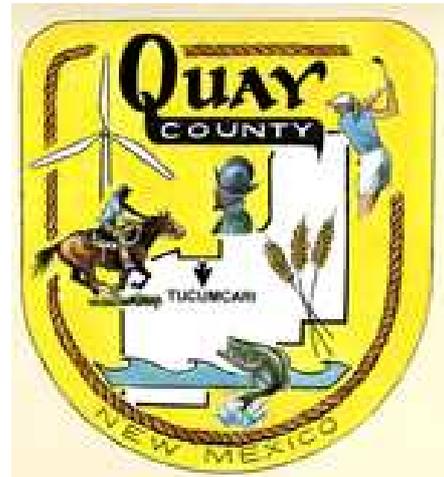


Quay County Regional Comprehensive Plan Update 2010 Addenda



Prepared by:

Phelps Engineering &
Development Services
7200 E. Hampden Ave. Ste 300
Denver, CO 80224
303 298-1644 &
120 Commercial Street
Portales, NM 88130
575 266-3303

On Behalf of Quay County:

Richard Primrose, County Manager
Quay County Commissioners
Bill Curry, Chairman, District II
Robert Lopez, District I
Brad Bryant, District III
PO Box 1246
Tucumcari, New Mexico, 88401
Phone: (575) 461-2112

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2. Community Profile

A. INTRODUCTION

This document serves to update the 2005 Quay County Regional Comprehensive Plan. It has been noted where sections of the 2005 Plan have been changed or updated, either with a note regarding the whole section or by italicized lettering.

The Community Profile, Section 2, has been revised in its entirety.

The Community Profile information is based upon the 2010 Census data, along with the University of New Mexico, Bureau of Business and Economic Research Population Projections, released in Aug. of 2008. Educational attainment, income, and poverty variables were not surveyed in the 2010 Census because it was a short form, with only 10 basic questions (versus the long-form sent to some households and compiled on a sample basis in the 2000 census). As a result, this information was taken from the new survey of sample data for those variables, the American Community Survey (ACS), 2005-2009 ACS 5-year Estimates compiled by the U.S. Census Bureau. Median age information was also taken from this source as the 2010 US Census information on age was not available as of the date of publication of this document. Information of agriculture is taken from the US Agricultural Census conducted every five years, with the most recent one completed in the year 2007.

B. BACKGROUND

- 1. Village of House** - 2010 US Census shows a count of 68 people, a decrease of 4 people from year 2000.¹
- 2. Village of Logan** – Logan was Quay County’s fastest growing community during the decade of 1990 to 2000, going from 804 to 1,094. Growth has moderated, declining by 52 people to 1,042 in the year 2010.¹
- 3. Village of San Jon** – The population count has gone from 306 in the year 2000 to 216 in the year 2010.¹
- 4. City of Tucumcari** – Quay County’s largest community went from a population count of 5,989 in the year 2000 to 5,363 in the year 2010.¹

1. 2010 Census Redistricting Data (Public Law 94-171) Summary File, Tables P1 and H1

C. DEMOGRAPHIC ANALYSIS

1. Population Trends and Projections

Table 2a compares year 2000 and 2010 population data for the County and communities in the County. Over the last 10 years, population declined by -11% in the County. Population losses are estimated from -2.9% in San Jon up to -10.5% in Tucumcari, with an overall rate of decline of -11% for the County as a whole.

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Updated Table 2a: Estimated Population Change, 2000 to 2010

	2000 US Census Population Count¹	2010 US Census Population Count²	Rate of Change (%)³
Quay County	10,155	9,041	-11%
House	72	68	-5.6%
Logan	1,094	1,042	-4.8%
San Jon	306	216	-2.9%
Tucumcari	5,989	5,363	-10.5%
Unincorporated	2,694	2,357	-12.5%

1. 2000 U.S. Census. Sources: U.S. Census Bureau & March, 2005 Quay County Regional Comprehensive Plan

2. 2010 Census Redistricting Data (Public Law 94-171) Summary File, Tables P1 and H1, Source: U.S. Census Bureau, Release Date: March 2011

3. Estimated rate of change. Source: Phelps Engineering and Development Services. March 2011.

Population in the County is projected to experience a slight decline, according to population projections from the University of New Mexico, changing from 10,232 in 2010 to 10,145 in 2035, a decline of .85%. These figures show Quay County population staying close to steady because of the different methodology used by the University as well as the fact that the projections were made in 2007 (released in August of 2008) prior to the onset of the recession in New Mexico. A new set of projections will be performed by the University in 2011. Table 2b shows the 2008 projections.

Table 2b: Population Projections⁴

	2005	2010	2015	2020	2025	2030	2035
Quay County	10,106	10,232	10,311	10,344	10,284	10,199	10,145
New Mexico	1,969,292	2,162,331	2,356,236	2,540,145	2,707,757	2,864,796	3,018,289

4. New Mexico County Population Projections July 1, 2005 to July 1, 2035 Bureau of Business and Economic Research (BBER) University of New Mexico, Released August 2008.

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2. Age Structure

As shown in Table 2C, the median age in the County in the year 2000 was 41.5 years; the median age increased to 45.1 in the year 2009, with San Jon having a median age of 41.6 and House, a median age of 53.2. This shows the County is considerable older than the average age of 35.5 years within the state of New Mexico. The trend of an increasingly aged population foreseen in the 2005 Quay County Comprehensive Regional Plan has continued in all Quay County communities over the most recent five year period, except in Logan, where the median age went down from 48 to 44 years.

Table 2c: Median Age, 2000-2009

	Age – 2000¹	Age – 2009⁵
New Mexico	34.6 years	35.5
Quay County	41.5 years	45.1
House	34.6 years	53.2
Logan	48.0	44.0
San Jon	36.3	41.6
Tucumcari	39.6	43.4

(Note: Age by 5-year Cohorts will not be available until the 2010 census results are released in May of 2011.)

1. 2000 Census. Source: U.S. Census Bureau & March, 2005 Quay County Regional Comprehensive Plan

5. 2005-2009 American Community Survey 5-year Estimates. Source: U.S. Census Bureau 2005-2009 American Community Survey. 2010 US Census data for age was not available at time of document publication.

3. Educational Attainment

Trends in educational levels that were documented in the 2005 Comprehensive Regional Plan have continued during the period between the years of 2000 and 2009. For Quay County as a whole, the percentage that were high school graduates increased from 73.8% in 2000 to 78.5% in 2009, while the percentage of residents that had bachelor's degrees or higher went from 13.7% in 2000 to 14.9% in 2009. Logan followed this upward trend in educational attainment, whereas in House, the percentage with bachelor's degrees increased while the percentage of high school graduates decreased significantly going from 82.7% to 64.4%. Both San Jon and Tucumcari showed increases in high school graduates, while the percentage of those with bachelor degrees or higher decreased by several percentage points. These types of educational attainment fluctuations may be due to the increasing age of the population in these communities, combined with an increased number of young people that move away from the area after growing up. This trend indicates the need to explore ways to increase opportunities for education and training of the existing population, which will in turn help to attract business and industry to these communities and offer new opportunities to keep the youth from leaving as well as attract new residents.

