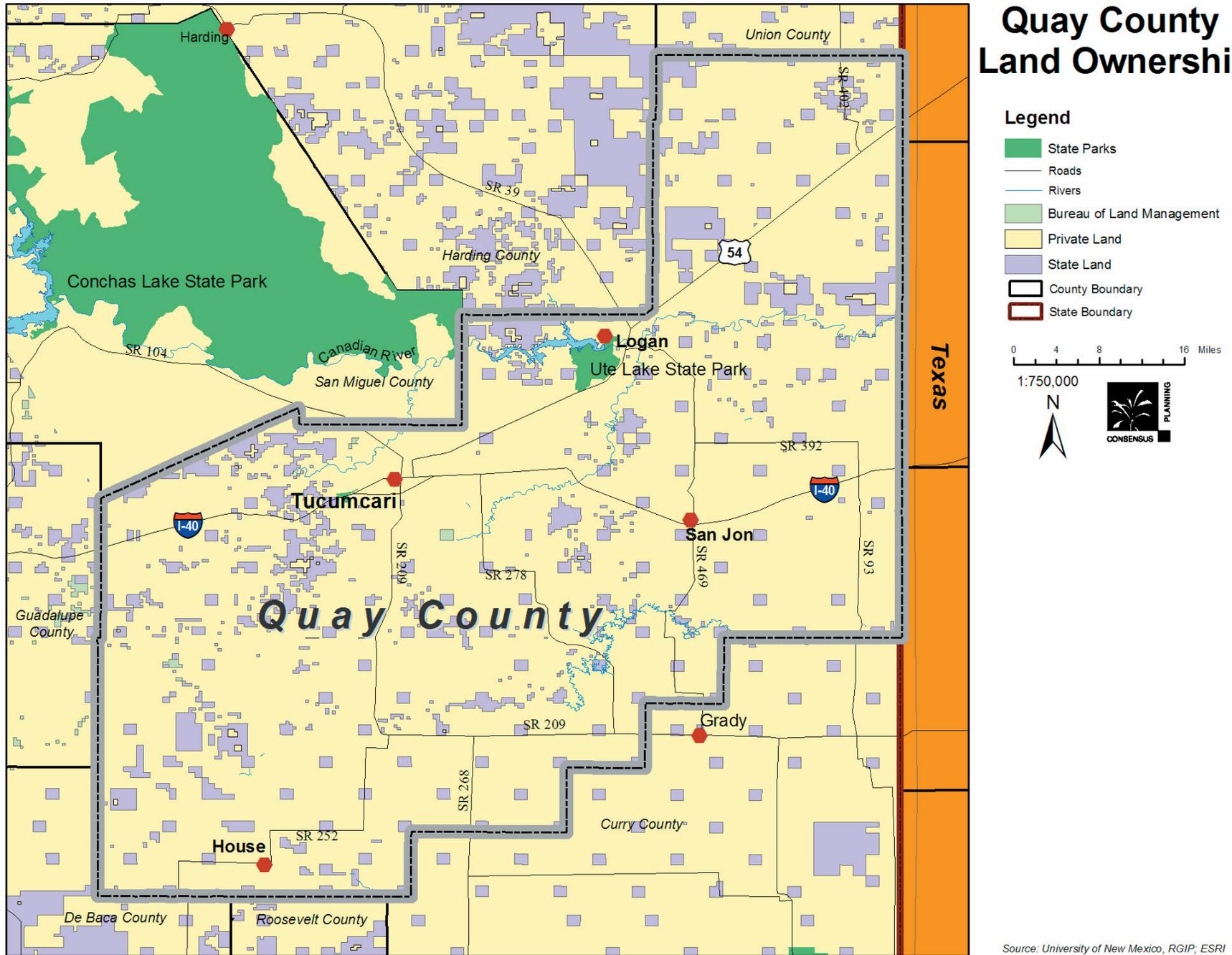


3. Land Use

Source: USGS, National Land Cover Data

3. Land Use

Quay County Land Ownership



Source: University of New Mexico, RGIP, ESRI

concentration of commercial, industrial, and housing land uses in the County.

The vast majority of land in the County is privately owned as illustrated by the Land Ownership map (see page ___). There is also a significant amount of state owned land, mostly State Trust land, throughout the County as well. Ute Lake State Park is another significant piece of land owned by the State. The Bureau of Land Management also owns land in the County, but in relatively small amounts compared to other areas of the state.

Map xx shows land cover data for Quay County. This type of land cover data provides a broad perspective on land use and land cover for the County. The data is primarily derived from satellite imaging. The map shows that the majority land cover in the County is made up of grasslands, shrublands, croplands, and pasture and hay.

2. Agricultural Lands

Agriculture plays a large part in the County’s culture and heritage. Almost 90% of the land in Quay County is agricultural land. Drought and other economic pressures have impacted the agricultural industry in Quay County and farmland and employment in agriculture have recently been decreasing. The total amount of agricultural land in the County decreased between the 1997

and 2002 Agricultural Census. In 1997, the Census counted 1,858,737 acres of agricultural lands in Quay County. This decreased to 1,651,616 acres by 2002.

In 1997, 468,314 acres of agricultural land were irrigated in the County, making up 25% of the total agricultural land in the County. The total amount of irrigated agricultural land decreased in the County to 342,367 acres by 2002, making up 21% of the total agricultural land in the County.

Although agricultural land use has decreased in Quay County, it has increased in other areas of Eastern New Mexico. Much of the agricultural growth in this part of the State is due to the dairy industry. Quay County may be able to capitalize on this trend if the industry continues to expand. In addition, implementation of the Eastern New Mexico Rural Water Project would help to ensure water supplies to agriculture in the County and provide greater opportunities to develop irrigated crops, especially during drought years.

3. Existing Land Use Regulations

The main land use regulation mechanism in the County are Subdivision Regulations, adopted in 1998. These regulations are based on State guidelines and have not been modified to meet any of the unique situations that the County may face. The County Subdivision

Regulations govern the application and review procedures for subdivisions in the County and specify infrastructure improvement requirements, service requirements, and addresses water quality and availability. Strengthened provisions in these regulations should be considered for water quality and availability and to ensure adequate infrastructure improvements are included in new subdivisions.

Tucumcari and San Jon are the only two municipalities in Quay County with zoning regulations. Tucumcari also has subdivision and platting jurisdiction for three miles outside its municipal boundaries. Adopting and implementing zoning regulations for the County would require wide spread public support. Benefits from County zoning regulations could include enhanced property values throughout the County, mechanisms for agricultural land preservation, and zoning could further economic development goals in the County. Many industries and businesses prefer to locate in areas with zoning regulations to ensure that land use conflicts are minimized and property values are protected.

D. IMPLEMENTATION STEPS

1. County Subdivision Regulations Revision Quay County shall undertake a comprehensive review of its exist-

3. Land Use

ing Subdivision Ordinances and revise as necessary to be consistent with the Comprehensive Plan. The Revised County Subdivision Regulations should ensure adequate future water supplies and require adequate infrastructure improvements be made to support development.

Lead: Quay County

2. Land Use Strategic Plan

Quay County shall develop a Land Use Strategic Plan that will evaluate existing land uses throughout the county and recommend courses of action to ensure compatible land uses that foster economic development and protect property values throughout the County. The Strategic Plan should be coordinated with the incorporated communities in the County and promote County wide cooperation and address municipal/ County interface issues. The Land Use Strategic Plan should include, but is not limited to, the following elements: an inventory of existing land uses throughout the County; an inventory of existing land use regulations; recommendations for land use regulations and ordinances that can be implemented to foster economic development and protect property values; and strategies for enforcement of land use regulations, including staffing needs and funding sources.

Lead: Quay County with coordination from Tukumcari, Logan San Jon, and House

3. Agricultural Preservation / Promotion Committee

Quay County shall establish an Agricultural Preservation and Promotion Committee. The Committee shall include representatives from all municipalities in the County and include major agricultural stakeholders. The Committee shall recommend programs and policies for agricultural preservation and agricultural economic development opportunities in the County in coordination with the Greater Tukumcari Economic Development Corporation. The Committee should also explore the possibility of a County-wide recreational trail system that utilized agricultural lands and open spaces. The committee could also study the use of voluntary land trusts or



Tukumcari Train Depot

conservation easements as means to keep agricultural lands saved for agricultural use even after retirement of a family farm.

Lead: Quay County in conjunction with Tukumcari, Logan, San Jon, House, and the Greater Tukumcari Economic Development Corporation, and with USDA, State or County Extension Offices.

4. Redevelopment Ordinance

Quay County shall adopt a redevelopment ordinance that considers assistance programs and incentives for redevelopment of dilapidated and abandoned properties and sets provisions for removal of dilapidated or blighted buildings posing a danger to the safety, health, and welfare of County residents. Cooperation should be sought with County municipalities to coordinate redevelopment policies and efforts.

Lead: Quay County

4. Economic Development

A. INTRODUCTION

Economic development refers to how a community grows and retains jobs, builds its revenue base, and increases resident incomes in order to ensure prosperity for all County residents. Economic development is critical for Quay County in stemming population decline through diversification of the economy. The purpose of the Economic Development element is to build upon the County's strengths while finding ways to overcome the challenges all the communities of Quay County deal with on a daily basis.



Silo in Tucumcari

Quay County does not have a direct role in economic development since it does not have an Economic Development department or officers. Instead, the County's economic development interests have been handled by third-party economic develop-

ment organizations active in the County. The County has played a part in economic development decision making and

processes by providing input and through communication. This arrangement will most likely continue since the County has

Major economic development issues in Quay County include:

- Quay County has experienced a history of population decline, which is reflected in population declines in each municipality (with the exception of Logan).
- The economy is largely dependant on the traveling public who spend money at fast food restaurants, service stations, and motels. At the same time, the Interstate is largely responsible for the decline of Tucumcari and San Jon's downtown and historic Route 66 businesses.
- The County and its incorporated municipalities face "economic leakage" in tax revenues since County residents typically shop in Amarillo, Clovis, and Albuquerque due to the perceived lack of retail opportunities.
- Logan's growth is primarily related to Ute Lake, with visitation increasing and people buying homes in the area.
- Quay County and the incorporated communities economy is driven by the agricultural industry, retail trade industry, public administration, the hospitality industry, and the education/health, and social services industry. There are a small number of manufacturers, however, greater diversification is needed County wide in order to increase wages and promote population growth.
- Quay County has become the focus of wind farm development, which represents an opportunity for economic growth.
- The Greater Tucumcari Economic Development Corporation is the primary economic development organization in Quay County, however, it has been plagued by instability due to changing leadership.
- The County has several assets and strengths to build upon in promoting economic development (see *SWOT Analysis*, page 27).

no plans to launch its own economic development department. As a result, many of the implementation strategies found within this section are dependant on the County providing support and collaboration with other groups charged with economic development initiatives. Quay County can also take a leadership role in initiating certain economic development strategies.

B. GOALS, OBJECTIVES, and POLICIES

Goal 1: Provide the infrastructure necessary to accommodate new businesses moving into the County.

Objective 1.a: Work cooperatively with other regional communities and entities in securing sustainable water supply.

Objective 1.b: Collaborate with local communities and municipalities to ensure that public infrastructure, such as sewer systems and road networks, is adequate to support economic development and growth throughout the County.

Objective 1.c: Support efforts to develop information technologies and to expand and maintain high speed internet access to all areas of the County.

Policy 4.1: Quay County will allocate resources and funding as available to completion of water projects that will

ensure a sustainable and potable water supply.

Policy 4.2: Quay County will prioritize roadway improvements that improve connection and access to each community in order to enhance economic development opportunities.

Policy 4.3: Quay County will actively seek and support franchise agreements in order to increase opportunities for locating high speed communication technologies in the area, particularly those in areas targeted for economic growth.

Goal 2: To apply for special programs and grants that can be used for economic development activities and projects.

Objective 2.a: Seek Rural Economic Development Grants and Rural Utility Grants as a means of promoting economic development.

Policy 4.4: Quay County will continue to apply for economic development grants in order to improve its infrastructure.

Goal 3: To develop a diverse economy that supports sustainable growth and development that supports all communities in the County.

Objective 3.a: Recruit businesses and industries appropriate for Quay County and ensure that there are adequate areas to locate them.

Objective 3.b: Develop a program that provides assistance to and fosters small businesses and locally owned businesses.

Objective 3.c: Develop a plan with the New Mexico Economic Development Department and Mesalands Community College, to increase job training programs in Quay County

Objective 3.d: Collaborate with County municipalities and economic development organizations to promote area attractions such as Ute Lake, Tukumcari Lake, the Canadian River, Route 66, the Nara Visa School House, and the Caprock Amphitheater.

Objective 3.e: Partner with area economic development and/or industrial corporations in order to promote the economic development potential of the entire region.

Objective 3.f: Continue to partner with Mesalands Community College on economic development programs, trainings, and assistance.

Policy 4.5: Develop a regional marketing plan promoting the strengths of Quay County and communities in the County.

Policy 4.6: Quay County will continue to support efforts by County communities and economic development organizations in the County that provide assistance to existing small businesses, business recruitment, and workforce development training.

Policy 4.7: Quay County will take the lead in efforts to revitalize the Caprock Amphitheater by establishing partnerships of regional communities and institutions.

Policy 4.8: Quay County will participate in all advertising and marketing efforts designed to increase tourism through promoting County-wide attractions.

C. STRENGTHS, WEAKNESSES, OPPORTUNITIES, and THREATS ANALYSIS

The purpose of the Strengths, Weaknesses, Opportunities, and Threats analysis (SWOT Analysis) is to evaluate County assets and challenges while identifying untapped resources (opportunities) and outside influences that could negatively impact the County and its communities (threats). Table 4a provides a categorized list of those characteristics.

Table 4a: SWOT Analysis

Quay County Strengths/Assets	Quay County Weaknesses
<ul style="list-style-type: none"> ▪ Interstate 40 and US 54 Traffic; ▪ Mesalands Community College in Tucumcari offering instruction and as a significant employer; ▪ Rich archaeological heritage (Mesalands Dinosaur Museum); ▪ Climate; ▪ Tucumcari Convention Center (premier facility) ▪ Ute Lake as important outdoor recreational amenity and growth magnet; ▪ Population growth and new subdivision development in Logan area; ▪ Quality local school districts (San Jon, Logan, House) ▪ Wind as a resource ▪ Tucumcari chosen as Certified Community by the State of New Mexico; ▪ Tucumcari’s passage of Economic Development Act; ▪ San Jon and Logan water availability for economic and residential growth; ▪ Availability of development land; and ▪ Dan C. Trigg Memorial Hospital. 	<ul style="list-style-type: none"> ▪ Continued pattern of population decline (except Logan); ▪ Loss of gross receipts tax monies as the result of economic leakage; ▪ Lack of economic diversification; ▪ Changin leadership with the Greater Tucumcari Economic Development Corporation; and ▪ Lack of manufacturing in Quay County.
Opportunities	Threats
<ul style="list-style-type: none"> ▪ Attraction of seniors and retirees to Quay County due to climate; ▪ Increase in the numbers of wind farms in County; ▪ Increase in tourism as result of wind farms; ▪ Redevelopment of Caprock Amphitheater and Five-Mile Park; ▪ Logan wastewater system to help sustain growth in that area; ▪ Potential for expansion of US 54 with four lanes to the Texas border, which will increase traffic; ▪ Rail spur to the industrial park; and ▪ Tourist Potential. 	<ul style="list-style-type: none"> ▪ High gas prices that discourage interstate and highway travel; ▪ Continued population loss; ▪ Lingering drought impacting agriculture; ▪ Ute Lake Project might not get fully funded; ▪ Loss of small business in the County and communities; and ▪ Limited Federal and State funding means more competition between communities.

Source: Consensus Planning, Inc. Analysis

D. EXISTING CONDITIONS

1. Labor Force

The 2000 US Census reports that there are 4,278 Quay County residents in the labor force, for a labor force participation rate of 53.5%. The figure for overall labor force participation for the State of New Mexico is 61%. The labor force is an important economic indicator since it shows the number of trained employees in an area, which is an important component for business attraction.

2. Employment by Industry

There are several industrial sector categories in which Quay County residents are employed. The table below breaks down employment by industry and includes the total number of employees and percentage of labor force.

3. Major Employers

Employment in the dominant industries is reflected in the major employers in the County as defined by the Department of Labor. These employers have more than 25 employees.

4. Analysis of Industrial Base

Both Tables 4a and 4b reveal that the economy in Quay County is driven by a few dominant sectors, which include:

Education/Health Care: The Educational, Health, and Social Services industry accounts for 22.3% of the labor force.

Table 4b: Employment by Industry

Industry	Number of Employees	Percentage of Labor Force
Agricultural, forestry, fishing, hunting, mining	473	11.7
Construction	284	7
Manufacturing	69	1.7
Wholesale Trade	58	1.4
Retail Trade	679	16.8
Transportation, warehousing, utilities	266	6.6
Information	82	2
Finance, Insurance, Real Estate	132	3.3
Professional, Scientific, Management, Administrative	103	2.5
Educational, Health, Social Services	901	22.3
Arts, Entertainment, Recreation, Accommodations (Hospitality)	467	11.5
Other Services (Except Public Administration)	236	5.8
Public Administration	294	7.3

Source: 2000 US Census

Employers include Mesalands Community College, which employees instructors, administrative staff, and support personnel. Jobs at the college account for some of the highest wages in the County. The four public school districts in the County also employ a significant amount of teachers and administrative staff.