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Table 2d: Educational Attainment for Quay County, 2000 and 2009

	2000 ¹		2009 ⁵	
	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	78.9%	23.5%	82.1%	25.1%
Quay County	73.8%	13.7%	78.5%	14.9%
House	82.7%	9.6%	64.4%	14.9%
Logan	76.0%	11.0%	82.5%	15.2%
San Jon	72.1%	13.4%	76.7%	11.4%
Tucumcari	69.4%	13.0%	73.5%	11.4%

1. 2000 Census. Source: U.S. Census Bureau & March, 2005 Quay County Regional Comprehensive Plan

5. 2005-2009 American Community Survey 5-year Estimates. Source: U.S. Census Bureau 2005-2009 American Community Survey.

New opportunities for higher education are now available at Mesalands Community College for local students to obtain A.A. degrees in wind energy. In addition, Bachelor's Degrees in Business Administration and Early Childhood Education are now being offered in conjunction with the University of New Mexico, through online and interactive television.

4. Income

The 2009 income and poverty figures show that median income experienced a sizable increase during the time period from year 2000 to 2009, going up 41.56%; per capita income also went up by 18.86% during the same time period. At the same time, the labor force decreased by 7.6%, and the poverty level had a slight increase, going up .58%.

Table 2e: Income and Poverty Statistics for Quay County, 2000-2009

	2000	2009	Rate of Change
Labor Force	4,278 ¹	3,953 ⁷	+7.6%
Median Household Income	\$24,894 ⁶	\$29,797 ^{7*}	+ 19.69%
Per Capita Income	\$14,938 ¹	\$17,756 ^{7*}	+18.86%
Individuals Below Poverty Level	2,073 ¹ (20.9% of County population)	2,085 ⁸ (23.9% of County population)	+.58%

1. 2000 Census. Source: U.S. Census Bureau & March, 2005 Quay County Regional Comprehensive Plan

6. 2000 Census. Source: U.S. Census Bureau

7. Quay County, New Mexico, 2005-2009 American Community Survey 5-Year Estimates. Source: U.S. Census Bureau, 2005-2009 American Community Survey

8. Table 1: 2009 Poverty and Median Income Estimates – Counties. Source: U.S. Census Bureau, Small Area Estimates Branch. Release Date: 12/2010

*2009 Inflation Adjusted Income

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5. Agriculture

Table 2F compares agricultural statistics for Quay County from the 2002 Agricultural Census to the 2007 Agricultural Census. This data shows that land acreage devoted to agriculture continued to decline as it did previously (1997 versus 2002), when it declined by 11.1%; though the rate of decline slowed slightly, decreasing only by 10%. The number of farms actually increased by +7% versus the decline of -12.1 % that occurred previously (1997 versus 2002); this change occurred because the average size of farms declined by -16% from 2002 to 2007.

Table 2f: Farm Statistics for Quay County, CO

	2002 ⁹	2007 ⁹	Rate of Change (%)
Number of Farms	594	636	+7
Land in Farms (acres)	1,651,616	1,489,686	-10
Average Size of Farm	2,780	2,342	-16
Market Value of Products Sold (Sales -Crops-25%, Livestock-74%)	\$23,137,000	\$35,903,000	+55*
Average Per Farm	\$38,951	\$56,451	+45*
Government Payments –	\$4,972,000	\$5,168,000	+4
Average Per Farm Receiving Payments	\$13,773	\$13,287	-4

9. 2007 Census of Agriculture, County Profile, Quay County New Mexico. Source: U.S. Department of Agriculture, National Agricultural Statistical Service.

*Market value of products sold & average per farm can vary greatly on a year-to-year basis due to extent of rainfall or lack thereof, as well as swings in market price of crops and livestock. Wheat and cattle are the primary crops in Quay County. In 2007, the value of wheat and cattle increased significantly; 2002 was a poor yield year for wheat in Quay County, which would account for the large increase.

Agriculture in other areas of Eastern New Mexico continues to hold steady which could improve the chances for agriculture in Quay County. Although the percent of land in agricultural use has declined from 90% in 2002 to 81.6% in 2007, agricultural land continues to make up a significant portion of all land in the County, and therefore continued emphasis should be placed on adapting to changes taking place in the industry, while continuing to capitalize on the County's rich agricultural heritage.

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3. Land Use

A. INTRODUCTION (No change)

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 (No change=NC)

- **Objective 1.a:** *Complete the revision of the County subdivision regulations in 2011, as needed to deal with Quay County's unique development pattern (Italics denotes revised section)*
- **Objective 1.b:** Work with municipalities within the County to ensure that land use regulations at municipal/County interfaces are compatible and mutually beneficial. (NC)
- **Objective 1.c:** Work with municipalities to encourage adequate areas of zoned land for new economic development opportunities (NC)

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 (NC)

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 (NC)

Goal 2: To maintain and enhance the County's rural character and culture through preservation of scenic, historical, recreational, and agricultural lands (NC)

- **Objective 2.a:** Identify agricultural areas critical for preservation (NC)
- **Objective 2.b:** Explore and support agricultural economic development opportunities (NC)

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 (NC)

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 (NC)

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

- **Objective 3.a:** Assist communities in the County in efforts at redevelopment and reuse of abandoned buildings in good condition (NC)
- **Objective 3.b:** *Encourage the demolition and/or removal dilapidated buildings that are not historically significant or structurally viable (Italics denotes changed section)*

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- Objective 3c: Work with the City of Tucumcari and the Greater Tucumcari Economic Development Corp. to implement strategies and projects of Main Street Master Plan (NC)

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

Renewable Energy

Goal 4: To encourage and support the development of renewable energy development in Quay County however possible. (Italics denotes new goal)

- **Objective 4.a:** *In 2011, adopt appropriate Wind Energy (wind farm & transmission line) ordinances to facilitate renewable energy development. (Italics denotes new objective)*
- **Objective 4.b:** *In 2011, adopt a streamlining permit process to facilitate the Green Collar industry. (Italics denotes new objective)*

Policy 3.6: *It is the policy of Quay County to work with local landowners, the North American Wind Research and Training Center, wind farm developers and utilities to bring additional wind farms and wind related industry to Quay County (Italics denotes new policy)*

Policy 3.7: *It is the policy of Quay County to support the development of solar energy facilities and the production of biodiesel and ethanol facilities (Italics denotes new policy)*

Greenhouse Gases

Goal 5: To reduce the output of Greenhouse Gases in Quay County through strategic smart growth oriented land use planning (Italics denotes new goal)

- **Objective 5a:** *Encourage land use development patterns that reduce the need to travel to obtain goods and services and from home to work (Italics denotes new objective)*
- **Objective 5b:** *Encourage infill development and contain urban development in planned urban areas where basic services such as water, sewer, emergency services, police and fire protection and schools can be efficiently and economically provided (Italics denotes new objective)*
- **Objective 5c:** *Encourage mixed use development patterns which provide a broad range of uses, including residential, commercial, office, schools, parks, recreation, and open space uses (Italics denotes new objective)*
- **Objective 5d:** *Create clustered development areas to minimize development footprint, optimize open space, avoid site constraints (such as unstable slopes, rock outcroppings, mesas, wetlands or floodplains) and to preserve site amenities (such as stands of trees or scenic views) (Italics denotes new objective)*
- **Objective 5e:** *Seek a balanced mix of commercial and residential growth (Italics denotes new objective)*

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- **Objective 5f:** *Establish an interconnected and diverse multi-modal transportation system including local and regional trail, roadway, and transit linkages (Italics denotes new objective)*
- **Objective 5g:** *Consider solar access in site planning (Italics denotes new objective)*
- **Objective 5h:** *Promote jobs to housing balance through the location of retail, service, and employment uses in new developments (Italics denotes new objective)*
- **Objective 5i:** *Encourage the development of walkable streets and pedestrian friendly new developments (Italics denotes new objective)*

C. LAND USE ANALYSIS – Section C has been revised in its entirety.

1. Land Use/Land Cover Overview

As mentioned in the 2005 Comprehensive Plan, Quay County covers 2,874 square miles and approximately 1,839,360 acres. The majority of the County is still rural in character with agriculture land making up the majority of the land, though the percentage of the County in farms has decreased from 90% in 2005 to 81% in 2009. Several new developments have taken place in Quay County, which include:

- A new regional land fill is being built on Highway 54 right outside of town and is anticipated to be operational in 2011. This will be utilized by not only Quay County but Harding, Guadalupe & San Miguel Counties as well. The landfill is on 100 acres and is anticipated to last for 50 years or more. Metal and cardboard is being collected in 20 yard containers and taken to Clovis. Grant funding is being sought to accommodate additional types of recycling.
- A feedlot was established in 2008, 3 miles east of Tucumcari on Hwy 54. The Tucumcari Feed Yard sits of 185 acres and has room currently for 4,500 head of cattle. There is room to add additional head of cattle in the future, but no immediate plans for expansion.

Tucumcari continues to have the primary concentration of commercial, industrial, and housing land uses in the County, and several changes have taken place in the last 5 years that should continue this pattern.

A new industrial park is planned within the City of Tucumcari, and The Greater Tucumcari Economic Development Corporation (EDC) owns 120 acres in the County and there is an additional 25 acres within the City limits. The industrial park is adjacent to all city utilities and rail access. It is located between Maple Street on the north and the Union Pacific Right of Way to the south, east of the Tucumcari cemetery and west of 11th Street. The County portion is vacant and unplatted and the City portion is zoned Commercial and has several buildings on it, including the former Worley Mills (fertilizer) Plant; a portion of this plant site is currently leased by Versatile, a road building contractor. The other building is the Tucumcari Packing Plant which is no longer in use. The industrial park is designated as a Federal Enterprise Zone.

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The industrial park represents a great opportunity for Tucumcari and Quay County to attract new industry. There are several new developments that may be coming to the site soon. The Greater Tucumcari EDC is working with a solar cell company to bring an assembly plant to the park and eventually this facility may also add a manufacturing component. The EDC has also had discussions with a railroad car refurbishing company. Both of these opportunities would require the addition of a railroad spur off the mainline of the Union Pacific Railroad which runs between El Paso, Texas and Kansas City.

ENMR Plateau Telecommunications is currently laying fiber optic cable to “anchor” institutions (schools, the hospital, municipal & county offices and the like) within the City which will be a major upgrade to the telecommunication capacity of the area.

Tucumcari has a very active Main Street Program managed by a Main Street Director that was hired in the last several years. This project completed the following projects:

- Tucumcari obtained a grant for a Main Street Master Plan in 2008. The City was then awarded \$1.4 million from the Governor’s discretionary fund for the Depot Project after a report was done by State of New Mexico Main Street Program that identified four priority projects – Depot building, Princess Theater, Sands Dorsey & 3 blocks of Main Street for landscaping.
- The Depot project is well underway and progress to date includes
 - Full restoration of the west end of building being fully restored inside & out. This includes replacement of the doors, windows & the roof on whole building, along with upgrading of the mechanicals (heating, cooling, plumbing facilities) and the plaza area.
 - Resurfaced streets with infrastructure issues addressed.



Tucumcari Depot Renovation

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- Design work is underway for the plaza in front of depot & interior of west end of building.
- Plans for the future include restoration of the east wing of the building, restoring the previously removed breezeway and long term plans under discussion also include the addition of a rail museum
- Streetscape added to 1 block at entry to site.



2nd Street Streetscape Improvements

- A Streetscape Improvement Plan for Main Street is planned. To date one block of 2nd street has been improved as a part of the Depot project, and the plan is to extend this to three total blocks of Main Street. At this time, funding is being sought for the planning and design work.
- Sands Dorsey Renovation
- Odeon & Princess Theaters Renovation
- Crescent Ice Cream Building Redevelopment
- Blight is an on-going problem with the residences and old motels along entry corridor of Hwy 54 leading to Main Street & along adjoining streets around Main Street. In addition to the efforts of the Façade Squad (35-40 volunteers) which has undertaken painting buildings on Main Street and along Tucumcari Blvd. in conjunction with the Tucumcari Chamber, other options are currently being explored to address this issue which include establishing a redevelopment boundary and study for the area as well as the further use of volunteers.

Several needs have been identified within Tucumcari which include the improvement of existing parks along with the need for more accurate & better signs and lighting on the Interstate at the Tucumcari exits to direct tourists to parks and recreation facilities. During the summer of 2011, a cleanup and improvement project for the parks is planned, utilizing the Youth Conservation Corps.

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Logan was the fastest growing community from 1990 to year 2000, and it has continued to grow between the years of 2005 & 2009 due to development around Ute Lake. (City of Logan water meter counts indicate a 4-5% increase in residences with approximately 60% being for permanent residents.) Two new developments underway in Logan are: Dos Rios approved for a total of 92 lots on 75 acres, with 3 new homes currently under construction as of early 2011, and Golden Acres Phase III approved for 85 lots on 160 acres with 10-12 homes built to date.

Just outside of Logan in the County, the Ute Lake Ranch, a master planned community was approved by Quay County as a Planned Unit Development. It encompasses 25,000 acres along the north and south shoreline of Ute Lake. This project is planned as a community with resort style amenities, including a marina, equestrian center, restaurants, recreational facilities, paths, parks and open space along with residential uses from large lots to condominiums. A Nicklaus Design championship golf course has been started with 9 holes built to date and 9 holes planned for the future.