Retail Trade: The Retail Trade Sector is the next dominant industry, employing 16.8% of the labor force. Most of the retail trade in the County is centered in Tucumcari with larger stores like Alco and K-Mart. The other communities

in the County, however, have smaller businesses as well that contribute to a strong retail trade industry. One issue the County would like to address is strengthening its retail base in order to stem the tide of economic leakage outside of the area. Residents desire more choice and variety in goods and services that are not currently present in Tucumcari.

Agriculture: Approximately 11% of Quay County residents are employed in the agricultural/ranching/dairy industry. Significant crops that are grown in the County include alfalfa, hay, wheat, cot-

Table 4b: Major Employers in Quay County

Employer	Type of Establishment
Dan C. Trigg Memorial Hospital	Health Care
Tucumcari Public Schools	Education
Mesalands Community College	Education
Logan Public Schools	Education
San Jon Municipal Schools	Education
House Municipal Schools	Education
Quay County Government	Public Administration
City of Tucumcari Municipal Government	Public Administration
K-Mart	Retail Trade
Alco Discount Store	Retail Trade
Best Western Discovery Inn	Accommodations
Versatile Construction Company	Construction

ton, and sorghum. In addition, the dairy industry is becoming more active in the County. Agricultural manufacturing also presents a possibility for economic diversification since there are already smaller-scale food manufacturing in Tucumcari and San Jon.

Hospitality Industry: The Hospitality industry is an off-shoot of the Arts/Entertainment/Recreation/Accommodation industry. It employs approximately 11% of Quay County residents. Like the Retail Trade Industry, most of this employment is centered in Tucumcari, however, there



Wind Energy Production in Quay County

are also motels in Logan and in Nara Visa. These establishments maintain a steady business.

The breakdown for industrial base is essentially the same for each of the County's incorporated communities. The Educational/Health/Social Services and Retail Trade industries are dominant. Analysis of the Industrial base reveals that the Quay County economy is heavily dependent on these industries. Downturns in these industrial sectors could significantly impact the economy, leading to a loss of jobs and revenues. Fortunately, these dominant industries have remained stable over the past few decades. As the SWOT Analysis indicates, Quay County possesses both strengths to enhance these industries, however, there are threats such as drought, which impacts agriculture or

the decrease of automobile travel which will impact the hospitality industry and the City's retail base. As a result, Quay County needs to diversify its economy in order to absorb downturns in the other industrial sectors.

It is also important to note that statewide, the dominant industry is the Educational/Health/Social Services Sector followed by Retail Trade.

5. Income

According to the US Census, the median household income in Quay County is \$24, 884 compared with \$34,133 for the State of New Mexico. The breakdown for each community is:

- Tucumcari - \$22,560
- Logan - \$24,871
- San Jon - \$22,917
- House - \$25,625

The Census also indicates that 17.4% of Quay residents receive retirement income, 39.9% receive Social Security, and 4.2% receive public assistance.

6. Unemployment Rate

The State of New Mexico tracks unemployment by County on a monthly basis. Historically, Quay County has maintained one of the lower unemployment rates in the State, largely due to the stability of the employment sectors discussed above. Tables 4c and 4d compare the historic unemployment rate for the State and County going back to 1994 and compares the Quay County unemployment rate to other regional counties.

E. ECONOMIC DEVELOPMENT STRATEGY and PRIORITIES

An economic development strategy for Quay County is dependent on close cooperation with each municipality and other entities such as Mesalands Community College, the Greater Tucumcari Economic Development Corporation, and the chamber of commerce in each community. It also involves setting up economic development priorities in order to build upon the County’s strengths and address its challenges. These priorities will provide the County with a balanced economic development strategy based upon building up existing businesses, attracting new opportunities, and complet-

Table 4c: Historic Unemployment Rate

Year	Quay County	New Mexico
1994	5.8	6.3
1995	5.7	6.3
1996	6.6	8.1
1997	6	6.2
1998	4.9	6.2
1999	3.8	5.6
2000	4.3	5
2001	4.6	4.8
2002	4.1	5.4
2003	6.1	6.4
2004 (August)	4.8	5.4

Source: NM Department of Labor

Table 4d: Regional Unemployment Rates

Entity	Unemployment Rate (%)
United States	5.4
State of New Mexico	5.4
Quay County	4.8
Chaves County	6.6
De Baca County	5.3
Guadalupe County	5.9
Harding County	4.6
San Miguel County	7.1
Union County	2.5
Curry County	3.3
Roosevelt County	2.9

Source: NM Department of Labor

ing the necessary infrastructure required for economic development to occur.

1. Establish Clear and Strong Leadership

The Greater Tucumcari Economic Development Corporation, a for-profit organization, has been charged with overseeing the economic development agenda for Tucumcari and Quay County. While this organization has been vital, it has recently been plagued by changin leadership. Economic development stakeholders are currently holding discussions on the direction of the organization. Options include hiring a new director or contracting economic development out to a consultant. A decision needs to be made quickly since strong leadership is essential for economic development to occur.

2. Develop an Economic Vision

After leadership is established, a vision for economic development needs to be established. The vision should address how the County and each community wants to grow and what it needs to concentrate on in order to achieve its ultimate aims for economic growth. The Vision should take into consideration the needs and desires of each community as well as a regional vision.

3. Growing and Improving Existing Businesses

Focusing on the retention and growth of small businesses is vital to a strong,

healthy, and stable economy. Small businesses, collectively are the largest employers in any community. A strong emphasis should be placed on businesses already operating in Tukumcari, Logan, San Jon, House, and the unincorporated County. Growing and improving the position of small businesses in the County is predicated on the following steps:

- Increasing awareness and access to capital, grants, programs, technical support, and training programs available from the State of New Mexico and Federal Government as well as incentives from the private sector. A comprehensive list of programs and funding sources are included as Appendix A and B.
- Conduct seminars on how to establish and grow a small business and the types of programs and assistance is available for growth and expansion.
- Identification of gaps in services and goods in Quay County and identify potential entrepreneurs who may be willing to provide these services.
- Seek local business people who could serve as mentors to those wishing to open a small business in order to help identify steps needed and potential pitfalls to be avoided.



Blue Corn Factory in San Jon

- Establish a small business incubator for those wishing to establish their own business. Study similar incubators in Taos or other New Mexico communities.

4. Continual Workforce Development Training

Workforce training is critical for the expansion of the workforce in the County. Even though Quay County has enjoyed low unemployment rates, there is a need for the labor force to adapt to change and technology that characterizes today’s market place. Workforce training programs are available through the First Stop One Stop Center, which is a division of the New Mexico Department of Labor. All Quay County residents need to be encouraged to take advantage of the career counseling, workshops, training programs, and job search skills pro-

grams offered at the Center, which is located at Mesalands Community College.

5. Meeting Demand in Quay County

According to the Tukumcari First Stop-One-Stop Center, the following jobs and skill sets are in immediate demand in Quay County:

- Concrete/Masonry Workers;
- Heavy Equipment Operators;
- Mechanics (Automotive/Diesel);
- Nurses;
- Social Workers;
- Truck Drivers; and
- Welders.

The First-Stop-One-Stop Center has immediate job openings for these positions, many of which are higher-paying jobs. Future job training workshops and programs should be focused on teaching the skills needed for these types of positions. In addition, employers in Quay County who need these skills should apply for the Federal Job Training Partnership Act (JTPA) and the New Mexico In-Plant Training Program, which provide a certain amount of funding for training of employees.

6. Potential Target Industries

After the economic vision is developed, consensus will need to be reached on the types of industries that should be targeted for the area, as a means of further diversifying the economic base of the County. Table 4e provides an overview of potential target industries to study to determine whether they are appropriate for Quay County.

7. Infrastructure Enhancement

Although this is discussed more in the Infrastructure Section, from an economic development standpoint, the County’s potential could be enhanced by maintaining a high quality infrastructure in terms of roads and assisting the municipalities in improving their water and wastewater systems. Another aspect of this issue is ensuring high speed infrastructure and communications technologies being upgraded in the County.

Table 4e: Economic Development Potential Target Industries

Potential Target Industry	Basis for Targeting for Quay County
Food Processing (especially those related to dairy foods)	<ul style="list-style-type: none"> ▪ Food manufacturers already located in the County (Tucumcari and San Jon); ▪ Could attract supporting businesses (packaging or those who utilize by products of food manufacturers); ▪ Proximity to local agricultural base and crops; ▪ Location on Interstate 40.
Warehouse/Distribution	<ul style="list-style-type: none"> ▪ Proximity on major east/west Interstate and US Highway; ▪ Location of food processing for storage; ▪ Close proximity to growing big box retailers in Amarillo, Clovis, and Albuquerque; ▪ Available land; and ▪ Potential for rail spur to Tucumcari Industrial Park;
Tourism/Visitor Attraction	<ul style="list-style-type: none"> ▪ Climate; ▪ Amenities like Route 66, Caprock Amphitheater, Mesalands Dinosaur Museum, Nara Visa School House, and Five-Mile Park; ▪ Excellent Convention Center in Tucumcari; ▪ Ute Lake State Park and outdoor recreational opportunities associated with the Lake; and ▪ Presence of hospitality-related businesses (motels and restaurants).
Agricultural Manufacturing (assembling, processing)	<ul style="list-style-type: none"> ▪ Access; ▪ Proximity to agricultural need and large customer base; and ▪ Potential for training programs and employer based training programs.

Source: Consensus Planning, Inc. Industry Analysis

F. ECONOMIC DEVELOPMENT IMPLEMENTATION

1. Economic Development Collaboration Initiative

On an on-going basis, Quay County shall support the work of third-party economic development and business organizations through passage of resolutions of support, information sharing, co-sponsoring of grant applications, collective lobbying efforts, extension of road infrastructure, the development of a rail spur, and economic development goal setting.

Lead: Quay County Manager

2. Economic Development Strategic Plan

By 2007, Quay County shall partner with other communities to develop an economic development strategic plan that targets appropriate industries for location, establishes a marketing strategy, identifies resources for small business growth, and identifies gaps in workforce skills that are needed in Quay County.

Lead: Quay County in conjunction with municipalities, Greater Tucumcari Economic Development Corporation, and consultant.

3. Focused Job Skills Training Program

By 2008, Quay County shall participate in a focused job training program with Mesalands Community College, the



Small Business Center, and Mesalands Success Center aimed to meet existing and projected skills gaps in the County. The County's role will be to provide information to prospective business owners on training credit programs offered by the State of New Mexico.

Lead: Quay County Manager

4. Scenic By-ways Expansion

Quay County shall seek the designation of State Road 469 and State Road 278 as Scenic Byways through the State Department of Transportation.

Lead: Quay County Manager

5. Sirolli Institute/Enterprise Facilitation Program

By 2006, Quay County shall explore the feasibility and apply for the Enterprise Facilitation Program offered by the State of New Mexico and the Sirolli Institute.

The program is designed to promote entrepreneurship in the County and creating small businesses.

Lead: Quay County Manager in conjunction with the Greater Tucumcari Economic Development Corporation and State Economic Development Department.

6. Retention and Expansion Committee

Quay County shall designate a staff member or County Commissioner to sit on a Business Retention and Expansion Committee that mitigates impediments to small business growth, identifies potential business owners, and promotes the various resources available to small business development in the County and municipalities.

Lead: Quay County Manager and designated staff member or County Commissioner

7. Caprock Revitalization Strategy

By 2005, Quay County shall take a leadership role in the revitalization and re-use of the Caprock Amphitheater. This will entail:

- Caprock Infrastructure Assessment (examination of water, wastewater, and road infrastructure);
- Statement of probable costs for infrastructure improvements;

4. Economic Development

- Identification of funding sources for infrastructure improvements;
- Benefits/Constraints of revitalizing the Amphitheater; and
- Identification of potential users of the Amphitheater.

Lead: Quay County in conjunction with the Village of San Jon and Greater Tucumcari Economic Development Corporation

8. Economic Development Corridors

By 2006, Quay County will partner with appropriate economic development organizations and the communities to identify key roadways vital to the overall economic health of the County and communities. These corridors should be prioritized for improvements such as paving. In the case of State roads, the County should lobby for improvements on a regular basis.

Lead: Quay County Roads Superintendent in conjunction with communities and economic development organization

9. High Speed Communications Initiative

On an on-going basis, Quay County shall strive to improve high speed internet and cell phone capabilities in the County by allowing areas for cell phone towers in appropriate areas and by mar-

keting the County to cable and internet providers and establishing appropriate franchise agreements, choosing the franchise that best represents the interest of the County.

Lead: Quay County Manager

S. Water Management

A. INTRODUCTION

Water is a precious resource and ensuring that enough is available for future generations of all State residents is vital. Planning for future water resources needs to start now since water in the State of New Mexico is constantly threatened by drought and the need to meet compact agreements with the State of Texas, in which New Mexico water must be delivered to that State. This section deals with water issues from a use/demand basis. It touches upon water infrastructure, however, more of the details of water systems are provided under the Infrastructure System. For Quay County, water planning is especially critical given the importance of agriculture and ranching. Water needs to be in place to accommodate the County's desire to grow. Quay County's water



Ute Lake Outside Logan

is supplied by three aquifers, the primary of which is the Ogallala Aquifer. The High Plains Aquifer and the Entrada Aquifer also play a role in the County's water supply. The primary water basin in the County is the Canadian River basin, which is a tributary of the Arkansas river.

Water has increasingly become a major theme of planning for Eastern New Mexico. A water conservation strategy for Quay County should be a two-pronged approach which includes the completion of the Eastern New Mexico Rural Water System Project and water conservation methods. The East-

Major water issues in Quay County include:

- The entire State of New Mexico has been in a lingering drought, which has forced many communities to adopt drastic measures to conserve water. In Quay County, the drought has forced ranchers to sell livestock and reduce the amount of irrigated crop land.
- The drought has manifested itself in Quay County by interruptions in the flow of water in the Arch Hurley Conservancy District.
- Agriculture is a major user of water in the County.
- Quay County is in the process of preparing its 40-year water plan as well as being a member of the Eastern New Mexico Rural Water Authority, the primary group working on the Ute Lake Water Project. A draft was released in July of 2004.
- An Agricultural Preservation Plan is a priority for Quay County, which is one of the recommendations of the 40-Year Water Plan.
- According to the Eastern New Mexico Rural Water System Final Report, groundwater reserves in east-central New Mexico (encompassing Quay County) water resources are declining in both quantity and quality.
- Communities in Quay County are already experiencing increasing levels of nitrates and fluorides.
- The Ute Lake Water Project has been identified as the primary answer to solving the region's water issues and involves the pumping of water from the Lake to communities throughout Eastern New Mexico including those in Quay County, Curry County, and Roosevelt County.

- Even with conservation measures, water levels have continued to decline annually.
- The Ute Lake Water Project is a bi-partisan effort to provide federal and State funding for the project. The burden for each community in the project area is to supply its share of the local match for construction and continued maintenance.
- The State Interstate Stream Commission (ISC) recently completed a State-wide water plan and a specific water plan called the Northeast New Mexico Regional Water Plan, which includes Quay County. The plans focus on water conservation techniques for the area and provide ways for each community to work with the Commission and State Engineer Office to conserve water.
- The majority of Quay County's water comes from surface water, primarily the Canadian River and its tributaries.
- The Arch-Hurley Conservation District oversees the supply of irrigation water through the 84-mile Conchas Canal and 56.5 mile Hudson Canal. Lining the channel could improve efficiency and protect the water supply.

ern New Mexico Rural Water System Project (otherwise known as the Ute Lake Water Project) is seen as the primary answer to ensuring a sustainable water supply for the region. In addition, as the Ute Lake Water Project gets developed, water conservation measures should be put into place as well in order to ensure that water is available for municipal purposes, everyday use, and the all-important agricultural industry.

B. GOALS, OBJECTIVES, and POLICIES

The goals, objectives, and policies are designed to direct Quay County in working toward the completion of the Ute Lake Water Project, initiating water conservation methods, and improving the overall quality of its water supply.

Goal 1: To plan and work with local entities to protect and wisely utilize available water resources for the long-term interest of the area.

Objective 1a: Protect and preserve well water resources throughout the County.

Objective 1b: Engage in the long-term development of infrastructure needed for utilizing Ute Lake water for residential, commercial, agricultural, and industrial uses.

Objective 1c: Assist communities in providing the necessary infrastructure needed to preserve and protect the ground water in this area.

Policy 5.1: Implement the 40 year water plan (currently being developed).

Policy 5.2: Identify funding sources required to complete the Ute Lake Water Project.

Policy 5.3: Develop a well-head protection program throughout the County.