12 Shores Clubhouse

To date, the following have been approved:

- Ute Lake Ranch Filing 1 – 134 lots on 897 with 4 homes built by early 2011. This project includes estate lots of 2.4 to 6.5 acres.)
- Ute Lake Ranch Filing 2 – (also called Twelve Shores) – 734 lots on 850 acres, with 12 homes, 9 holes of golf, a Pro shop, cart barn, Equestrian Center, maintenance building, and sales offices built by early 2011.

Other projects in the County on the south shore of the lake, east of Ute Lake Ranch include:

- South Shore 1– Approved for 40 lots on 46 acres with 12 homes built to date
- South Shore 2 – Approved for 33 lots on 101 acres with 2 homes built to date
- Canadian River Bluffs – 41 lots on 75 acres with 3 homes built to date

A Shoreline Management Plan was adopted by the ISC Board on Sept. 29, 2010. The Plan includes the following policy objectives:

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The ISC will administer and manage Ute Reservoir to:

- Protect and sustain the Reservoir as a primary drinking water source for Eastern New Mexico communities
- Provide for the safe use of the Reservoir by the public
- Maintain the natural aesthetic qualities and environmental health of the Reservoir
- Manage the Reservoir in a manner that supports economic development in all Eastern New Mexico communities consistent with protection of water quality and public access to and use of Reservoir

The plan includes the following four use designations: Prohibited Access Areas; Protected Shoreline Areas; Limited Development Areas; and Public Recreation Areas. The plan also includes licensing and permitting requirements for boating and encroachment, and it includes requirements for shoreline protection and modification and for vegetation removal. The plan specifies access and use for marinas, boat docks, boat ramps and motorized watercraft. Consistent with the provisions of this plan, boat docks for recreational use of the lake are planned in 2011. Due to the attraction of Ute Lake, the population in and around Logan increases dramatically during the summer season and roads are nearing their capacity.

Most likely new residential and associated commercial development will take place in this area in the future due to the combined attraction of the lake and the County-owned water rights which are available to accommodate future development.

Logan has also just completed a \$16 million sewer plant project to convert septic systems around the lake to connect to the municipal system, upgrading the plant to 400,000 mgd. Needs identified in Logan include an expanded post office, which was built long ago when the population was around 300 people and has been outgrown, and improvements to the road system following completion of the sewer treatment plant upgrade and the ENMR Plateau Telecommunications project to overbuild all copper lines with fiber optic cable during the 4th quarter of 2010 and 2011.

ENMR will also extend fiber optic cable to both San Jon and House to the “anchor” institutions (schools, municipal offices and the like) during 2012-2013. In addition, the village of San Jon plans to update its 2004 Comprehensive Plan during 2011.

The County is a major transportation hub because of easy access to Interstate 40, one of the busiest highways in the west that runs through the south section of Tucumcari. The city is also a major stop along US Highway 54, where goods are shipped from the Midwest to Mexico. Thus areas along Interstate 40 have experienced some measure of growth with the addition of several new truck stops, including the Flying J Truck Stop at Interstate 40 and Mt. Road in Tucumcari and Russell’s Truck Stop and Travel Center at Endee on Interstate 40. Loves Truck Stop also had a major expansion and redevelopment to provide complementary services to the

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Flying J Truck and Russell's Truck Stops; these include a restaurant, a gift shop and convenience store along with truck services.

2. Agricultural Lands

Quay County's agriculture industry strives to be competitive within regional, statewide and national markets. The County still has over 1,489,686 acres utilized for agricultural. This requires a continuous flow of appropriate technology addressing local needs within Eastern New Mexico. Water remains to be the most important limiting resource for the county's producers. All aspects of water use affect agricultural efficiency and profitability. Water management continues to become more critical as demands for urbanization and industrialization increase. The Tucumcari Project, in east-central New Mexico surrounds the city of Tucumcari and contains about 41,000 acres of irrigable land. Project features include the Conchas Dam and Reservoir (constructed by the Corps of Engineers), the Conchas and Hudson Canals, and a distribution and drainage system. Many crops grown in the project are used to sustain the area's livestock industry. Alfalfa hay, alfalfa seed, grain sorghum, cotton, and wheat are the leading crops produced. (Source: Website for Quay County Extension Office, New Mexico State University.)

The dairy industry around Clovis and Portales in Curry and Roosevelt County continues to perform well, and Quay County grows dryland wheat which helps to sustain the dairy industry in nearby counties. As previously discussed, agriculture in other areas of Eastern New Mexico continues to hold steady which could improve the chances for agriculture in Quay County. Although the percent of land in agricultural use has declined from 90% in 2002 to 81.6% in 2007, agricultural land continues to make up a significant portion of all land in the County, and therefore continued emphasis should be placed on adapting to changes taking place in the industry, while continuing to capitalize on the County's rich agricultural heritage.

To increase the options for farming in Quay County, the University of New Mexico operates an Agricultural Experiment Station on 464 acres, 3 miles north east of Tucumcari on Highway 54. The research staff conducts research on production of pasture and forages for livestock feed. They are experimenting with new alternative crops with trials on animal performance on different types of feed. They are currently working with the City of Tucumcari to get a supply of treated wastewater to conduct research on how to address the issues and challenges of using treated wastewater for agricultural production. The reclaimed water will also serve as a supplemental source of water for the station. This project is expected to be completed during the summer of 2011.

3. Existing Land Use Regulations

The main land use regulation mechanism in the County is the Subdivision Regulations, adopted in 1998. These regulations are based on State guidelines and are currently being modified in

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conjunction with this plan update to meet 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.

Zoning has not been adopted in the County to date. The Subdivision Regulations are being reviewed as a part of the 2011 comprehensive planning process. The regulations should be evaluated to assure that they are not hampering the development of renewable energy projects throughout the County. More specifically, the County should consider the adoption of appropriate Wind Energy (wind farm & transmission line) ordinances to facilitate renewable energy development along with a streamlining permit process to facilitate the Green Collar industry.

4. Renewable Energy Resources

Following the upswing in interest in renewable energy across the nation in recent years, several wind farms came to Quay County during the period from 2005-2010. These are located in the southern part of the County, the one southwest of House is called the New Mexico Wind Energy Center and is a 204 Megawatt facility and the Caprock Wind Farm is located south of San Jon on the caprock and is an 80 Megawatt facility. In addition to these wind farms, the North American Wind Research and Training Center (NAWRTC) recently opened at Mesalands Community College which will facilitate wind energy research and provides training in wind energy for future workers in the emerging green economy. This facility is further discussed in Section 4 Economic Development. In addition to this, Phase III of the Tucumcari sewer treatment plant upgrade will be completed during 2011 to improve the quality of the discharge & expand it from 750 mgd to 1.1 mgd. As a part of this project, solar panels are being installed as a demonstration project to provide backup power for the new pump system.