Policy 5.4: Work with the Interstate Stream Commission and State Engineers Office to implement recommendations of the State Water Plan and the Northeast New Mexico Regional Water Plan (when completed).

Policy 5.5: Quay County shall coordinate with associations representing local water management entities such as acequias, mutual domestic water users, water cooperatives, water and sanita-

tion districts, irrigation districts, and conservancy districts to discuss water issues and develop policies and identify ways to utilize Ute Lake water.

Policy 5.6: Work with the Arch-Hurley Conservation District to line the Arch-Hurley Channel.

Goal 2: To develop measures which require or encourage water conservation methods and work cooperatively with communities in the County on implementing such methods.

Objective 2a: Ensure that future developments demonstrate adequate water supply and take measures to incorporate water conservation in the design of new development.

Objective 2b: Identify ways to conserve water.

Objective 2c: Encourage voluntary water conservation methods like low flow fixtures, xeriscaping, and other measures designed for reducing the water use in new water systems.

Policy 5.7: Develop a region-wide drought mitigation plan.

Policy 5.8: Build regional partnerships with water users to develop long-term sustainable water management strategies.

Policy 5.9: Require high efficiency irrigation systems in agricultural practices throughout the County.

Policy 5.10: Develop a program to reuse reclaimed effluent and treated commercial/industrial wastewater wherever feasible in Quay County.

Policy 5.11: Strengthen the County's review process of large-scale developments in order to ensure a sustainable water supply to serve the development through subdivision ordinance revision.

Policy 5.12: Encourage the establishment of shared domestic water systems in the County rather than individual domestic wells.

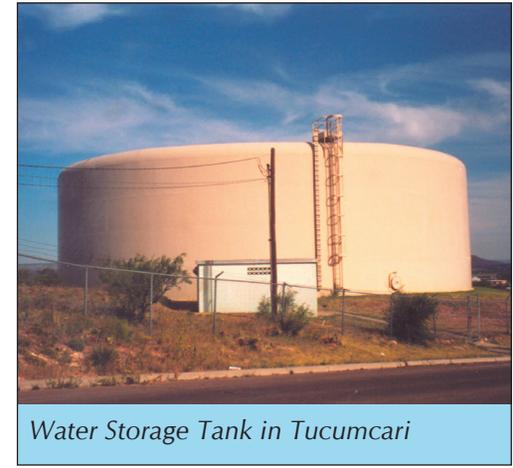
Policy 5.13: Educate the general public throughout the County on water conservation methods.

Policy 5.14: Coordinate with the State's Drought Task Force to develop a strategy to address drought emergencies that may occur in Quay County in the future.

C. EXISTING WATER CONDITIONS

1. Water Supply in Quay County

Each Quay County community draws the majority of its surface water from the Canadian River and its tributaries,



which originate in Colorado and flows into the Ute Lake Reservoir. In terms of public and domestic water, the County draws its supply from groundwater sources, most notably from the shallow High Plains and Entrada aquifers, which are actually part of the larger Ogallala aquifer. While these aquifers are generally thought to be able to provide Quay County with a sustainable supply of water in the short-term, the Ogallala is projected to run out of water in the next 40-years. Since they are shallow surface aquifers, they are more susceptible to ground-level contamination and require treatment. For instance, San Jon has had to retire two well fields as a result of the increase in fluorides and nitrates. Tucumcari is experiencing increasing mineral levels as well, however, with treatment, the quality and quantity of groundwater appears to be adequate for municipal use over the next forty-years.

The primary water use in the County is irrigated agriculture, which accounts for 80% of water usage. Agricultural acreage and use is projected to remain stable over the next 40-years, however, if the drought continues, there may be an increased demand for ground water. As a result, the County along with the Interstate Stream Commission should work with ranchers and farmers to create ways to institute agricultural conservation of water.

2. Existing Drought in New Mexico

For the past four years, the State of New Mexico has been in a drought that has impacted the entire State. According to the National Weather Service, the 2003 climate for the State was much drier than normal and the drought conditions persisted or worsened throughout the entire west. Since then severe drought conditions have eased in the Quay County area. The latest drought map issued by the National Weather Service on October 22nd, 2004 indicates that drought conditions around Quay County are normal, thanks in part to late summer rains that occurred in August and September 2004. The map does indicate that much of the State is still impacted by mild to moderate drought conditions.

3. Arch Hurley Conservation District

The Arch Hurley Conservation District provides water for irrigation to farms throughout the County. In 2001, the District delivered 30,987 acre-feet of water, however with the drought, this number dropped dramatically in 2002 to 19,445 acre-feet. Another significant issue that the District has is water loss. Each year, the District loses a tremendous amount of water as a result of the channel not being lined. Lining the channel would be one way to stop water loss.

4. Canadian River Compact

The Canadian River Compact, signed between New Mexico, Texas, and Oklahoma limits the amount of water that can be stored for domestic, municipal, irrigation, and/or industrial uses. Specifically, the Compact allows New Mexico the following:

- Free and unrestricted use of all waters originating in the drainage basin of the Canadian River above Conchas Dam (northwest of Quay County);
- Free and unrestricted use of all waters originating in the drainage basin of the Canadian River below Conchas Dam, provided that water used for conservation storage is limited to 200,000 acre-feet; and

- The right of New Mexico to provide conservation storage in the drainage basin of the North Canadian River shall be limited to such water that at the time may be unappropriated for under the laws of New Mexico, Oklahoma, and Texas.

As a result of this Compact, water management and planning for Quay County must be made in conformance to the provisions of the Canadian River Compact.

5. Municipal and Domestic Water Systems

There are four municipal water systems in the County and five Domestic Water Systems/Water Cooperatives. These systems include:

- City of Tucumcari Municipal Water System;
- Village of Logan Municipal Water System;
- Village of San Jon Municipal Water System;
- Village of House Municipal Water System;
- Liberty Water Cooperative;
- Hills Village Water Cooperative;
- RAD Water Cooperative;
- Nara Visa Water Cooperative; and
- Forrest Community Water System.

D. WATER ORGANIZATIONS

There are various groups working currently working to address the region’s water situation in Eastern New Mexico. Quay County is involved with each of these groups, which include:

Ute Water Commission (UWC) & Eastern New Mexico Rural Water Authority (ENMRWA): Both of these entities were created by a joint powers agreements. The UWC meets to further the use of Ute Lake Water, while the ENMRWA meets to establish water policy for Eastern New Mexico. The entities are made up of representatives from nine municipalities and three counties, including:

- City of Clovis;
- Cannon Air Force Base;
- Curry County;
- Village of Elida;
- Village of Grady;
- Village of Logan;
- Village of Melrose;
- City of Portales;
- Quay County;
- Roosevelt County;
- Village of San Jon; and
- City of Texico.

The Village of House is the only community that does not participate in the entities. In addition, the Quay Working Group is a subset of the UWC and consists of representatives of Quay County, San Jon, Tucumcari,

and Logan. The Quay Working group is currently working on the County’s 40-year water plan.

E. EASTERN NEW MEXICO RURAL WATER SYSTEM PROJECT

1. Project Background

The Eastern New Mexico Rural Water System Project (Ute Lake Water Project) is seen as essential to ensuring the future needs of municipal and industrial water supplies for Quay, Curry, and Roosevelt counties. The project has been envisioned since the 1950s, however, it has recently gained more momentum as the region’s water quality and quantity have begun to see declines.

It is estimated that when fully implemented, the Ute Lake Water Project will deliver 24,000 acre feet of water per year from the Ute Lake Reservoir. The project is composed of the following components:

- Construction of a water intake structure and raw water pump station at the Ute Reservoir;
- Central water treatment and finished water pumping system;
- Booster pumps;
- Construction of 180 miles of pipeline; and
- Construction of above ground and underground storage facilities.

Construction of this infrastructure will allow for the delivery of municipal and industrial water to each municipality, provide for fire protection, and hold water for future service areas that are not currently incorporated.

2. Project Phasing

The Ute Lake Water Project is divided into three Phases; Phase I involves construction of the trunk line located between Clovis and Logan. Phase 2 involves the development of laterals that will distribute water from the trunk line. Phase 3 involves treatment, pumping, and delivery.

3. Project Construction Costs

According to the Eastern New Mexico Rural Water System Final Report, the total project cost for the Ute Lake Water Project is estimated to be \$216,161,200 for construction with approximately \$21,616,120 coming from the members of the ENMRWA. Total annual costs are estimated to be \$12,978,263 per year, the costs of which are borne entirely by the ENMRWA members. Table 5a provides an overview of the costs of the Project for the Quay County communities.

The primary issue for the County and each of its communities is identifying ways to pay for the local share of construction and maintenance. Most of the funding will come from the federal government and legislative appropriations. Tucumcari recently passed a local option gross receipts tax to pay for its share, which has generated some money for the project. For the smaller communities, paying their share of con-

struction as well as annual cost will be an issue. Part of the money can be generated from federal and state appropriations. Funding alternatives can include increases in municipal water rates, municipal utility bonds, and general fund appropriations. The County and each community will have to make decisions as to the best way to fund this important project.

F. WATER CONSERVATION

In addition to the Ute Lake Water Project, a good water strategy should incorporate water conservation measures. According to the Interstate Stream Commission, most of the water conservation efforts in the State of New Mexico have focused on municipal and industrial users. The Commission acknowledges more needs to be done at the County level such as seeking ways for agricultural users to conserve water without impeding their important role in the State's economy or affecting water rights. The Interstate Stream Commission and State Engi-

neer's Office stand poised to assist County governments and rural water authorities to achieve water conservation through technical assistance, funding, and public education programs. In addition, as part of the Subdivision Regulations revision proposed in the Land Use Section of this Plan, the County can require new subdivisions developed in the County to be constructed with water conservation methods and landscaping. Water conservation methods include:

- Installation of water efficient fixtures and appliances including toilets, urinals, shower heads, and faucets in new subdivisions;
- Requiring xeriscaping and efficient irrigation in new subdivisions;
- Water efficient commercial and industrial water-use processes;
- Water re-use systems for both potable and non-potable water;
- Distribution system leak repair;
- Public education campaigns regarding water-use efficiency measures; and
- Incentives to implement water use efficiency techniques, including rebates to customers or others that implement water conservation in their homes and/or businesses.

Table 5a: Estimated Ute Lake Cost Allocations to Quay County Communities

Community	Water to be Delivered per annum (acre-feet)	Estimated Construction Costs per community	Capital Outlay of Member Share	Total Annual Cost (includes Raw water costs, debt service, and maintenance)
Tucumcari	6,000	\$43,111,390	\$4,311,139	\$2,625,527
San Jon	150	\$1,052,190	\$105,219	\$64,189
Logan	400	\$1,907,010	\$190,701	\$120,257
Quay County	1,000	\$9,269,470	\$926,947	\$555,644

Source: Eastern New Mexico Rural Water System Final Report

G. CONSISTENCY with STATE WATER PLANNING

1. State Water Plan

The Interstate Stream Commission recently completed a State Water Plan and Regional Water Plans for different areas in New Mexico. The State of New Mexico has made it a policy to integrate its water goals through coordination with all levels of government. Section C.10. of the 2003 New Mexico State Water Plan states:

“Promote strategies and mechanisms for achieving coordination with all levels of government.” (page 46)

As part of its implementation strategies for this goal statement, the Office of the State Engineer and Interstate Stream Commission will promote cooperation and communication in order to ensure that state and county policies are consistent in achieving the aim of ensuring an adequate water supply for all New Mexicans. In order to promote this cooperation, the Office of the State Engineer/ Interstate Stream Commission counties and municipalities technical assistance in implementing water conservation measures and funding resources for carrying out these programs. One program particularly relevant to Quay County is the Agricultural Conservation Fund, which provides farmers and ranchers low-interest loans to convert current ir-

rigation systems to water-efficient systems.

2. Northeast New Mexico Regional Water Plan

The Interstate Stream Commission has also created Regional Water Plans for specific areas within New Mexico. Quay County is included in the Northeast New Mexico Regional Planning area.

3. New Mexico Drought Plan (November 2003 Update)

The New Mexico Drought Plan, updated by the New Mexico Drought Task Force in 2003 was prepared in response to the drought that has gripped New Mexico since 1999. The NM Drought Task Force is comprised of a strike team that responds to drought emergencies and five work groups, including an Agricultural Work Group made up of representatives of the livestock and farming associations. Some of the planned actions of the Agricultural Work Groups includes:

- Work with the Governor to declare states of emergencies impacting the agricultural industry;
- Make low-interest emergency loans to qualified applicants in counties declared disaster areas as a result of a drought;

- Implementation of the Livestock Compensation Program aimed at providing funding to those whose herds have been struck by severe drought conditions;
- Implement the nonfat dry milk program (currently not targeted for Quay County but the County should lobby for its inclusion in the program); and
- Review, research, and develop new ways to provide possible incentives to assist farmers and ranchers in implementing water conservation measures and technologies that do not impact their crops, herds, or water rights.

H. ENSURING WATER QUALITY

As previously stated, water quality continues to be a problem in Quay County due to the shallow aquifers in which water is drawn for wells. As a result, the County should make an effort to ensure water quality in the County and its municipalities is maintained. For Quay County, this involves ensuring that private wells comply with State regulations through its subdivision regulations. This is implemented through state review of subdivision applications. In addition, cooperation with the Quay County communities should be maintained in order to ensure

that the municipal systems continue to meet safe drinking water standards.

I. IMPLEMENTATION STEPS

1. Ute Lake Water Project Funding Initiative

On an ongoing basis, Quay County shall continue to seek and apply for its share of the funding for the Ute Lake water project including seeking legislative appropriations, applying for appropriate grants, and hiring lobbyists to secure federal and state funding through Congress and the State legislature.

Lead: Quay County Manager

2. State Water Plan Implementation Initiative

By 2005, Quay County shall meet with State water planners to assess the County's role in implementation of the State Water Plan and the Northeast New Mexico water plan and identify funding sources for implementation.

Lead: Quay County Manager in conjunction with the State Engineer and Interstate Stream Commission

3. Well Head Protection Program

By 2007, Quay County shall work with the New Mexico Waste Management Education and Research Consortium at New Mexico State University, County municipalities, and County rural water districts to develop a well head protec-

tion program in the County designed to keep hazardous materials and contaminants away from wells. The program shall be consistent with the State of New Mexico Well Head Protection Program and should consist of:

- Form a community planning team to implement the program;
- Identify the area in the watershed to protect;
- Identify actual and potential sources of contamination in Quay County;
- Manage the wellhead protection area; and
- Plan for the future of safe water supplies in Quay County.

Lead: Quay Working Group in Conjunction with New Mexico State University

4. Quay Working Group

On an annual basis, continue to define the role of the Quay Working Group to become the lead water planning committee in Quay County. Encourage the Group to meet with water stakeholders quarterly in order to develop policies and plan for utilization of water resources in the County, including Ute Lake Water.

Lead: Quay County Manager

5. Arch-Hurley Channel Lining Feasibility Study

By 2009, Quay County shall secure funding with the Arch-Hurley Conservation District to explore the feasibility of lining the channel, which should identify costs/benefits, and study area.

Lead: Quay County Manager in conjunction with the Arch Hurley Conservation District

6. Agricultural Conservation Initiative and Plan

By 2006, Quay County shall work with the State Engineer Office and State Agriculture Work Group to provide low-interest loans to County farmers in order to install efficient irrigation systems through the Agricultural Conservation Low-Interest Loan Program.

Lead: Quay County Manager in Conjunction with State of New Mexico Agriculture Work Group (Office of the State Engineer)

7. Office of State Engineer/Interstate Stream Commission Memorandum of Understanding

By 2005, Quay County shall prepare a memorandum of understanding with the Interstate Stream Commission and Office of State Engineer on obtaining technical assistance for implementing the State Water Plan, the Northeast New

Mexico Water Plan, and for technical assistance in developing water conservation measures in Quay County.

Lead: Quay County Manager in conjunction with the Interstate Steam Commission

8. Non-Fat Dry Milk Program (For Livestock Herds)

By 2005, Quay County shall work with the US Department of Agriculture and the Commodity Credit Corporation to utilize the Federal program of providing Non-fat dry milk as a livestock feed program for those ranchers and farmers in order to maintain their foundation livestock herds.

Lead: Quay County Manager in conjunction with the US Department of Agriculture

9. Water Conservation Through Subdivision Revisions

Quay County shall require water conservation methods through its revisions to the subdivision ordinance (see Land Use Section).

Lead: Quay County Manager in conjunction with consultant

10. Drought Mitigation Plan

By 2006, Quay County will develop and adopt a regional Drought Mitigation Plan that outlines strategies to conserve

water and deal with drought emergencies in the County.

Lead: Quay County in conjunction with the State Engineer

11. Water Conservation Educational Workshops

On an annual basis, Quay County shall work with the Interstate Stream Commission to hold educational workshops on water conservation in Tucumcari, San Jon, Logan, and House with a special focus on household and agricultural water conservation.

Lead: Quay County Manager in conjunction with the State Engineer

6. Intergovernmental Cooperation

A. INTRODUCTION

Throughout this Comprehensive Plan are recommendations for intergovernmental cooperation between the County and its incorporated municipalities, third-party organizations (such as the Greater Tatum Economic Development Corporation), and state agencies. This cooperation is important in a County like Quay where each community is linked by several common characteristics including heritage, agriculture, transportation, and close proximity. For the communities of Quay County, achieving individual growth and development could be accomplished through collaboration and communication with the other entities in the County. The purpose of this section



New Mexico Wind Energy Center
(West of House)

tion is to tie areas where cooperation can be promoted together and make working together County policy. Previous planning efforts in the County including the City of Tatum Comprehensive Plan, Village of San Jon Comprehensive Plan, and Village

of House Comprehensive Plan have also tried to achieve this level of cooperation together in those documents. Together with the Quay County Regional Comprehensive Plan, a certain level of consistency has been achieved.

Major issues related to intergovernmental cooperation include:

- The Ute Lake Water Project remains one of the most regional projects, with Quay County, Tatum, San Jon, and Logan being participants;
- Involvement with the Eastern New Mexico Rural Water Authority and the Ute Lake Commission should continue in order to fund and implement the Ute Lake Water project;
- Regional economic development should be coordinated in order to ensure mutually beneficial projects that will ensure the growth of income and jobs for all Quay County residents;
- The Interstate Stream Commission and Office of the State Engineer should be involved in every aspect of water planning within Quay

County and the incorporated municipalities;

- It is essential that Quay County continue to work with the City of Tatum, Village of Logan, Village of San Jon, and the Village of House in supporting efforts of those communities to improve their infrastructure and quality of life through assistance with grant applications, data sharing, and mutually beneficial joint powers agreements;
- The County should coordinate efforts to provide solid waste in a manner that benefits each incorporated community within Quay County; and
- Quay County should continue to provide emergency and community safety services for all County residents.

Most of these issues are also addressed in other sections of the Plan.

B. GOALS, OBJECTIVES, and POLICIES

Goal 1: To increase cooperation with communities within the County to ensure mutually beneficial and efficient growth and development in the region.

Objective 1.a: Focus on regional planning opportunities.

Objective 1.b: Identify areas of mutual interest between communities in the region and work cooperatively towards those interests.

Policy 6.1: Quay County shall take the lead in coordinating development and planning policies that focus on the assets of each community or jurisdiction.

Policy 6.2: Communicate with each community regularly to solve regional problems and to discuss County policies that impact each community.

Policy 6.3: Update and maintain current joint power agreements and seek to develop new agreements as conditions change.

C. ENTITIES INVOLVED IN INTER-GOVERNMENTAL COOPERATION

There are several entities that Quay County maintains relations with and/or partners

with on projects. These entities include (but are not limited to):

- City of Tucumcari, the Quay County seat;
- Village of Logan, approximately 24 miles north of Quay County Court House;
- Village of San Jon, approximately 31 miles east of the County Court House. San Jon is a gateway community into the County as well as the State of New Mexico;
- Village of House, approximately 44 miles south of the County Court House. House is the furthest incorporated community from the County Seat;
- Eastern Plains Council of Governments, of which Quay County is a member. The EPCOG assists Quay County in community development projects;
- Greater Tucumcari Economic Development Corporation, oversees the economic development interests of the County;
- Mesalands Community College, located in Tucumcari and provides higher education opportunities to Quay;

- County residents as well as being an important community asset;
- Ute Lake State Park, oversees the management of Ute Lake and associated recreational areas;
- Quay Working Group, subgroup of the Ute Lake Commission and works on the Quay County Regional 40-year water plan;
- Tucumcari, San Jon, Logan, and House Public Schools. It is important for each school to remain open. In addition, Quay County helps to ensure that school bus routes are maintained and improved;
- Cannon Air Force Base has helped train community fire departments; and
- State of New Mexico Transportation Department, helps to maintain State roads in the County and will be involved in any widening of US 54.

D. NEED for INTERGOVERNMENTAL COOPERATION

The need for intergovernmental cooperation is critical for Quay County, the County's incorporated municipalities, and other entities. The region is facing several large scale, regional issue that can be addressed

with people working together to outline strategies. Regional planning issues in Quay County include:

1. Water

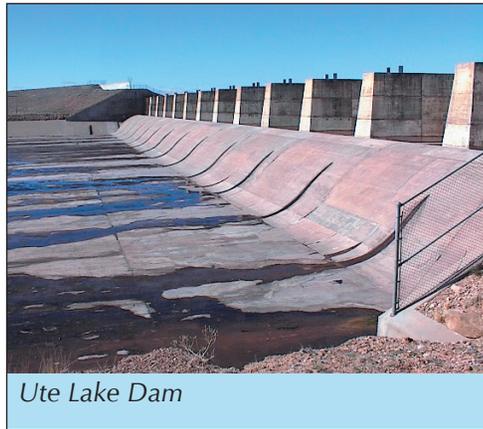
Water is one of the most significant issues facing the County and the incorporated communities. Each community with the exception of House is working toward construction and maintenance of the Ute Lake Water Project. In addition, each community is working on a Regional 40-year water plan to outline water strategies for the entire County.

2. Economic Development

The development of a comprehensive economic development strategy for all of Quay County and Eastern New Mexico can help each community achieve a wider vision for sustainable job growth and business retention. Eastern New Mexico boasts several assets that could play a role in economic development such as location along the Interstate, Eastern New Mexico University, Cannon Air Force Base, Route 66, and Ute Lake.

3. Solid Waste

Quay County is in the process of privatizing its County-wide solid waste collection in an effort to stop the loss of revenues. Solid waste service impacts the County's rural residents who are dependent on the County providing this type



of service. It is hoped that privatization of the service will allow the County to save money and provide more efficient service in the long run.

Another aspect of the solid waste issue is the need to provide convenience centers and landfills to dispose of the waste generated in the County. Exploring the feasibility of a regional landfill is something that should be discussed by each community.

4. Overall Communication

The key to effective intergovernmental cooperation is maintaining constant communication, especially early in the decision-making process in matters that impact each community. Strong communication can be maintained and enhanced through regional discussions and forums.

5. Memorandums of Understanding and Joint Powers Agreements

Communication can also be accomplished through maintaining current memorandums of understanding and joint powers agreements. These documents and agreements put intergovernmental relations in motion by specifying areas of cooperation and needs to be addressed. They identify potential benefits of cooperation and outline the responsibilities of each entity in making cooperation work. Quay County maintains joint powers agreements with all Quay County communities that deal with road maintenance, solid waste disposal, and public safety protection. These agreements should be reviewed and updated on a regular basis and new agreements should be adopted as needed.

6. Transportation

Quay County can assist its communities by striving to improve County roads, which includes making paving improvements and helping clear County roads in the event of snow and ice storms.

E. IMPLEMENTATION STEPS

1. Regional Development Forum

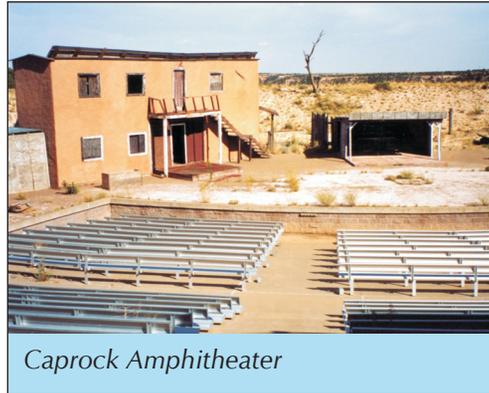
On an annual basis, Quay County shall hold meetings with Quay County communities and stakeholder groups to discuss regional issues and concerns, identify turf issues that need to be overcome, and how best to maximize strengths while limiting weaknesses.

Lead: Quay County

2. Joint Powers Agreement Initiatives

On an annual basis, Quay County shall review joint powers agreements that it has with other entities and communities to determine status and whether or not the agreements need to be extended or reworked.

Lead: Quay County



Caprock Amphitheater

7. Housing

A. INTRODUCTION

Quay County, as a local government, is not directly involved in providing any type of housing to County residents. The County does not operate a housing office as part of its local government structure. Instead, the County supports housing organizations that operate in the County and supports municipalities in the County with housing offices and programs. Tukumcari has the largest role in providing housing assistance programs. Quay County supports such efforts and supports local governments in efforts to provide affordable and safe housing for all County residents. Providing diverse and new housing opportunities in the County will be important for Quay County's future economic development goals and important in providing desired population growth.

Major housing issues in Quay County include:

- Some housing subdivisions are being developed in the County, especially south of Tukumcari and around Ute Lake. The County needs to make sure that the County Subdivision Regulations are enforced. There may be a need to update and strengthen County Subdivision regulations.
- The demand for senior citizen and retirement housing opportunities is on the rise throughout the County. Both Logan and Tukumcari have senior citizen

housing facilities, including assistance living and nursing home facilities. These facilities are full or near capacity.

- A large amount of housing in the County is twenty years old or older. Many of these older units will soon be in need of rehabilitation and renovation.
- Future population growth in the County will require that new housing subdivisions and a range of housing types be made available. The availability of housing will help to promote economic development in the County.



B. GOALS, OBJECTIVES, and POLICIES

Goal 1: To ensure that there are adequate housing opportunities in the County support economic development and growth.

Objective 1.a: Work with communities in the county to promote housing opportunities, including new housing and a variety of housing types and price ranges.

Objective 1.b: Assist local municipalities and housing development organizations in identifying funding sources and sponsoring programs to develop affordable housing opportunities throughout the County.

Objective 1.c: Provide assistance to local communities in developing senior housing opportunities for all County senior citizens.

Policy 7.1: It is the policy of Quay County to promote new housing opportunities throughout the county to promote economic development goals and to ensure adequate housing is available for all wishing to reside in the County.

Policy 7.2: It is the policy of Quay County to identify funding sources available to municipal and county governments for the purpose of providing affordable

housing opportunities to County residents.

Policy 7.3: It is the policy of Quay County to partner with non-profit and private housing assistance organizations in applying for Community Development Block Grants and other State and Federal funding sources.

Policy 7.4: It is the policy of Quay County to assist communities with identifying funding sources and technical assistance in developing a wide range of senior housing opportunities for all County residents.

C. HOUSING ANALYSIS

1. Housing Statistics

According to the 2000 US Census, there were 5,664 total housing units in Quay County. Table 7a shows this as a 1.6% increase from 5,576 units in 1990. This was a small increase, however, population in the County decreased by 6% during this same time period. Logan was the only community to have significant housing growth between 1990 and 2000, where housing units increased by 17.7%, with a total of 1,010 housing

units in 2000. Since the 2000 Census, most housing growth in the County has continued to be in and around the Logan area. Much of this growth can be attributed to the popularity of Ute Lake State Park. The unincorporated area of the County also experienced a slight increase in housing between 1990 and 2000 and much of the growth around Logan since 2000 has occurred outside the Logan municipal limits.

Table 7b shows that most housing in the County is single family detached site built homes, making up 65.5% of housing. Mobile homes also make up a significant amount of housing in the County and provide an affordable housing option. Multifamily housing and single family attached housing makes up 9.2% of the County’s housing. This type of housing is often more affordable

Table 7a: Number of Housing Units, 1990 to 2000

	Total Housing Units 1990	Total Housing Units 2000	Rate of Change
Quay County Total	5,576	5,664	1.6%
House	54	52	-3.7%
Logan	858	1,010	17.7%
San Jon	130	133	2.3%
Tucumcari	3,164	3,065	-3.1%
Unincorporated County	1,370	1,404	2.5%

Source: US Census Bureau

than single-family housing and can be attractive to the senior citizen population.

Of the 5,664 housing structure in the County, the vast majority were built before 1980, as shown in Table 2c. Approximately 76% of the housing in the County was built before this time, for a total of 4,300 housing units. Over half of the homes are more than 30 years

old. The older age of homes may mean that some are in need of rehabilitation, and some homeowners could benefit from housing rehabilitation assistance programs for homeowners with limited or fixed incomes.

D. HOUSING PROGRAMS

1. Tucumcari Housing Authority

The Tucumcari Housing Authority oversees the City's supply of public housing and rental units. The Authority manages five public housing projects consisting of 90 units. Many of the units were constructed in the late 70s and consist of a mix of efficiency apartments, and multi-family apartments consisting of one and two bedroom duplexes. In order to qualify for a unit, an individual or family must meet certain income qualifications and be placed on a waiting list. The Housing Authority also administers Federal housing programs through HUD and the US Department of Agriculture and assists in rehabilitation efforts and homeownership.

2. Eastern Plains Community Action Agency

The Eastern Plains Community Action Agency, located in Tucumcari, provides one-time assistance with rent and provides assistance with utilities, food, and educational materials.

3. Region IV Housing Authority

The Region IV Housing Authority is managed out of the Eastern Plains Council of Governments, located in Clovis, and helps to manage public housing projects throughout the County. While the Tucumcari Housing Authority is responsible for housing projects within the Tucumcari Municipal Boundaries, the Region IV Housing Authority manages projects in some of the outlying communities and unincorporated areas within Quay County.

4. New Mexico Mortgage Finance Authority 2003 Action Plan

Each year, the US Department of Housing and Urban Development (HUD) requires that the State of New Mexico prepares an Action Plan for housing and community development. The purpose of the plan is to ensure the continued funding of housing and community development activity throughout the State. Part of the Action Plan identifies potential funding that the State will receive from the Federal Government and prioritizes the Counties where these funding programs will be utilized. Quay County was a priority county for the 2003 Plan but has not received any priority status for the 2004 Plan.

5. Housing Needs

There is a large amount of vacant and developable land in the County that

Table 7b: Housing Type in Quay County

Housing Type	Number of Units	Percent of Units
Single Family Detached	3,710	65.5%
Single Family Attached & Multi-Family	521	9.2%
Mobile Homes	1,367	24.1%
Boat/RV/Van/etc.	66	1.2%

Source: US Census Bureau

Table 7c: Age of Housing in Quay County

Year Structure Built	Number of Structures	Percent of Structures
1990 to March 2000	614	10.8%
1980 to 1989	750	13.2%
1970 to 1979	1,012	17.9%
1960 to 1969	931	16.4%
1959 or earlier	2,357	41.6%

Source: US Census Bureau

7. Housing

can be utilized to meet future housing needs. There are also vacant lots and abandoned and dilapidated structures throughout the County and in its municipalities that can be utilized in redevelopment efforts. Housing of all types is needed in the County to attract economic development opportunities and new residents.

Based on the population projections discussed in the County Profile section of the plan, population is expected to decrease in the coming years. If this trend holds true than most new housing in the County would only need to change to meet the changing demographic and economic structure of the County. For example, even with no population growth, the demand for senior citizen housing may increase or the demand for seasonal housing units around Ute Lake may increase.

However, as discussed in the Community Profile section of the Comprehensive Plan, there were many reasons to expect that population could begin to increase in the coming years. Reasons included: the availability of affordable housing and land in the County; growth in the agriculture industry in neighboring counties that could spread to Quay County, especially in the dairy industry; development of the Eastern New Mexico Rural Water System; and the growing

population of retirees as the Baby-Boom generation ages and seeks affordable destinations with amenable climates.

Population growth in the County would require the development of new housing subdivisions and a range of housing types. The Quay County government will need to remain flexible in its approach to housing in the coming decades. Opportunities may be available to spur economic development through housing assistance and the County and municipalities in the County should find ways to support such activities.

D. IMPLEMENTATION STEPS

1. Development Review Evaluation and Revisions

Quay County shall value the County's procedures for reviewing development applications to ensure that County regulations and procedures are not cumbersome and prohibitive to housing development. If deemed necessary, revise the County's development process and application procedures in order to simplify the process and to ensure consistent regulations that ensure the health, safety, and welfare of County residents. In addition, consideration should be given to assistance programs for those wishing to develop in the County.

Lead: Quay County

2. Funding Assistance

Quay County shall assist local communities in identifying and applying for CDBG funding, HUD, and other State and Federal funding for housing development assistance programs, in developing affordable housing, and senior citizen housing opportunities. Assistance can include co-sponsorship, technical assistance, and grant writing assistance.

Lead: Quay County

8. County Services

A. INTRODUCTION

This section of the Comprehensive Plan addresses Quay County services, which includes fire fighting and emergency medical services (EMS), sheriff's services, and solid waste services. The County provides these services in varying degrees, and each service is important to maintaining and enhancing the quality of life for all Quay County residents.

B. GOALS, OBJECTIVES, and POLICIES

Goal 1: To provide an adequately equipped and responsive Law Enforcement and Fire /EMS Departments to serve residents, visitors, and businesses in the County

Objective 1.a: Assist the County Sheriff's Department and County Rural Fire/EMS Departments in training staff, and upgrading facilities and equipment as needed.

Objective 1.b: Ensure adequate County Sheriff's patrols for all areas of the County.

Objective 1.c: Identifying funding sources for the Sheriff's Department, County Rural Fire/EMS Department, and local community Police and Fire/EMS services.