The wind potential in the region combined with the newly operational NAWRTC represent an important economic develop opportunity for Quay County. The County should do everything possible to facilitate the development of new wind farms and related industries and wind farm suppliers.

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5. Greenhouse Gas Emissions

The Center for Climate Strategies prepared the New Mexico Greenhouse Gas Inventory and Reference Case Projections, 1990-2020 for the New Mexico Environmental Department in 2006. The report covered six types of Greenhouse Gases which are included in the US Greenhouse Gas Inventory: carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). Emissions of these greenhouse gases are presented using a common metric, CO₂ equivalence (CO₂e), which indicates the relative contribution of each gas to the global average radiative forcing on a Global Warming Potential (GWP) weighted basis. This report indicated that on a per capita basis, New Mexico produces near twice the GHG emissions as the national average (45 vs. 25 tons of CO₂e per person). This is mainly due to its GHG-intensive gas, oil, and electricity production industries. Production based emissions are projected to decrease to 43 by 2020. The GHG emissions are broken down as follows by sector:

- Transportation – 17%.
- Industrial Process – 2%
- Waste – 2%
- Agriculture – 7%
- Electricity – 40%
- Fossil Fuel Industry – 23%
- Non-Fossil Industrial Fuel Use – 4%
- Residential/Commercial Fuel Use – 5%

The fastest growing sector of GHG emissions is the transportation sector. Another fast growing sector generating growth in emissions is the agricultural sector due to the rapidly expanding dairy operations in the state.*

In order to reduce future GHG emissions, it is recommended that Quay County utilize Smart Growth urban planning principles to foster mixed use projects and higher densities to reduce the need to drive to jobs, services and consumer goods. The County should also encourage the development of renewable energy resources to augment the existing fossil fuel based energy sources. See Goals 4 and 5 and associated objectives on page 7 for further description of these principles.

*Appendix D – New Mexico Greenhouse Gas Inventory and Reference Case Projections, 1990-2020. Prepared by Center for Climate Strategies for the New Mexico Environmental Department. November 2006.

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D. IMPLEMENTATION STEPS

1. County Subdivision Regulations Revision

Existing Step Status: As recommended by the Quay County Comprehensive Plan of 2005, a review of the County's Subdivision Ordinance is being conducted as a part of the 2011 planning process.

Lead: Quay County

2. Land Use Strategic Plan

Existing Step: The 2005 Quay County Regional Comprehensive Plan recommended the development of a Land Use Strategic Plan to 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.

Status: This implementation strategy has not been undertaken as of the 2011 Comprehensive Plan update.

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

3. Agricultural Preservation/Promotion Committee

Existing Step: The 2005 Quay County Regional Comprehensive Plan recommended establishing of an Agricultural Preservation and Promotion Committee which was to include representatives from all municipalities in the County and include major agricultural stakeholders. The Committee was to recommend programs and policies for agricultural preservation and agricultural economic development opportunities in the County in coordination with the Greater Tucumcari Economic Development Corporation.

Status: While this committee has not been formed as of early 2011, there is an active Agriculture Advisory Council that was established through the Quay County Extension office of the NM State University. (The Extension office's mission is to keep Quay County's agriculture industry competitive within regional, statewide and national markets, which requires a continuous flow of appropriate technology addressing local needs within Eastern New Mexico. The Extension program works to maintain and strengthen programs that address these needs.) The Agriculture Advisory Council was established to promote agriculture in Quay County. The County should continue to support this effort.

Lead: Quay County in cooperation with the Quay County Extension Office

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4. Redevelopment Ordinance

Existing Step: The 2005 Quay County Regional Comprehensive Plan recommended that Quay County 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.

Status: As of early 2011, this ordinance has not been adopted by Quay County; however, the City of Tucumcari is working with Main Street staff to establish a Metropolitan Redevelopment Area Boundary based upon an area determined to be blighted and redevelopment is necessary in the interest of the public health, safety, morals, and welfare of the residents. A plan will then be prepared in accordance with the New Mexico Municipal Redevelopment Code for this area. Quay County should continue to support this effort.

Lead: Quay County in coordination from Tucumcari, Logan San Jon, and House

5. Support Implementation of the Tucumcari Main Street Master Plan

New Step: Quay County should work with the City of Tucumcari and the Greater Tucumcari Economic Development Corp. to help implement the strategies and projects of the Main Street Master Plan, in any way possible. This could include pursuing joint grant opportunities, where appropriate. Implementation of this plan will benefit the entire county as it will become a catalyst to attract new business and industry to the area.

Lead: Quay County in coordination from Tucumcari and the Greater Tucumcari Economic Development Corporation.

6. Renewable Energy Ordinances and Green Collar Industry Permitting Process

New Step: The County should adopt appropriate Wind Energy (wind farm & transmission line) ordinances to facilitate renewable energy development, along with a streamlining permit process to facilitate the Green Collar industry.

Lead: Quay County in coordination with Tucumcari, Logan, San Jon, and House

7. Utilize Smart Growth Principles to Reduce Greenhouse Gas Emissions

New Step: In order to reduce future GHG emissions, Quay County should utilize Smart Growth urban planning principles to foster mixed use projects and higher densities to reduce the need to drive to jobs, services and consumer goods. The County should also encourage the

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development of renewable energy resources to augment the existing fossil fuel based energy sources. See Goals 4 and 5 and associated objectives on page 7 for further description of these principles.

Lead: Quay County

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4. Economic Development

A. INTRODUCTION (No change)

B. GOALS, OBJECTIVES, and POLICIES

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

- **Objective 1a:** Work cooperatively with other regional communities and entities in securing sustainable water supply (NC indicates no change)
- **Objective 1b:** 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 (NC)
- **Objective 1c:** Support efforts to develop information technologies and to expand and maintain high speed internet access to all areas of the County (NC)
- **Objective 1d:** *Work with Tucumcari and Greater Tucumcari Economic Development Center (GTEDC) to develop a rail spur to the Tucumcari Industrial Park (Italics indicate new objective)*

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 (NC)

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

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 (NC)

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

- **Objective 2a:** Seek Rural Economic Development Grants and Rural Utility Grants as a means of promoting economic development (NC)

Policy 4.5: Quay County will continue to apply for economic development grants in order to improve its infrastructure (NC)

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

- **Objective 3a:** Recruit businesses and industries appropriate for Quay County and ensure that there are adequate areas to locate them (NC)
- **Objective 3b:** *Work with the Mesalands Small Business Center, GTEDC and New Mexico Economic Development Department to develop a program that provides assistance to*

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and fosters small businesses and locally owned businesses (*Italics indicate changed section*)