Policy 8.1: It is the policy of Quay County to collaborate with the County Sheriff's

Major community services issues in Quay County include:

- All of the rural fire fighting and EMS departments throughout the County are well equipped, well staffed and provide excellent service.
- There is a need for regional training opportunities for Fire/EMS personnel. Long travel distances for training is having a negative impact on the department's ability to train and recruit personnel.
- New support tankers are an identified need for the rural fire departments in Quay County.
- Some of the smaller and more rural communities desire additional Sheriff's patrols. Resources for these patrols are currently not available.
- Solid waste pick-up services have recently been privatized for County residents.
- The proportion of senior citizens in the County is increasing, and will likely increase in the years to come. EMS services and other safety services will need to accommodate this changing demographic.



Forrest Fire Department



New Rural Fire Station in Quay County

Department and local communities in identifying areas in need of additional Sheriff's patrols.

Policy 8.2: It is the policy of Quay County to assist the Sheriff's Department, County Rural Fire/EMS Departments, and local communities in identifying funding sources and promote cooperation in improving community health and safety services to all County residents.

Policy 8.3: It is the policy of Quay County to review the needs of the Sheriff's Department and the County Rural Fire/EMS Departments for budget, staff, and technologies that will maintain and enhance the level of service provided.

Goal 2: To address the solid waste issues relating to disposal and recycling.

Objective 2.a: Collaborate with local municipalities to transition into privatized solid waste collection services for County Residents.

Objective 2.b: Provide a regional landfill in order to accommodate the area's solid waste needs.

Policy 8.4: It is the policy of Quay County to study the feasibility of developing a regional landfill site.

Policy 8.5: It is the policy of Quay County to work with local residents and municipalities to transition into privatized solid waste services.

C. COMMUNITY SERVICES ANALYSIS

1. Quay County Rural Fire District

There are nine rural fire districts that serve Quay County. Table 8a lists each district and its general location.

Each of these districts provides both fire fighting services and emergency medical services. All nine departments are staffed by volunteers. Funding for each department is provided by the State and Quay County acts as the physical agent for all districts serving the County. The Fire Station map (see page 53) identifies

the location of each fire station in the County.

Equipment needs for all the fire departments include newer brush trucks. Access to training continues to be a need of all departments and several departments are interested in expanding substations in the County to improve access to certain areas and improve response times.

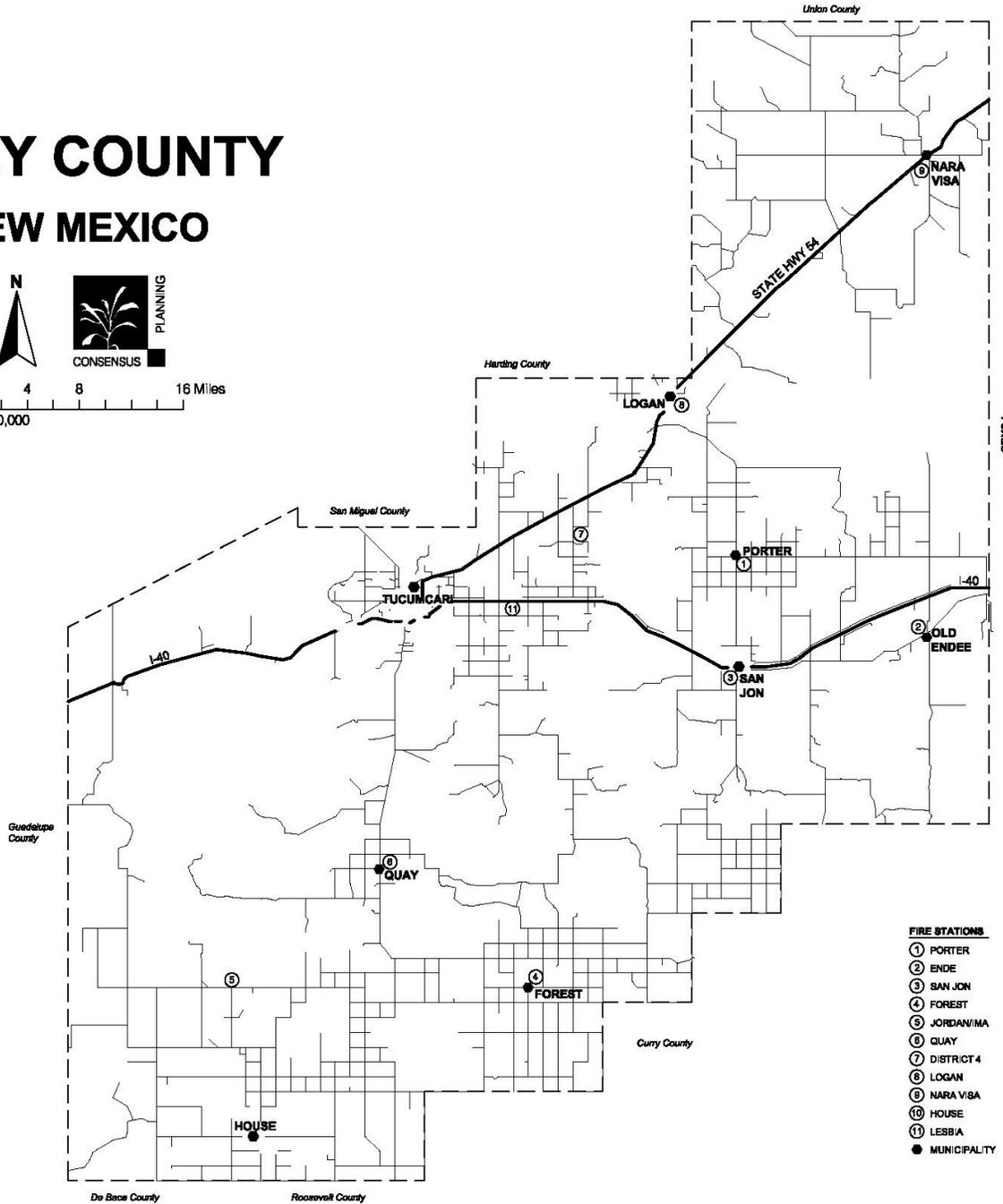
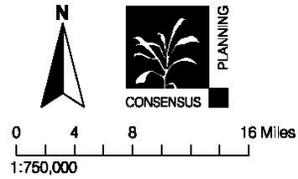
2. Quay County Sheriff's Department

The Quay County Sheriff's department main office is located at 3005 3rd Street in Tucumcari. The Sheriff's department provides police and public safety services for all areas of Quay County. Staff includes the Sheriff, Under-Sheriff, five deputies, and a secretary. In addition,

Table 8a: Rural Fire Districts in Quay County

District	Location
Porter Fire Department	North of San Jon
Bard-Endee Fire Department	East of San Jon
Conservancy Fire District 1	West side of Tucumcari
Conservancy Fire District 2	East of Tucumcari South of I-40
Conservancy Fire District 3	East of Tucumcari South of Hwy 54
Quay Fire Department #4	14 1/2 Miles South of Tucumcari on Hwy 209
Forrest Fire Department	Forrest, NM
Jordan Fire Department	Jordan, NM
Nara Visa Fire Department	Nara Visa, NM

QUAY COUNTY NEW MEXICO



- FIRE STATIONS**
- ① PORTER
 - ② ENDE
 - ③ SAN JON
 - ④ FOREST
 - ⑤ JORDANI/MA
 - ⑥ QUAY
 - ⑦ DISTRICT 4
 - ⑧ LOGAN
 - ⑨ NARA VISA
 - ⑩ HOUSE
 - ⑪ LESBIA
 - MUNICIPALITY

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PROJECT
 QUAY COUNTY
 MASTER PLAN

ENGINEERS INC
 P.O. BOX 206
 1601 E. CLAYTON DR. CORRALBO
 TUCUMCARI, N.M. 88401
 (505) 461-2889

TITLE
 PLAN VIEW
 FIRE STATIONS

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8. County Services

the communities of Logan, San Jon, and Elida provide a local police officer for their town that is under the jurisdiction of the Sheriff's office. The Sheriff Department's budget comes wholly from the County through the ICIP process. Other moneys are obtained through grants. The Sheriff's Department is currently in need of upgraded radios and communications equipment, and a new patrol vehicle. It is expected that money for this new equipment will need to come from grants.

3. Solid Waste Services

Traditionally, the County has provided solid waste services to all county residents. This program has not been able to sustain itself financially and the County has recently transferred solid waste pickup services to private contractors. A regional landfill for the County is operated by the City of Tucumari. Additional landfill space will be needed in the near future, so a solid waste plan that identifies a new landfill site should be prepared to address the future needs.

D. IMPLEMENTATION STEPS

1. Law Enforcement and Fire/EMS Annual Reports

Quay County shall work with the Quay County Sheriff's Department, County Rural Fire/EMS Departments, and communities in the County to produce an



Trash Dumpsters in House

annual report assessing community safety needs. The reports should summarize existing facilities and programs, provide a prioritized list of needed capital improvements, identify possible funding sources for capital improvements and other programs, and provide strategies for improving community safety throughout the County.

Lead: Quay County

2. County Solid Waste Strategy

Quay County shall work with other regional and state entities to develop a long-term solution to solid waste needs. This should include identifying a new landfill site for the County and other entities in the region.

Lead: Quay County

9. Infrastructure and Transportation

A. INTRODUCTION

The purpose of the Infrastructure and Transportation Section of the Comprehensive Plan is to provide guidance for the County's capital infrastructure projects. In terms of infrastructure, the County does not maintain water or sewer lines and the primary infrastructure related to water supply that the County is concerned with is the Ute Lake Water Project. As a result, this section is closely linked with Section 5: Water. Quay County can work with its municipalities to ensure that their critical infrastructure needs are met. For example, Quay County can help sponsor grants applications for water



Unpaved Rural County Road

and sewer improvements, something that is needed in Logan and House. In addition, the infrastructure component of this section can address improvements to County buildings and facilities, and the purchase of equipment designed to ensure that the

County functions properly on a day-to-day basis. The main emphasis of this section, however, is the transportation component. The County maintains 1,173 miles of County roads, at various levels of improvement.

Issues related to infrastructure and transportation include:

- Maintenance and upgrading of the local water and sewer infrastructure so that these systems could run efficiently and cost effectively. Quay County's role is to support each community's infrastructure improvements through lobbying and grant support;
- The Village of Logan needs to extend sewer service to the western part of the Village, along the north shore of Ute Lake to accommodate the growth occurring in that part of the Village;
- House needs a wastewater system in order to accommodate growth in that community;
- San Jon needs to complete a water line project that will allow it to connect to Logan's system since the Village has become a water customer of the Village of Logan;
- Utilization of GIS/GPS software would allow each community to better identify water and wastewater lines, valves, breaks, repairs made, and line sizes;
- Quay County desires to have US 54 widened to four lanes like it is in Texas; widening would help accommodate existing truck travel along that highway now and open up Tucumcari to more traffic (cross referenced in the Economic Development Section);
- A particular challenge for Quay County is maintaining and clearing its County road system after heavy snowfalls. This is an especially critical issue for the rural communities who rely on County roads for school bus routes, agricultural access, and for commuting to jobs in other communities.
- Transmission line capacity should be expanded to allow for future wind farm development.

B. GOALS, OBJECTIVES, and POLICIES

Goal 1: To ensure adequate infrastructure is in place and maintained throughout the County to foster growth and development.

Objective 1.a: Work with communities to bring sewer services to areas in need to foster economic growth and development.

Objective 1.b: Explore centralizing public works services for the County and communities within the county as a way of increasing efficiency and effectiveness of these services.

Policy 9.1: Quay County will support efforts by the Quay County communities to upgrade its infrastructure through co-sponsoring grant applications, data sharing, collaborative planning between public works departments, and continuing issue identification.

Policy 9.2: Quay County will allocate resources and funding as available to completion of water projects that will ensure a sustainable and potable water supply.

Policy 9.3: Quay County will continue to prioritize infrastructure improvements, improvement to County facilities, and the purchase of capital equipment through its ICIP process.

Goal 2: To coordinate transportation improvements and maintenance regionally to ensure the health, safety, security, and welfare of county residents.

Objective 2.a: Address transportation issues impacting the region as a whole through coordination with local governments and the regional planning organization.

Objective 2.b: Work with the New Mexico Department of Transportation to improve and widen Highway 54.

Objective 2.c: Identify and utilize available State and Federal funding sources for needed road improvements and maintenance throughout the County.

Objective 2.d: Ensure that the County's road system is compatible with existing and proposed land uses.

Policy 9.4: It is the policy of Quay County to work with, lobby, and encourage the NMDOT and State Legislators to improve and widen NM 54 to four lanes.

Policy 9.5: It is the policy of Quay County to assist Tucumcari in developing a rail spur connecting to the existing Tucumcari industrial area.

Policy 9.6: It is the policy of Quay County to promote the Tucumcari Airport and assist in its development to support

the economic development goals of the County and communities in the region.

Policy 9.7: It is the policy of Quay County to identify and prioritize needed road improvements and pursue available State and Federal funding sources.

Policy 9.8: It is the policy of Quay County to continually coordinate transportation planning with local communities and other regional jurisdictions to ensure efficient transportation development.

Policy 9.9: It is the policy of Quay County to coordinate with municipalities to ensure resources are available for adequate plowing and maintenance of County roads during winter storms.

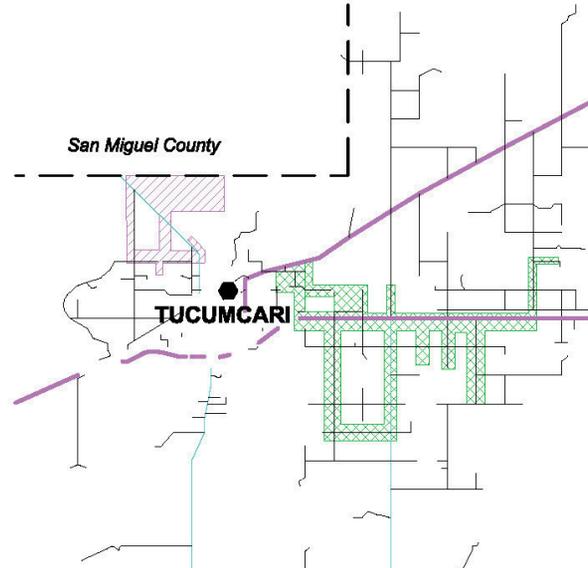
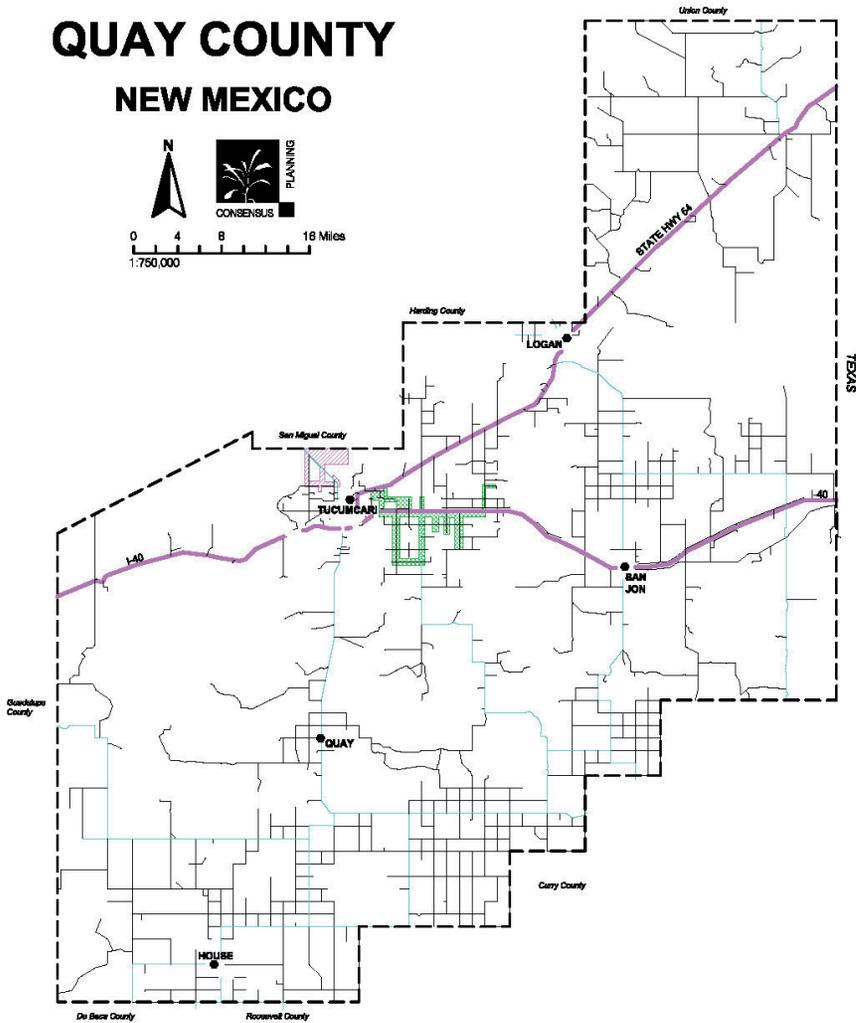
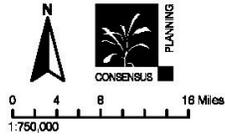
C. WATER and WASTEWATER

As previously stated, Quay County itself does not operate water or wastewater lines. Typical infrastructure issues like water and wastewater are handled by each municipality.