- **Objective 3c:** *Continue to work with the New Mexico Economic Development Department and Mesalands Community College to increase job training programs in Quay County (Italics indicate changed section)*
- **Objective 3d:** Collaborate with County municipalities, *the Tucumcari Chamber of Commerce* and economic development organizations to promote area attractions such as Ute Lake, Tucumcari Lake, the Canadian River, Route 66, the Nara Visa School House, and the Caprock Amphitheater (NC)
- **Objective 3e:** Partner with area economic development and/or industrial corporations in order to promote the economic development potential of the entire region (NC)
- **Objective 3f:** Continue to partner with Mesalands Community College on economic development and training programs and assistance (NC)
- **Objective 3g:** *Work with GTEDC and the Mesalands Small Business Center to provide employee training resources to local businesses including programs such as PHISH or PICKLE (Italics indicate new objective)*
- **Objective 3h:** *Support GTEDC and Mesalands Community College in reactivating the program to train potential employees at Ethanol Plant when the plant expansion is nearing completion. (Italics indicate new objective)*
- **Objective 3i:** *Support Los Alamos and Sandia Labs in getting the word out to landowners regarding available technical assistance for wind resource analysis (Italics indicate new objective)*

Policy 4.5: *Quay County will cooperate with the Greater Tucumcari Economic Development to implement the Five Year Plan promoting the strengths of Quay County and communities in the County (Italics indicate new objective)*

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 (NC)

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

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

Goal 4: *Expand the range of possibilities for agricultural products that can survive in Quay County (Italics indicate new goal)*

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- **Objective 4a:** *Support NM State Agricultural Experiment station in the introduction of alternative low water crops to farmers within the County (Italics indicate new objective)*
- **Objective 4b:** *Support the City of Tucumcari in expansion of the system to supply reclaimed water to potential farmers of alternative crops (Italics indicate new objective)*

Goal 5: *Improve rail service to the Tucumcari Industrial Park (Italics indicate new goal)*

- **Objective 5a:** *Work with Tucumcari and GTEDC to identify funding and develop a rail spur to Tucumcari Industrial Park (Italics indicate new objective)*
- **Objective 5b:** *In concert with GTEDC, create a process to work with County property owners to facilitate railroad spur within industrial park (Italics indicate new objective)*

Goal 6: *Create a business climate attractive to wind farms & wind manufacturing & assembly plant (Italics indicate new goal)*

- **Objective 6a:** *Work with GTEDC to establish funding sources for master planning, construction of new buildings, demolition of existing buildings & extension of utilities within industrial park and to establish workforce training programs for candidate park businesses (Italics indicate new objective)*

Goal 7: *Work with GTEDC to obtain EPA Brownsfield designation & pursue remediation options for Shell Truck Plaza and abandoned gas stations along Route 66 (Italics indicate new goal)*

- **Objective 7a:** *Continue to apply for brownsfield designations for eligible sites (Italics indicate new objective)*

Goal 8: *Support the application for the Coronado Park Race Track and Casino (Italics indicate new goal)*

- **Objective 8a:** *Provide support for race track application process (New objective)*



Tucumcari Convention Center

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C. STRENGTHS, WEAKNESSES, & OPPORTUNITIES ANALYSIS – Section C is revised in its entirety

Strengths	Weaknesses	Opportunities
Historic Route 66 & Mesalands Scenic Byways, Rt 40 & Hwy 54 traffic	Abandoned gas stations along scenic routes	Potential for expansion of US 54 to 4 lanes which will increase traffic
Available sites with access to I-40	Small & declining work force & decrease in young people	Truck stops with demand for mechanics & skills
Tucumcari State Wildlife Area & Five Mile Park; Ute Lake & Conchas Lake State Parks	Lingering drought	Continued second home development
Quay County Fairgrounds & Tucumcari Convention Center	Persistence of poverty & low median income	Continued attraction of special events
Dan C. Trigg Memorial Hospital		
Tucumcari's Main Street Program & Depot District	# of properties & buildings in need of repair or vacant	Need for retail & restaurants in Tucumcari
Ute Lake Ranch		Recent expansion of Logan & Tucumcari wastewater systems to sustain growth
Mesalands Community College with adaptability for programs		New wind technician program
North American Wind Training & Research Center & Wind Energy		Ability to attract hi profile wind research projects
Wind as a resource	Limitation of existing transmission line system	Increasing # of wind farms & associated increase in tourism
Hi speed telecommunications network & ability to access utilities		Recently installed fiber optic system in Tucumcari & Logan, also planned for San Jon
Active economic development Leadership & Organization		
Low Utility & Tax Rates		Attraction of Seniors & Retirees due to climate & low cost of living
Water Availability		

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D. EXISTING CONDITIONS –Section D is revised in its entirety

1. Labor Force

The labor force participation rate from the 2000 U.S. Census showed a total of 4,278 Quay County residents in the labor force, a participation rate of 53.5%. According to the U.S. Census 2005-2009 American Community Survey 5-Year Estimates, the total number of Quay County residents estimated to be in the labor force had declined to a total of 3,953, a decline of 325 workers. (This change actually resulted in a higher labor force participation rate of 54.2% due to the estimated decline in overall County population.)

2. Employment by Industry

There are a number of industrial sector categories in which Quay County residents are employed. Table 4a shows estimated total employment by North American Industry Classification System (NAICS) industry classification as estimated by the Bureau of Business and Economic Research at the University of New Mexico. As this table shows, there were a total of 4,510 jobs in Quay County in 2008. Wage and salary employment made up 72% of these jobs, with proprietor related jobs accounting for the other 28%. Non-farm employment accounted for 86% of the employment numbers, with private employment making up 74% of this category; government jobs made up for the other 26% of the non-farm employment total.

**Table 4a: Total Full & Part-Time Employment
By NAICS Industry Quay County, NM (# of jobs)**

2008¹⁰	
<i>Employment by place of work</i>	
Total employment	4,510
<i>By type</i>	
Wage and salary employment	3,234
Proprietors employment	1,276
Farm proprietors employment	508
Nonfarm proprietors employment	768
<i>By industry</i>	
Farm employment	614
Nonfarm employment	3,896

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**Table 4a Continued: Total Full & Part-Time Employment
By NAICS Industry Quay County, NM (# of jobs)**

Private employment	2,902
Forestry, fishing, and related activities	(*)
Mining	(*)
Utilities	39
Construction	263
Manufacturing	53
Wholesale trade	15
Retail trade	621
Transportation and warehousing	244
Information	30
Finance and insurance	169
Real estate and rental and leasing	101
Professional, scientific, and technical services	97
Management of companies and enterprises	(*)
Administrative and waste services	(*)
Educational services	(N/A)
Health care and social assistance	418
Arts, entertainment, and recreation	27
Accommodation and food services	470
Other services, except public administration	228
Government and government enterprises	994
Federal, civilian	53
Military	24
State and local	917
State government	330
Local government	587

10. The estimates of employment for 2001-2006 are based on the 2002 North American Industry Classification System (NAICS). The estimates for 2007 forward are based on the 2007 NAICS & exclude limited partners.

(*) Not shown to avoid disclosure of confidential information, but the estimates for this item are included in the totals.

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3. Major Employers

Table 4b: Major Employers in Quay County Update

Employer	Type of Establishment	# of Employees
Dan C. Trigg Memorial Hospital	Health Care	101
Tucumcari Public Schools	Education	262
Mesalands Community College	Education	80-105
Logan Public Schools	Education	46
San Jon Municipal Schools	Education	29
House Municipal Schools	Education	Not available
Quay County Government	Public Administration	71
City of Tucumcari Municipal Government	Public Administration	138
K-Mart	Retail Trade	Not available
Alco Discount Store	Retail Trade	14
Best Western Discovery Inn	Accommodations	22
Versatile Construction Company	Construction	60-85
Lowes		35

4. Analysis of Industrial Base

Tables 4a & 4b show that the economy in Quay County is broken down in the following sectors:

- **Health Care, Social Services & Education:** Health care, social services and education account for 19.1% of the labor force jobs.
- **Government:** Government jobs including federal, military, state and local accounts for 22% of the labor force.
- **Retail Trade:** Retail trade accounts for 13.8% of the labor force.
- **Agriculture:** Agriculture accounts for 13.6% of the labor force.
- **Accommodation & Food Services:** Accommodation and food services accounts for 10.4%.

Government jobs at 22% are the dominant source of jobs followed by health care, social services and education at 19.1%.

5. Income

Median household income in Quay County is \$29,797^{11a} compared with \$42,742^{11a} for State of New Mexico in 2009, with income increasing in Quay County during the period of 2005 to 2009 in 2 of the four communities, Tucumcari and San Jon. Both Logan and House experienced drops in the median household income during this period.

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Median Household Income	2005¹¹	2009^{11a}
New Mexico	\$34,133	\$42,742
Quay County	\$24,884	\$29,797
Tucumcari	\$22,560	\$28,168
Logan	\$24,871	\$24,423
San Jon	\$22,917	\$50,313
House	\$25,625	\$21,250

11. Quay County Regional Comprehensive Plan. March, 2005.

11a. 2005-2009 American Community Survey 5-Year Estimates for New Mexico, Quay County, Tucumcari, Logan, San Jon, & House. Source: U.S. Census Bureau.

6. Unemployment Rate

Between 2005 through 2007, unemployment in Quay County dropped from 5.2% to 4.1%, then in 2008, it started increasing, going up to 8.1% in the 3rd quarter of 2010. This pattern mirrored that of New Mexico as a whole, though New Mexico's 3rd quarter 2010 rate was higher at 8.4%.

Table 4c: Quay County & New Mexico - Historic Unemployment Rate

Year	Quay County	% Unemployment	New Mexico	% Unemployment
2005 ¹²	213	5.2%	47,104	5.2%
2006 ¹²	184	4.5%	38,496	4.1%
2007 ¹²	166	4.1%	32,997	3.5%
2008 ¹²	201	4.8%	43,218	4.5%
2009 ¹²	266	6.3%	68,546	7.2%
2010 quarter ¹³ - 3 rd	347	8.1%	81,033	8.4%

12. Current Economic Indicators: Average Annual Unemployment Rate for New Mexico Counties 2001 to 2009. Source: New Mexico Dept. of Workforce Solutions, Economic Research and Analysis Bureau, Table A, 2001 to 2009 (7/7/10), 2009 (8/20/10).

13. Note: Data for all quarters are subject to revision. Estimates made in accordance with the U.S. Department of Labor. Source: New Mexico Dept. of Workforce Solutions, Economic Research and Analysis Bureau, Table A.

Source: Bureau of Business & Economic Research, University of New Mexico. Last Revised: 12/20/10

Quay County's unemployment rate of 8.1% for the 3rd quarter of 2010 was also lower than the U.S. overall rate of 9.4%. In some cases, it was lower than neighboring counties (Chaves, Guadalupe and San Miguel Counties), but higher than De Baca, Harding, Union, Curry, and Roosevelt Counties.

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Table 4d: Regional Unemployment Rates 3rd Quarter – 2010¹²

Entity	% Unemployment Rate
U.S.	9.4% ¹⁴
State of New Mexico	8.4%
Quay County	8.1%
Chaves County	8.3%
De Baca County	5.4%
Guadalupe County	10.4%
Harding County	4.5%
San Miguel County	8.7%
Union County	5.6%
Curry County	5.5%
Roosevelt County	6.1%

12. Current Economic Indicators: Average Annual Unemployment Rate for New Mexico Counties 2001 to 2009. Source: New Mexico Dept. of Workforce Solutions, Economic Research and Analysis Bureau, Table A, 2001 to 2009 (7/7/10), 2009 (8/20/10).

14. U.S. Bureau of Labor Statistics. Dec. 2010.

Unemployment at the end of 2010 seems to have peaked and is headed slowly back downward.

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7. Wind Resources

As previously discussed, a major natural resource recently come to the forefront in Quay County is its location in the center of the eastern New Mexico/West Texas wind corridor. Following the upswing in interest in renewable energy across the nation in recent years, several wind farms have come to Quay County. These are located in the southern part of the County and are shown on the table below.

Quay County Wind Farms

Wind Farm	Location	Size & Facilities	Benefits
New Mexico Wind Energy Center – Estab. 2003. Owner: FPL Energy of Florida. Utility: PNM.	SW of House, 9,600 acres private & state owned land.	200 MGW, 136 turbines, 210 ft. high Peak output of 200 megawatts of electricity or about 1.5 megawatts per turbine.	Generates power for 94,000 avg. sized N.M. homes; \$40 million in economic benefits to surrounding area over next 25 yrs.
Caprock Wind Ranch - Estab. 2004-05. Majority Owner: Babcock & Brown Wind Partners Group. Utility: Excel Energy's Southwest Public Service Co.	20 miles SE of Tucumcari; 1,840 acres trust land & property of 14 private landowners	80 MGW; 80 turbines	Generates power to serve 26,000 homes.



Caprock Wind Ranch

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To capitalize on this resource, in 2008, Mesalands Community College, in collaboration with the National Renewable Energy Lab in Boulder, CO, Sandia National Labs, and New Mexico State University developed the North American Wind Research and Training Center (NAWRTC) to provide a location for applied research and training of wind energy technicians and wind farm managers from across the country. The operation and maintenance training is provided in the world's tallest classroom, a 400' tall tower capped by a 1.5MW GE turbine. This 27,000 square foot facility was dedicated in the fall of 2010 and includes a blade maintenance complex.



North American Wind Research & Training Center

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The Center also contains electric and electromechanical laboratories, an 84-seat inclined lecture hall, portable industrial classrooms, a conference room, a student lounge and offices. The center will be powered by the turbine. There is also ample space to host cutting edge research programs with the many universities Mesalands has signed memorandums of understanding with, including UCLA, Washington State University, the New Mexico Institute of Mining and Technology, and Washington University in St. Louis. This facility has the potential to attract research universities that get grants to perform long term research projects with the potential to bring undergraduates, graduate students and professors-in-residence to the site. UCLA will be starting such a research project in the fall of 2011.