1. Water

Each community within Quay County has its own water system. The population in the unincorporated portions of the County are generally served by domestic wells. In addition, there are several rural water cooperatives that purchase water from the City of Tucumcari

QUAY COUNTY NEW MEXICO



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RAD WATER 

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PROJECT
QUAY COUNTY
MASTER PLAN

**ENGINEERS
INC**
P.O. BOX 808
400 E. Camino del Comercio
TUCUMCARI, N.M. 86301
(505) 461-2500

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WATER ASSOCIATIONS

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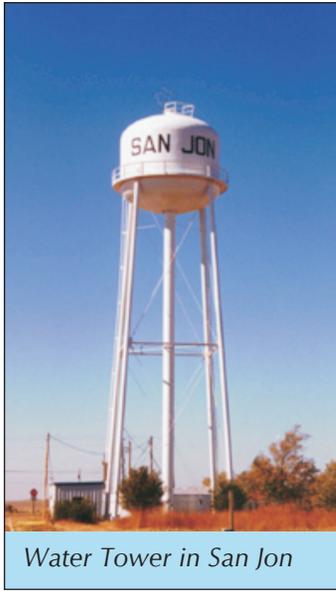
9. Infrastructure and Transportation

for use by domestic customers (see *Rural Water Associations map on page 59*). There are five water cooperatives within Quay County that serve some residents. These cooperatives include:

- Liberty Water Cooperative;
- RAD Water Cooperative;
- Hills Village Water Cooperative;
- Forrest Water Cooperative; and
- Nara Visa Community System.

Liberty, RAD, and Hills Village all receive their water from the City of Tatum. Both RAD and Hills Village need to expand their service to residents in their service areas whose wells are not sufficient in quality or quantity. In addition, Forrest Water

Cooperative needs to replace its 25,000 storage tank. Quay County government assists the cooperatives in grant applications and support for their water



Water Tower in San Jon

system upgrades. Additional information on water can be found in Section 5: Water.

2. Wastewater

In the case of Logan, there is a need to upgrade its sewer capabilities and build a new sewer plant. House would like to develop a sewer system. Both Tatum and San Jon have their own sewer systems. Residents in the rest of the County are on individual septic tanks.

D. TRANSPORTATION

Quay County maintains 1,173 miles of County roads, of which 62 miles are chip sealed (see *County Roads map, page 61*). Road repairs and new work are prioritized by the condition and traffic loading of the roads. Chip seals are resurfaced every eight years. In 2005, the County plans to add an addition 6.9 miles of chip seal roads on its own and 8.9 miles in partnership with Tatum. The County is currently in the process of requesting funds from the North East Regional Planning Organization for the replacement of three bridges within the County and chip sealing of historic Route 66 from Glen Rio to San Jon. Caliche roads are maintained year round as weather and funding permit. The County re-caliche's their roads at a rate of 95 miles per year.

The highest priority road project in the County is the widening of New Mexico

Highway 54 to four lanes with a shoulder. Currently, this highway is four lanes through Texas, ending at the New Mexico border. The improvements planned for Highway 54 will provide increased safety as well as new economic development opportunities. It is expected that this project will be funding in the next years and will be introduced in the May 2005 funding cycle for NMDOT.

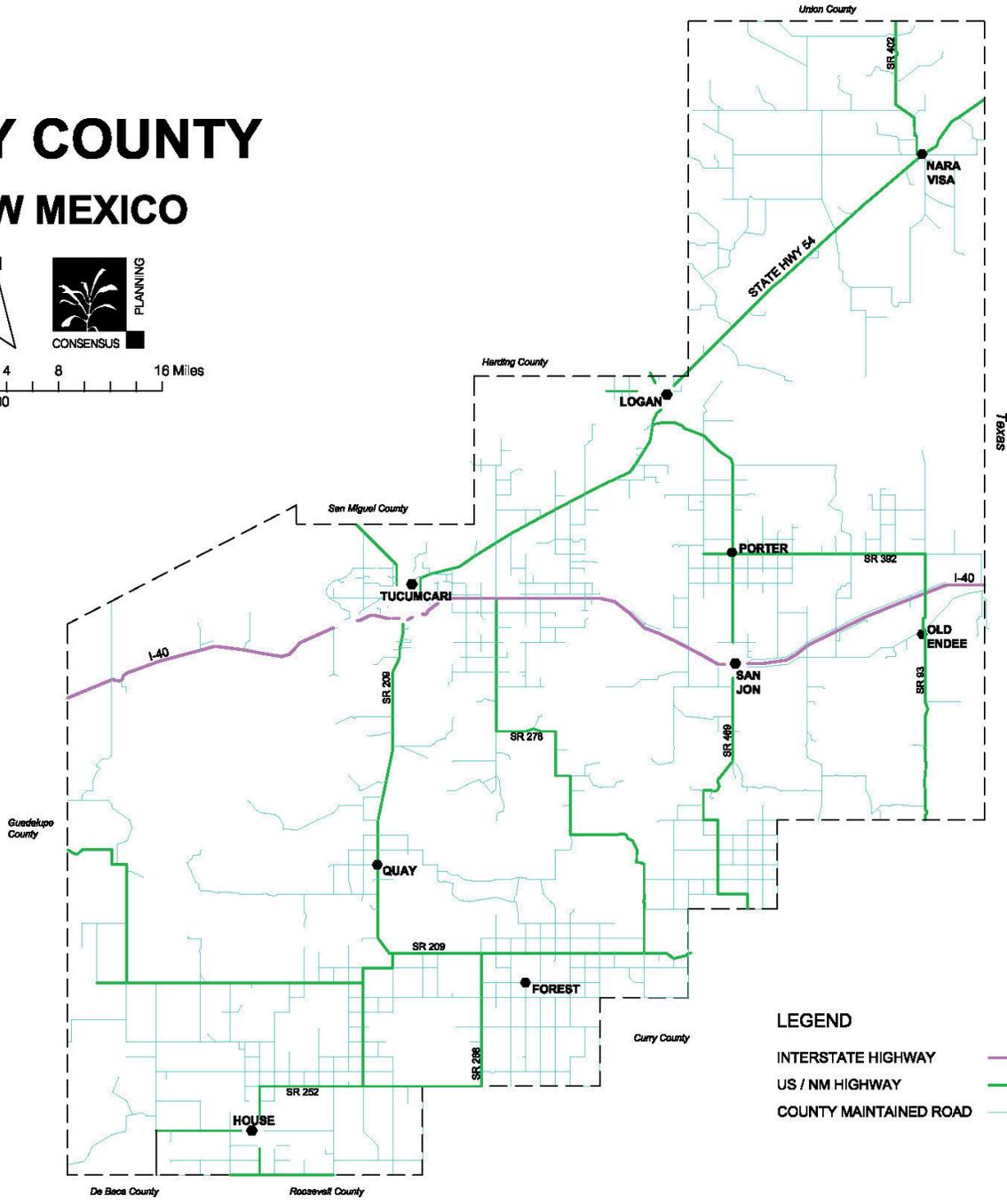
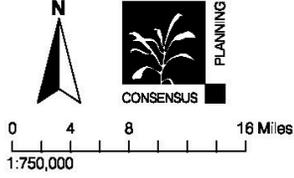
An additional planned transportation infrastructure improvement in the County that has significant economic development implications is the construction of a railroad spur to service the Tatum Industrial Park. The City of Tatum has been promised slightly over one million dollars for the construction of the rail spur by the State of New Mexico. This is approximately half the needed funding for the project and the City of Tatum is searching for additional funding to begin the project. Currently there is no business located in the Industrial Park. Construction of the spur may be dependant on securing a business in the Industrial Park in need of the spur.

E. SPECIFIC INFRASTRUCTURE NEEDS of EACH COMMUNITY

1. City of Tatum

The City of Tatum needs to upgrade parts of its water and sewer systems since many of its lines date back to the 1940s. The City has begun a systematic placement of lines, typically coordinat-

QUAY COUNTY NEW MEXICO



- LEGEND**
- INTERSTATE HIGHWAY
 - US / NM HIGHWAY
 - COUNTY MAINTAINED ROAD

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 REVISIONS

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PROJECT
**QUAY COUNTY
 MASTER PLAN**

**ENGINEERS
 INC**
PLANNING, ENGINEERING, ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE, AND SURVEYING
 1401 E. CLAYTON AVE. SUITE 100
 TUCUMCARI, NM 88401
 (505) 465-2981

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**PLAN VIEW
 ROAD MAP**

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9. Infrastructure and Transportation

ing this work with street repairs such as the First Street project which got underway in late 2004. The City also has received funding to construct a new water tank and pump station. The City needs to better utilize its GIS software to accurately map its infrastructure system, in order to better identify the location of lines, valves, meters, the location of breaks, and the types of repairs that need to be accomplished.

2. Village of Logan

Logan’s pressing need in terms of infrastructure is to extend its sewer system to the western portion of the Village in order to accommodate the increased rate of growth it is experiencing at the north shore of Ute Lake. In addition, there are also new subdivisions that are developing along the south side of the Lake, which could be annexed someday by the Village. If this occurs, the Village would need to upgrade its water and wastewater infrastructure and possibly its water storage tank capacity. Like Tucumcari, the Village would benefit from GIS/GPS software to identify lines, valves, and areas for repair.

3. Village of San Jon

The Village is constructing a trunk line to tie into the Village of Logan’s water system. Part of this construction will involve an additional booster station that will improve water quality. In addition,

the Village needs to improve overall water quality since some of its wells have high concentrations of minerals. Becoming a customer of the Logan water system will help with water quality issues. San Jon plans to pursue GIS mapping of the Village infrastructure system. Finally, the Village needs to rebuild its Wastewater Treatment Plant, something it hopes to do in the year 2008.

4. Village of House

The Village of House’s water system is very young, having begun operations in October 1988. The system includes 1 municipal well and a 75,000 gallon storage tank. The Village will upgrade its distribution and service lines as growth warrants. Another issue for the Village is the fact that all residents within House are on individual septic tanks. House would like to pursue a sewer system to accommodate future growth and to address concerns that many individual septic tanks could cause ground water contamination.

F. IMPLEMENTATION STEPS

1. Grant/Funding Support Initiative

On an annual basis, Quay County shall cooperate with local governments in Quay County to co-sponsor grant applications for infrastructure improvements and coordinate the ICIP process with local governments to identify County proj-

ects that could facilitate infrastructure improvements to the local communities (such as County Road projects in closer proximity to municipal boundaries).

Lead: Quay County Manager

2. Infrastructure Capital Improvements Plan

On an annual basis, Quay County shall prioritize improvements to existing facilities, purchases of equipment such as trucks and snow removal equipment, and other necessary items in order to ensure that the day-to-day operations of the County are maintained.

Lead: Quay County Manager in conjunction with Department Heads

3. New Mexico Highway 54 Improvements

Quay County shall work with the New Mexico DOT to plan for improvements to NM 54, including the possible widening of the highway to four lanes in the County. Planning should include public input from county residents and the development of strategies for right-of-way acquisition for the expansion.

Lead: Quay County

Appendix A: Funding Resources

Business Bonds

Description

Also referred to as the “BBB Bond Program.” The State of New Mexico may invest up to \$20 million in bonds, notes or debentures rated Baa or BBB or better of any corporation organized and operating within the U.S., excluding regulated public utility corporations.

Eligible Uses

The proceeds are used to finance plant and equipment.

Rates, Terms

Investment can't exceed 100% of the total project cost or \$20 million, whichever is less; maturities can't exceed 20 years. The rate of interest to be paid on the bonds shall not be less than the equivalent yield available on U.S. treasury issues of a comparable maturity plus 100 basis points and depends on the financial condition of the borrower and the nature of the investment.

Other Conditions

Ratings are established by a national rating service. The State Investment Council may establish terms for debt retirement affecting both principal and interest to meet the needs of the borrower, and must approve the indebtedness prior to purchase.

<i>Contact</i>	Greg Kulka, Alternative Investments Portfolio Manager
<i>Agency</i>	New Mexico State Investment Council
<i>Address</i>	2055 S. Pacheco Street, Suite 100 Santa Fe, NM 87505
<i>Phone</i>	(505) 424-2550
<i>Fax</i>	(505) 424-2465

Film Investment Program

Description

Up to \$7,500,000 can be invested in a NM film private equity fund or NM film project. An equity investment can be up to two-thirds of estimated total production costs; a guaranteed debt investment can be up to 100% of estimated total production costs.

Eligible Uses

Only NM film projects or NM film private equity funds that invest in film projects that:

- are filmed wholly or substantially in New Mexico
- have shown to the satisfaction of the New Mexico film division that a distribution contract is in place with a reputable distribution company

- have agreed that, while filming in New Mexico, a majority of the production crew will be New Mexico residents
- have posted a completion bond that has been approved by the New Mexico film division; provided that a completion bond shall not be required if the fund or project is guaranteed as follows: have obtained a full, unconditional and irrevocable guarantee of repayment of the invested amount in favor of the severance tax permanent fund from an entity that has a credit rating of not less than Baa or BBB by a national rating agency; or from a substantial subsidiary of an entity that has a credit rating of not less than Baa or BBB, or providing a full, unconditional and irrevocable letter of credit from a United States incorporated bank with a credit rating of not less than A or from a substantial and solvent entity as determined by the State Investment Council.

Rates, Terms

Equity participation negotiated in each project, the amount of which depends on the risks incurred by the State Investment Council. In the case of a guaranteed debt investment, the equity participation will be in lieu of interest and have a recoupment schedule and final maturity between 2 and 4 years depending on the type of project.

<i>Contact (1)</i>	New Mexico Film Office P. O. Box 2003 Santa Fe, NM 87504-5003
<i>Location</i>	1100 St. Francis Drive Santa Fe, NM
<i>Phone</i>	505-827-0908
<i>Fax</i>	505-827-0331
<u><i>Web</i></u>	www.nmfilm.com
<u><i>Email</i></u>	film@nmfilm.com
<i>Contact (2)</i>	Greg Kulka, NM State Investment Council
<u><i>Email</i></u>	Greg.Kulka@state.nm.us
<i>Phone</i>	505-424-2500
<i>Fax</i>	505-424-2510

Job Training Incentive Program

Description

New Mexico has one of the most aggressive training incentive packages in the country. The Job Training Incentive Program provides classroom and on-the-job training, paying from 50% to 65% (depending on geographic location in the state – *Physical Location* below) of employee training costs and wages for an expanding or relocating business for up to six months. Effective July 1, 2003 companies may now request up to ten percent of their training funds be allocated to part-time employees.

Eligible Uses

Customized training is conducted at the business facility or at an educational institution in one of three ways:

- (1) Classroom at public educational institutions;
- (2) Training at the business facility, with hands-on skill development, customized to develop unique skills essential to the business; and
- (3) On-the-job and/or classroom training.

Rates, Terms

Trainee wages are reimbursed to the company at 50% during hours of training, not to exceed 1,040 hours per trainee or 40 hours per week. Instructional cost of classroom training is reimbursed to the educational institution at 100% outlined in the training contract. Costs include instructional salaries, fringe benefits, supplies and materials, textbooks, expendable tools and other necessary and reasonable costs associated with conducting training.

Physical Location

Wages paid in rural areas are reimbursed at a higher rate (60%), as are economically distressed areas (Cibola, Mora, Guadalupe, Rio Arriba, Luna, San Miguel, McKinley and Taos Counties), at 65%.

Industry Targets

New or expanding businesses that manufacture or produce a product in New Mexico are eligible. Under some circumstances, assistance may be provided to non-retail service sector businesses if at least 60% of the company’s revenues are derived from outside New Mexico.

Other Conditions

Trainees must be granted full-time employment upon successful completion of training; be of legal working status; have resided in NM for at least 1 year; shall not have terminated a public high school program within the past three months except by graduation; and must be eligible under the Fair Labor Standards Act.

Contact	Job Training Incentive Program
Office	NM Economic Development Department
Address	1100 St. Francis Drive Santa Fe, NM 87504
Phone	505-827-0323
Fax	505-827-0407
Website	http://www.edd.state.nm.us/SERVICES/TRAINING/index.html

Effective July 1, 2004 – in order to participate in the Job Training Incentive Program, companies located in communities with a population of 40,000+ must provide health coverage for its employees.

Appendix A: Funding Resources

Industrial Revenue Bonds

Description

Industrial revenue bonds (IRBs) may be issued in one of two ways:

1. A municipality or county may issue an IRB to finance privately-operated development projects. The private party initiates the process by requesting that the government unit issue the bonds (a political process done in accordance with local and state laws). IRBs offer property and gross receipts tax relief to a company. The project financed is actually owned by the governmental issuer of the IRBs and leased to the private operator under a finance lease (which allows the private operator to take the depreciation on the project for tax purposes in addition to a deduction for interest paid on the IRBs). Tangible personal property (other than building materials and related construction services) purchased with IRB proceeds is deductible for gross receipts tax purposes because it is being sold to a government purchaser. IRBs of \$10 million or less issued to finance manufacturing facilities may also be eligible for exclusion of interest from gross income for federal income tax purposes (effectively lowering the interest rate on the IRBs).
2. Through the Statewide Economic Development Finance Act the Economic Development Department can recommend projects to the New Mexico Finance Authority for issuance of taxable and tax-exempt IRB's.

Note: IRBs are called IDBs in other jurisdictions.

Eligible Uses

New Mexico municipalities and counties are authorized to issue IRBs to stimulate the expansion and relocation of commercial and industrial projects in the state. Receipts from sales of tangible personal property other than construction materials to a government are deductible from gross receipts. This can be a substantial benefit for some projects.

Rates, Terms

The issuance of taxable IRBs generally takes eight weeks. IRBs involving a credit enhancer or third party lender will extend the time frame several weeks. Tax-exempt IRBs require an allocation of the state's "cap" from the NM State Board of Finance on a first-come basis and subject to availability, extending the time frame to approximately three months. IRB financing for land, buildings and equipment is available for: headquarter office buildings, warehouses, manufacturing facilities, service-oriented facilities not primarily engaged in the sale of goods and commodities at retail, health care facilities, warehouse and distribution facilities, irrigation systems, and office buildings in certain instances. Facilities primarily for the sale of goods at retail within the boundaries of a municipality are not eligible. The requesting party signs an instrument agreeing to lease the property being developed for at least the term of the bonds. The rental payments will cover the cost of the debt service. That party also agrees to act as the government's agent in developing the project. So technically, the property is developed and owned by the issuing government even though the private party has direct control over and use of the property. The government retains ownership until the bonds are paid off, when the project is sold to the requesting party for a nominal purchase price.

Other Conditions

The bonds do not constitute an indebtedness of the local government and the requesting party must arrange its own financing. The term of the bonds is limited to 30 years (shorter by local rule in some municipalities). Maximum program benefits: IRB financed projects are exempt from ad valorem tax for as long as the bonds are outstanding and title to the project is held by the issuing agency. New Mexico law exempts governmental agencies from paying property taxes. The IRB financing mechanism provides for an installment sales agreement or lease agreement whereby the issuer acquires the project and then sells or leases the project to the business. At the end of the installment sale or lease, the issuer conveys the project to the business for a nominal amount. Bonds may be issued in different series with variable principal amounts, interest rates and maturities to accommodate the acquisition of assets with different useful lives. The municipality or county must approve the project. The issuing agency is not responsible for the indebtedness; it serves only as a conduit to the financing. In addition to a property-tax abatement, tangible personal property (other than building materials and related construction services) in facilities financed with IRBs is effectively exempt from gross receipts and compensating tax. Tax- exempt IRBs are available for manufacturing facilities where total capital expenditures do not exceed \$10 million, subject to cap allocation from the State Board of Finance and compliance with various other federal tax requirements.

Contact Address Phone Fax Citation
New Mexico Economic Development Department
P. O. Box 2003
Santa Fe, NM 87504
505-827-0382
505-827-0407
§§3-32-1 through 16 NMSA 1978;
§§3-59-1 through 14 NMSA 1978; 4-59-1 through 16 NMSA 1978
§§ 58-24-1 through 24 NMSA 1978

New Mexico Private Equity Funds and Business Investments

Description

The State Investment Council may invest a portion of the Severance State Tax Permanent funds in New Mexico businesses in conjunction with other co-investors to create new job opportunities and to support new, emerging or expanding businesses.

Eligible Uses

A New Mexico business is a business with its principal office and a majority of its full-time employees located in New Mexico or for a limited partnership, a business with its principal place of business and eighty percent of its assets located in New Mexico.

Rates, Terms

The State Investment Council may make an investment in any one business that does not exceed 51% of the invested capital in a business. The investment shall not exceed ten percent of the amount allocated for such investments. This currently limits investments to \$19 million in any one project.

Location Target
Statewide

Contact Greg Kulka
Agency State Investment Council
Address 2055 S. Pacheco Street, Suite 100
Santa Fe, NM 87505
Phone (505) 424-2550
Fax (505) 424-2465

Citations: §§7-27-5 through 15 NMSA 1978

Private Activity Bonds for Manufacturing Facilities

Description

Tax-exempt industrial revenue bonds for the construction, or acquisition and renovation of manufacturing facilities.

Eligible Uses

Costs that may be financed with tax exempt bond proceeds:

- Land and hard construction costs
- Purchase of equipment
- Related soft costs such as architectural, engineering, title, etc.
- Capitalized interest during construction, and
- Percentage of the bond issue toward costs of issuing the bonds

Rates, Terms

Lower than conventional interest rates, up to a 30-year term; total project cost of \$10,000,000 or less. IRBs can be issued by a municipality, a county or the New Mexico Finance Authority.

Contact Scott Stovall
Agency New Mexico Department of Finance
Office NM Board of Finance
Address 180 Bataan Memorial Building
Santa Fe, NM 87501
Phone 505-827-3930
Fax 505-827-3985

Real Property Business Loan

Description

These loans are severance tax permanent fund investments in participation of up to 80 percent of loans originated by New Mexico financial institutions.

Eligible Uses

Purchase of land and attached buildings, and refinancing existing debt if the loan is for expansion purposes.

Rates, Terms

Interest rates are fixed for five years, and maturity is not less than five years or more than 15 years. Business-size targets: \$500,000 to \$2,000,000.

<i>Contact</i>	Duane Henden
<i>Agency</i>	New Mexico State Investment Council
<i>Address</i>	2055 S. Pacheco Street, Suite 100 Santa Fe, NM 87505
<i>Phone</i>	505-424-2500
<i>Fax</i>	505-424-2510

Severance Tax Permanent Fund/Participation Interest in Business Loan

Description

The Fund may be invested in participation interests in NM real property-related business loans if the proceeds of such loans will be or are being used by the borrower to commence or expand operations in NM. The loans purchased may be in amounts from \$250,000 to \$2 million. The minimum loan amount may be met by the packaging of up to 5 separate loans which otherwise would meet the requirements of the program. The State Investment Council may purchase from eligible NM financial institutions a participation interest of up to 80% in any loan secured by a first mortgage or a deed of trust on real property located in NM of an eligible business entity, or its subsidiary, which is operating or shall use the loan proceeds to commence operation within NM, plus any other guarantees or collateral that may be judged by the eligible institution or State Investment Officer to be prudent.

Eligible Uses

In accordance with the provisions of the statute, loan proceeds shall be used exclusively for the purpose of expanding or establishing businesses in New Mexico. The use of loan proceeds may include the refinancing of a business' existing loans outstanding only if the loan is for expansion purposes.

Appendix A: Funding Resources

Contact Georgia Desjarlais, Investment Officer
Agency NM State Investment Council
Address 2055 South Pacheco Street, Suite 100
Santa Fe, NM 87505
Phone 505-424-2500
Fax 505-424-2510

Severance Tax Permanent Fund/Purchases of SBA/FmHA Obligations

Description

The Severance Tax Permanent Fund may be invested in notes or obligations securing loans to New Mexico businesses made by banks and savings and loan associations and mortgages approved by the Department of Housing and Urban Development to the extent that both principal and interest are guaranteed by the U.S. government.

Eligible Uses

Any small NM business whose net worth is not more than \$6 million is eligible.

Rates, Terms

The net interest rate to the state is determined by using a formula that determines the market rate of comparable securities of the same maturity. The loan amortization/maturity periods shall be limited to 5, 7, 10, 20 and 25 years. A 1% commitment fee to be paid by the bank or savings and loan association to the State Investment Council shall be charges on all SBA and FmHA loans. A .875% maximum servicing fee shall be charged by the bank or savings and loan association on the unpaid balance of the loan as compensation for servicing by the financial institution. On approval of a loan by the SBA/FmHA, the originating financial institution desiring to sell the loan to the State Investment Council: contact SBA/FmHA portfolio manager to request a commitment.

Contact Georgia Desjarlais, Investment Officer
Agency NM State Investment Council
Address 2055 South Pacheco Street, Suite 100
Santa Fe, NM 87505
Phone 505-424-2500
Fax 505-424-2510

Statewide Economic Development Finance Act

Description

The Economic Development Department and the New Mexico Finance Authority (NMFA) will soon be able to offer a variety of taxable and tax-

exempt economic development financing alternatives to encourage and achieve job growth, economic expansion and diversification across the state. Three financing tools will be put to work for companies identified by the Economic Development Department:

1. NMFA participation in New Mexico banks' loans for small business start-up or expansion:
The NMFA will partner with private lenders to purchase a portion (up to 50%) of a loan originated and serviced by the New Mexico bank and would share in all collateral pro-rata on a first mortgage position. The NMFA portion of the loan would be at below-market rates that would get passed along to the borrower.
2. NMFA issuance of tax-exempt Industrial Development Bonds for manufacturing facilities:
The NMFA will issue tax-exempt economic development bonds (a.k.a. industrial revenue bonds) for new facilities on behalf of small manufacturing firms identified by the Economic Development Department as providing new jobs and economic expansion. This low cost, fixed rate, tax-exempt financing – typically 70-80% of Prime – will encourage manufacturing projects that create and retain jobs for New Mexicans. No NMFA or other public revenues will be pledged to repayment of the bonds.
3. NMFA issuance of Industrial Revenue Bonds that grant tax incentives to expanding businesses:
The NMFA will provide issuance of taxable industrial revenue bonds on behalf of projects recommended by the Economic Development Department. These taxable economic development bonds could carry State and/or local incentives such as property tax abatements and GRT relief and could be used for a wide variety of businesses including distribution facilities and corporate headquarters as well as tourism attractions and facilities.

Other Conditions

This act becomes effective July 1, 2003; specific processes are still being formulated.

Venture Capital Investment Program

Description

The New Mexico Venture Capital Investment Program makes investments in qualified NM-based venture capital funds. Up to three percent of the Severance Tax Permanent Fund in NM-based venture capital funds can be invested by the State Investment Council through limited partnerships with resident venture capital firms. In 2002, there were 9 venture capital firms managing 13 funds participating in the program.

Eligible Uses

Each New Mexico venture capital fund must be a limited partnership or corporation organized and operating in the U.S. and maintaining its principal active office in New Mexico.

Rates, Terms

Not more than \$15 million may be invested in any one New Mexico venture capital fund, and such investments cannot exceed 50 percent of the committed capital of that fund. The funds may be invested in entrepreneurial businesses with the following conditions: the company must have an experienced management team; a rapidly growing and potentially large market; and a convincing proprietary or competitive advantage where there are barriers to entry for other businesses and opportunity for significant capital appreciation for investors over a 5-7 year period.

Other Conditions

Funds must meet certain criteria to promote investments in New Mexico companies. Funds must maintain an office in New Mexico with at least one full-time professional.

Contact NM State Investment Council
Name Loan Officer
Address 2055 S. Pacheco Street, Suite 100
 Santa Fe, NM 87504
Phone 505-424-2500
Fax 505-424-2510

**Call Center Capital Equipment Tax Credit
(Capital Equipment Tax Credit Act)**

Description

Tax credit for the purchase of capital equipment provided to induce in-bound call centers to expand or relocate in rural New Mexico.

Eligible Use

The credit equals the state gross receipts rate times the value of eligible capital equipment. The equipment must be:

- Used in the call center directly in or as an integral part of taking in-bound calls or recording or processing messages
- Depreciable for federal income tax purposes by the claimant
- Purchased after July 1, 1999 and not previously used in NM

Rates, Terms

The call center itself must first locate in NM after 6/30/99 and not be related to any business performing the same functions at the same or an adjacent site. An existing call center may qualify if it expands after 6/30/99 and certifies to the Taxation and Revenue Department that its value for property tax purposes will increase by 20% over three years. The value of the eligible capital equipment purchases must equal at least \$250,000 over three years. The call center must be located in a “rural area.” The Capital Equipment Tax Credit Act sunsets 7/1/04.

Location Target

Rural NM. “Rural” is defined as anywhere outside

- a Class A county (Bernalillo, Dona Ana, San Juan, Santa Fe)
- Class B county with valuations over \$3,000,000,000 (none)
- the Municipality of Rio Rancho and an area extending 5 miles from Rio Rancho’s boundaries

Other Conditions

The business first applies for approval from the Tax and Revenue Dept. Once approved, the credit is taken against the state taxes on the CRS-1 form (state gross receipts tax, compensating tax and withholding tax) until exhausted. If, within two years of the granting of a credit, the call center closes or equipment for which a credit is granted is moved from the site, the business is liable for repaying the entire amount of the credit. If the event happens after 2 years but within 4 years of the granting of the credit, 50% of the credit must be repaid.

Contact	Gale Kessler
Agency	NM Taxation and Revenue Department
Address	Box 630, Santa Fe 87504-0630
Location	1200 St. Francis Drive, Santa Fe, NM 87505
Phone	505-827-1746
Fax	505-827-2526
Website	www.state.nm.us/tax/trd_pubs.htm
Citation	§§7-9D-1 thru 7-9D-9 NMSA 1978

Telemarketing Gross Receipts Tax Exemption

Description

Exempts WATS and private communication service from both the gross receipts tax and provides a deduction from the interstate telecommunications gross receipts tax on telemarketing operations that process phone orders and inquiries.

Eligible Uses

Exemptions for WATS and private communications services; deductions for certain specific services; and also to prevent double taxation, a credit is allowed against Interstate Telecommunications Gross Receipts Tax for taxes paid other states or their political subdivisions on the same services.

Rates, Terms

Receipts from WATS (wide area telephone service) and private communications services are exempted from gross receipts tax and interstate telecommunications gross receipts tax act.

Other Conditions

Wide-area telephone service means a telephone service that entitles a subscriber to either make or receive large volumes of communications to or from persons in specified geographical areas. Subscribers pay a flat rate charge, which depends on the total duration of all such calls and the subscriber’s selected geographic area. Interstate telecommunications gross receipts tax rate is 4.25%.

Contact	Tax Information and Policy Office
Agency	NM Taxation and Revenue Department

Address Box 630
 Santa Fe New Mexico 87504-0630
 Location 1200 St. Francis Drive
 Phone 505-827-0980; 827-0928; 827-2523; 827-2588
 Fax 505-827-0331
 Website www.state.nm.us/tax/trd_pubs.htm
 Citation §7-9-38. INMSA 1978; §7-9C-6 NMSA 197

Community Development Incentive Act

Description

Municipalities and counties may exempt commercial personal property of a *new business facility* (see definitions under *Conditions*) from property tax for up to 20 years. This incentive is designed to give communities a less expensive alternative to IDBs (Industrial Development Bonds), particularly when the project is too small to warrant the expense associated with IDBs.

Conditions

A “*facility*” means any factory, mill, plant, refinery, warehouse, dairy, feedlot, building or complex or buildings located within the state, including land on which the facility is located and all machinery, equipment and other real and tangible personal property located at or within the facility and used in connection with the operation of the facility. A “*new business facility*” means a facility that is employed by the taxpayer in the operation of a revenue-producing enterprise. The facility may not be a replacement business facility (by the taxpayer or a relative). The facility must be acquired by or leased to the taxpayer on or after July 1, 2003.

Rural Job Tax Credit

Description

Eligible employers may earn the rural job tax credit for each qualifying job created after July 1, 2000, applying it to taxes due on the CRS return or to corporate or personal income tax. An “eligible employer” is one whom the Economic Development Department (505-827-0300) has approved for *Job Training Incentive Program* assistance. A qualifying job is a job filled by an eligible employee for 48 weeks in a 12-month qualifying period.

Employers receive a credit of 6.25% of the first \$16,000 in wages paid for a qualifying job. If the job is located in Tier One, the employer receives credit for four consecutive years. A Tier Two employer may take it for two consecutive years. (Tiers are defined in *Eligible Uses*.) The application deadline is June 30, 2006. If the amount of credit for a qualifying period exceeds the owner’s tax liability for the period, the excess may be carried forward for up to three years.

Eligible Uses

Rural New Mexico is defined as any part of the state other than Los Alamos County, certain municipalities (Albuquerque, Rio Rancho, Las Cruces, Santa Fe) and a ten-mile zone around those select municipalities. The rural area is divided into two tiers: Tier 2—all the rural area municipalities that exceed 15,000 in population (Alamogordo, Carlsbad, Clovis, Farmington, Gallup, Hobbs, Roswell); Tier 1—everywhere else in the rural area.

Rates, Terms

For each new qualifying job created, the amount of credit that may be earned is:

- Tier 1: 25% of the first \$16,000 in wages paid—to be claimed in installments of 6.25% per year (a maximum annual credit of \$1,000 per job) for 4 years
- Tier 2 – 12.5% of the first \$16,000 in wages paid—to be claimed in installments of 6.25% per year (a maximum annual credit of up to \$1,000 per job) for 2 years

Criteria for the employer, job and employee to qualify:

- Employer must qualify for in-plant training assistance, a program administered by the Economic Development Department. Such companies are manufacturers or companies exporting goods or services from NM. The EDD will inform the Tax and Revenue Dept. which employers are eligible.
- The job has to be occupied by an eligible employee for at least 48 weeks per year
- Employee may not be an owner or close relative or dependent of an owner or the grantor or beneficiary of an estate or trust that owns the business.

Location Targets

Rural areas of the state (defined above).

Other Conditions

An eligible employer may apply to the Taxation and Revenue Department for the credit. As part of the application, the business must certify its eligibility for the credit, the amount of wages eligible for credit and whether the jobs are in Tier 1 or Tier 2. If approved, a document will be issued in the amount of the credit. The document is numbered, carries its date of issuance, and is transferable. If transferred, the parties notify the Taxation Department of the transfer within ten days of transfer. The document remains valid for three years after its date of issuance. The owner of the tax credit document may offset the approved credit against state taxes owed on the CRSf-1 form (state gross receipts tax, compensating tax and withholding tax) or against income tax (personal or corporate, depending on how the owner is organized). Not all of the credit earned, however, may be taken at once. If the job is in Tier 2, 50% of the credit

may be taken within each qualifying period (the 12 months beginning on the anniversary date of the day an eligible employee filled a qualifying job). For Tier 1 jobs, only 25% of the credit may be taken within any qualifying period. Only jobs created within the period July 1, 2000 through June 30, 2005 are eligible. Employers have until June 30, 2006 to apply to the Tax Department for this credit.

Contact (1) Gale Kessler

Appendix A: Funding Resources

Agency	NM Taxation and Revenue Department,
Office	Revenue Processing Division
Address	P. O. Box 630, Santa Fe, NM 87504-0630 1200 St. Francis Drive, Santa Fe, NM 87505
Phone	505-827-1746
Fax	505-827-2526
Website	www.state.nm.us/tax/trd_pubs.htm
Contact (2)	Economic Development Department
Office	Job Training Incentive Program
Address	1100 South St. Francis Drive Santa Fe, NM 87503
Phone	1-800-374-3061 or 505-827-0300
Fax	505-827-0407
Website	www.newmexicodevelopment.com
Citation	§§7-2E-1 & 7-2E-2 NMSA 1978, in-plant §21-19-7

Appendix B: Grants and Programs

This appendix provides a compendium of Federal and State economic development and infrastructure development resources available to both local governments and people interested in starting businesses. The County can also request capital outlay funding through the State Legislature. This list is accurate as of Summer 2004.

Catalogue of Federal Domestic Assistance: Resource that includes extensive listings of federal assistance programs for municipalities, contacts, and grant application procedures. The approximate price of the catalogue is \$63 for a hard copy and \$54 for a CD. The catalog is also available on-line. The catalog can be obtained by contacting:

For Hard Copy or CD
US Government Printing Office
1-888-293-6498
or
On-line
www.cfda.gov

Community Development Revolving Loan Fund: The purpose of this loan program is to assist local governments in attracting industry and economic development through construction and improvement of necessary infrastructure and services needed by industry. The funds are intended to create jobs, stimulate private investment, promote community revitalization, and expand the local tax base. All incorporated municipalities and counties are eligible and loans are limited to \$250,000 per applicant. There is a continuous funding cycle for this award. Local governments can obtain a request forms and technical assistance from the State Economic Development Department.

Contact: Kathy McCormick
Economic Development Department
PO Box 20003
Santa Fe, NM 87504
Phone: (505) 827-0382
kathy@edd.state.nm.us

Cooperative Advertising Program: This program promotes economic development activities throughout New Mexico by assisting local organizations with the cost of promotional activities in their regions. Regional activity is encouraged. Municipalities, local committees, tribal governments and regional/non-profit organizations are eligible. Combined efforts are encouraged. Funds can be used to attract businesses from out of state to the area, production of marketing materials, and registration fees for conference advertising. The program reimburses 50% of eligible costs up the maximum grant amount. The maximum amount that can be requested is \$30,000 per applicant or \$40,000 for tourism marketing partnerships.

Workshops are held throughout April and applications are due in May. Applicants must provide a response to a Request for Proposal and must include a marketing plan, project description, and advertising budget.

Contact: Mona Medina
New Mexico Department of Tourism
Lamy Building
491 Old Santa Fe Trail
Santa Fe, NM 87501
Phone: (505) 827-7605

Community Services Block Grant Program (CSBG): This program is designated for non-profit organizations that provide assistnact the low-income populations in their community. The program intends to impact the causes of poverty in the community or areas of the community where poverty is an acute problem. Grants are \$25,000 and is a formula grant with no competitive process

Contact: Linda A. Myers, Bureau Chief
Community Development & Commodities Bureau
Income Support Division, NM Human Services Department
P.O. Box 26507
Albuquerque, NM 87125-6507
(505) 841-2696 Fax (505) 841-2691
E-Mail: linda.myers@state.nm.us
or
Dora M. Fresquez
Community Development & Commodities Bureau
Income Support Division, NM Human Services Department
P.O. Box 26507
Albuquerque, New Mexico 87125-6507
(505)841-2693 Fax (505)841-2691
E-Mail: dora.fresquez@state.nm.us

Cooperative Agreements Program (COOP) Local Government Road Fund: The program assists local governments and other public entities to improve, construct, maintain, repair, and pave highways and streets and public parking lots. Funds must be used for the construction, maintenance, repair, and the improvements of public highways, streets, and parking lots. The local match is 40% and awards range from \$9,000 to \$192,000. Funds are made available at the beginning of the fiscal year and must be encumbered and spent no later than the end of the fiscal year.

Contact: Dennis Ortiz
Engineer Maintenance Section
NM Highway and Transportation Section
PO Box 1149
Santa Fe, NM 87504-1149
(505) 827-5498

County Arterial (ROAD) Program Local Government Road Fund: This program assists counties with construction, reconstruction, improvement, and maintenance of county roads. The county must provide a 25% match to the entitlement amount provided by the State. The deadline to apply is April 1 of each year.

Contact: Dennis Ortiz
Engineer Maintenance Section
NM Highway and Transportation Section
PO Box 1149
Santa Fe, NM 87504-1149
(505) 827-5498

Empowerment Zone/Enterprise Zone Community Program: The purpose of this program is to create jobs and business opportunities in the most economically distressed areas on inner cities and rural areas. A community designated as an empowerment or enterprise community gets tax incentives, grants, and loans to create jobs and expand business opportunities. The President and Congress designated 72 urban and 33 rural areas as EZs or ECs and in 1997, HUD designated 15 urban and 5 rural communities as EZs and ECs. Deming, NM is classified as an Enterprise Community.

Contact: Bill Culbertson
Rural Development
6200 Jefferson NE
Albuquerque, NM 87109
(505) 761-4973

Historic Preservation Certified Local Governments Program: The purpose of this program is to establish functional preservation programs at the local level in order to better protect historic resources within the State. The State carries out national historic preservation goals and this program extends this partnership to the local level. The program is available to municipalities and counties. They must adopt a historic preservation ordinance and enforce it in historic districts. Funds may be used to identify and document historic and archaeological sites, to preserve sites, to design preservation ordinances, to pay for the training of local boards and commissions, and provide material for public information.

Contact: Dorothy Victor
Historic Preservation Division
NM Office of Cultural Affairs
228 East Palace Avenue
Santa Fe, NM 87501
(505) 827-6320
historicpres.state.nm.us/hpd/

Home Investment Partnership Program (HOME): The goal of this program is to increase affordable rental and home ownership opportunities for low and very low-income New Mexico citizens. The program is designed to strengthen public and private partnerships, increase the administrative and management capacity of regional and local housing authorities and of non-profit community housing development organizations. HOME funds create investment capital to meet a variety of housing needs. Local governments are eligible for funding through a competitive RFP process. Funds can be used for rehabilitation, rental assistance, new construction of affordable rental housing, and first time buyers principal residential units. The range of funding varies and the Mortgage Finance Authority sets deadlines for RFPs.

Contact: Donna Kind Anderson
Manager, Contracts Administration
NM Mortgage Finance Authority
344 4th Street SW
Albuquerque, NM 87102
(505) 843-6880
www.nmmfa.org

Industrial Development Training Program: This program is designed to provide quick-response manpower training to new or expanding businesses in New Mexico. New or expanding companies, which produce an item or product, are eligible. Awards range from \$35,000 to \$2,000,000 and the contracts with the company are written for one year. Businesses must contact the Economic Development Department for an application and proposal package.

Contact: Theresa Rivera
Economic Development Department
Joseph M. Montoya Building
1100 St. Francis Drive
Santa Fe, NM 87503
Phone: (505) 827-0323

Infrastructure/Equipment Finance Loan Program: The goal of the program is to identify and finance qualified local government infrastructure projects. Through the NMFA the program provides loans at below bond market rates to eligible jurisdictions. Funds are used to assist at any stage of an infrastructure project. Funding comes for Governmental Gross Receipts Tax revenue that is dedicated to the NMFA. There are no minimum or maximum loan awards and applications are accepted throughout the year.

Contact: David L. Madrid
Director of Outreach
New Mexico Finance Authority
409 St. Michaels Drive
Santa Fe, NM 87505
(505) 984-1454 Fax: (505) 984-0002
e-mail: fdesk@nmfinanceauthority.org
or
Keith Melton
Water Resource Specialist
Drinking Water and Community Services Bureau
New Mexico Environment Department
P.O. Box 26110
Santa Fe, New Mexico 87502
(505) 827-7536 Fax (505) 827-7545
E-mail: keithmelton@nmenv.state.nm.us

Liquid Waste Technical Assistance: This program is designed to protect ground and surface water and eliminate hazards to the public health caused by onsite sewage treatment and disposal of quantities of 2,000 gallons or less per day. The program offers technical assistance.

Contact: Liquid Waste Program Manager
Field Services Division
Drinking Water and Community Services Bureau
525 Camino de los Marques, Suite 4
PO Box 26110
Santa Fe, NM 87502
(505) 827-7541

Low Income Home Energy Assistance (LIHEAP): The purpose of this program is to provide assistance to persons and households whose income is at 130% or less of the federal poverty guidelines with heating and cooling costs and with energy-related equipment such as furnaces, stoves, coolers, and with services such as weatherization of their homes in an effort to reduce energy costs. Non-profit organizations are eligible. Funds can be used to purchase services for eligible persons and households. Funding cycles are made for the federal fiscal year and awards range from \$25,000 to \$350,000. The New Mexico Human Services Department will issue a RFP for the application procedure.

Contact: Loretta Williams
NM Human Services Department
PO Box 26507
1425 Williams SE
Albuquerque, NM 87125-6507
(505) 841-2696

Main Street Program: This program was developed in response for the decline of central business districts. The program is designed to assist communities in revitalizing their central business districts. The program provides extensive technical assistance, project management, training, resource team visits, design assistance, marketing, and community development assistance. The goal of the program is to improve the economic base of communities by strengthening existing business and encouraging new businesses to move into MainStreet districts.

Contact: Maryellen Hennessy
Economic Development Department
Joseph M. Montoya Building
1100 St. Francis Drive
Santa Fe, NM 87503
Phone: 1-800-827-0168

Municipal Arterial Program (MAP) Local Government Road Fund: This program assists municipalities construct and reconstruct streets which are principal extensions of the rural highway system and other streets which qualify under NMSHTD criteria. Municipalities are required to contribute 25% to the cost of the project. There is no set limit to the amount of awards but the State share typically ranges from \$12,000 to \$1.1 million per project. Complete applications must be received by March 1 for funding to be considered by the fiscal year beginning July 1. Municipalities must submit applications provided by the NMSHTD Transportation Planning Division.

Contact: Dennis Ortiz
Engineer Maintenance Section
NM Highway and Transportation Section
1120 Cerrillos Road

PO Box 1149
Santa Fe, NM 87504-1149
(505) 827-5498

New Mexico Clean Water State Revolving Fund (CWSRF): This program provides financial assistance for the construction of wastewater facilities, solid waste facilities which will protect groundwater, and projects which control non-point source water pollution, such as septic tanks. Funds are available for up to 100% of the eligible cost. Cities, Counties, Water and Sanitation Districts, and Indian Tribes are all eligible for financial assistance under this program. The base interest rate is 3% with a 20-year repayment schedule and low-income communities may be eligible for lower interest rates. As of July 1, 2003 \$133,000,000 was available for this program. Applications are accepted throughout the year and applicants are placed on a priority list. Application materials are available at the following website: <http://www.nmenv.state.nm.us/cpb/cwsrf.html>

Contact: Ramona Rael
Program Administrator for the Construction Programs Bureau
New Mexico Environment Department
Harold Runnels Building
1190 St. Francis Drive
PO Box 26110
Santa Fe, NM 87502
(505) 827-2808
ramona_rael@nmenv.state.nm.us

Rural Infrastructure Program: The purpose of this program is to provide financial assistance for construction or modification of water supply facilities, including wastewater facilities. Any incorporated municipality, county, mutual domestic association, or sanitation district are eligible. The maximum loan amount can reach \$500,000 with a base interest rate of 3% and repayment period of 20 years. Grants are not currently available but may be in the future. As of June 30, 2003 over \$13,000,000 were available. Applications may be submitted throughout the year to be put on a priority list and funds can be available in 4-6 weeks after application. Applications are available on the following website: <http://www.nmenv.state.nm.us/cpb/rip.html>

Contact: Jennifer Prada
Program Administrator for the Construction Programs Bureau
New Mexico Environment Department
Harold Runnels Building
1190 St. Francis Drive
PO Box 26110
Santa Fe, NM 87502
(505) 827-2807.
jennifer_prada@nmenv.state.nm.us

Rural Transit Assistance Program: This program is specifically for operation of rural and non-urban public transit systems. The goal is to assist in providing needed transit services for the general public in rural areas and small communities within New Mexico. The services regarded as public transportation are mass transportation by bus, rail, or any other mode of transportation publicly or privately owned and provides services on a regularly scheduled basis. Local government, counties, tribal government, public transportation authorities and other private or public operators of transit services are eligible to apply. Private for-profit operators may participate through agreements with eligible governments and organizations. Awards have ranged from \$8,000 to \$300,000. The funding cycle is the federal fiscal year and programs must be completed by September 30 of the grant year. Application deadline is June 1 of each year.

Contact: Kevin Olinger, Program Manager
Transportation Programs Division
NM Highway & Transportation Department
P.O. Box 1149
Santa Fe, NM 87504-1149
(505) 827-0410

Small Cities Assistance Fund: This program assists communities with a smaller share of the gross receipts tax to pay for the basic operating costs of government. Eligible municipalities must meet the following criteria: have population of less than 10,000, have a smaller than average (on a per capita basis) share of the gross receipts tax, and have imposed a municipal local option gross receipts tax. Funds may be used for general governmental operations. There is no formal application process. Distributions are based on a population and gross receipts tax formula. The average amount a municipality can receive is \$15,000.

Contact: Laird Graeser
Tax Research Office
NM Taxation and Revenue Department
PO Box 630
Santa Fe NM 87504-0630
(505) 827-0690

Small Cities Community Development Block Grant Program (CDBG): This program provides assistance to counties and communities with populations less than 50,000 in their development efforts to provide a suitable living environment, decent housing, essential community facilities, and expanded economic opportunities. Funds can be applied towards planning projects, economic development activities, emergency activities, construction or improvement of public buildings, rehabilitation or repair of housing units. There is a \$400,000 grant limit per applicant (\$25,000 for planning efforts). Applications must be received by November after application workshops are conducted.

Contact:: Donald Jordan, Deputy Director
LGD-Community Development Bureau
NM Department of Finance and Administration
Bataan Memorial Building, Suite 201
Santa Fe, NM 87503
(505) 827-4447, Fax (505) 827-4948

Small Cities Community Development Block Grant (CDBG) Colonias Set-Aside: The purpose of this program is to provide assistance to rural communities within 150 miles of the US-Mexico border that have inadequate water and sewer facilities and inadequate and unsafe housing conditions. Communities that are designated as “colonias” by the county in which they are located are eligible to receive funds through counties and municipalities that apply on their behalf. Communities within 150 miles of the border must show that there is a lack of potable water, lack of an adequate sewer system, and lack of decent, safe, or sanitary housing within colonias areas. The grant limit is \$400,000 and the application deadline is November after application workshops are conducted.

Contact:: Donald Jordan, Deputy Director
LGD-Community Development Bureau
NM Department of Finance and Administration
Bataan Memorial Building, Suite 201
Santa Fe, NM 87503
(505) 827-4447, Fax (505) 827-4948

Small County Assistance Fund: This program provides funds for general county operations to small counties with limited sources of revenue. To be eligible the county must have a population of less than 45,500 where the county assessor has implemented an acceptable property valuation program and the county has been certified by the NM Taxation and Revenue Department. The grant amounts range between \$100,000 and \$200,000. Eligibility conditions must be certified by September 1, and applications are due by July 1 each year.

Contact: Kim Abeyta-Martinez, Executive Budget Analyst Principal
Financial Management Bureau
Local Government Division
NM Department of Finance and Administration
Bataan Memorial Building, Suite 201
Santa Fe, NM 87503
(505) 827-8059, Fax (505) 827-4948