Mesalands, TGEDC, Quay County and Tucumcari are also currently in discussions with an international turbine manufacturing firm to bring one of the largest wind turbines in the industry to Tucumcari, NM. If selected, the firm plans to install the turbine before the end of next year.

In addition to this the Tucumcari Economic Development Corporation (TEDC) is working with the following organizations to bring additional wind related development to Quay County:

- Clean Line Energy – This is a long haul transmission line developer with a line planned in eastern NM with collection point in E. Guadalupe County which will then go to California. This project will not tie into Tres Amigos. This project involves 30 different wind farms in New Mexico and Quay County.
- Sun Zia – This Company has proposed the Southwestern Renewable Energy Transmission line. Plan B will hook to Tres Amigos from the south.
- High Plains Express – This is a multi-state transmission project involving WY, CO, NM, & AZ. There is a line proposed now in Eastern Quay Co. running north/south and tying into Tres Amigos.
- ITC – This is an independent transmission-only utility. It is planning a transmission line from eastern New Mexico to Kansas.
- The EDC is also working with 4-5 wind developers to bring projects to the County, including a Spanish wind company & one based in Wash. DC. One does smaller wind projects & will be able to tie into existing transmission line grid as it is.
- EDC is also working with a group called Class 4 Winds, based in Amarillo, TX to attract wind farms. EDC is a member of the board.

The wind potential in the region combined with the newly operational NAWRTC represent an important economic develop opportunity for Quay County. The County should do everything possible to support the NAWRTC and to facilitate the development of new wind farms and wind farm related industries.

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One of the resources available for landowners interested in wind farms is the Sandia & Los Alamos Labs Small Business Assistance Program which both receive tax credits for aiding applicants. They provide technical assistance for landowners to help collect wind data to market themselves. A total of \$120,000 was allocated to this program for 2011. The County should work with the Tucumcari Greater Economic Development Corporation to ensure that landowners are aware of and taking advantage of this program.

In addition to providing opportunities for applied research with its university partners, this training facility provides opportunities for students to obtain A.A. degrees related to wind energy to meet the fast-growing demand for “wind smiths” in the American West, jobs that pay between \$45,000 and \$60,000 per year. In 2010, the first class of 24 students graduated with a significant number becoming employed in the wind industry with jobs such as commissioning on a traveling crew. There are currently 60 students in the 2010-2011 class, and the college has a capacity to serve many additional students.

8. Tres Amigas Superstation

Another project which could spur economic development in Quay County is the Tres Amigas project which is proposed near Clovis, N.M. in Curry County, the next county south of Quay County. This project focuses on the development of the first system to interconnect all three of America's power grids. The Tres Amigas Superstation will serve as the nation's first renewable energy market hub, enabling a significant increase in wind, solar and geothermal energy that is currently limited by the nation's inadequate power transmission infrastructure. It has the potential to help the U.S. achieve its renewable energy goals and facilitate the smooth, reliable and efficient transfer of green power from region to region. This project could enable the development of hundreds of new wind farms in eastern New Mexico, western Texas and the panhandle, along the Caprock and north and south of Corona, if it becomes a reality as it is projected to do in 2012. The application has been submitted to the Federal Energy Regulatory Commission (FERC) which commented positively on the application, only requesting additional data. Quay County should work with the project proponents, the Coalition of Renewable Energy Land Owners Associations, and other interested stakeholders to ensure that this project becomes a reality.

9. Greater Tucumcari Economic Development Corporation

The Greater Tucumcari Economic Development Corporation is a great asset for the County. In August of 2007, it adopted a Five Year Plan that addresses:

- Building the local tax base
- Giving our cities and county the resources to provide quality services to their residents.
- Providing food paying jobs “with benefits”
- Enhancing the quality of life for Tucumcari/Quay County residents by selectively training businesses compatible with the Quay County lifestyle.

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The Plan targets the following industries:

- A. Energy, Water, and Environmental Technology
Targeted Sectors –
 - R& D/Testing & Evaluation
 - Training
 - Wind, Solar, Biofuels, Hydrogen
- B. Biosciences
Targeted Sectors:
 - Animal Health
 - Cellulosic ethanol and plant science
 - Farmland Security
- C. Retail
Targeted Sectors:
 - National Chains
 - Boutique Shops
 - Grocers
- D. Transportation
Targeted Sectors:
 - Training
 - Transportation Technology – Rail/Telematics
 - Aviation – Components and Testing/Evaluation
 - Telecommuters
- E. Information Technology
Targeted Sectors:
 - Customer Service/Back Office
 - Graphics and Media
 - Cyber Security
- F. Healthcare
Targeted Sectors:
 - Advanced Technology
 - Nursing and Home Health
 - Back Office/Customer Service

The EDC has also adopted a development strategy for both Tukumcari and Quay County that includes:

- Targeting “Green collar jobs” in resource recovery (recycling/reuse/biofuels), alternative energy (solar, wind, hydrogen), water purification and conservation technology, supply chain- environmentally superior
- Providing what the industry wants
 - Tax incentives
 - Expedited permit review

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- Workers skilled in building trades

Current projects of the GTEDC include:

1. Solar Manufacturer – Eqsolaris – potential for 300 jobs
2. Route 66 Ethanol Plant – potential for 36 jobs
3. Cheese Plant Expansion – retain 27 jobs
4. Coronado Park Race Track
5. Ute Lake Ranch
6. Route 66 Development
7. Truck Plaza Redevelopment
8. Agricultural Science Center Expansion
9. Tukumcari Business Roundtable
10. Tukumcari Railroad Depot Redevelopment
11. Downtown Master Plan
12. NM Film Division Liaison
13. Retail Recruitment
14. Housing Development

The County should work with the Greater Tukumcari Economic Development Corp. to make sure that its policies and programs are supportive of its development strategies, while providing appropriate land and infrastructure.

10. Quay County Economic Development Analysis

In February of 2009, the Quay County Economic Development Analysis was prepared by the New Mexico Economic Development Partnership. This report identified the best targets for Quay County to be:

- Distribution and Warehousing: Obvious strength with interstate and inventory tax in Texas.
- Diesel mechanics and repair: existing labor supply, some skills, adaptability of college.
- Fabricated Metals for Alternative Energy Products and Maintenance.

The report recommendations included the following:

- Rebuild diesel mechanic program at Mesalands and engage truck stops.
- Develop plans for marketing both key sites, especially rail site. (Develop plot plans and install utilities.)
- Expand wind turbine installation project/training.
- Enhance downtown and launch beautification program across Tukumcari and raze properties.

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11. Mesalands Small Business Development Center

Mesalands has a Small Business Development Center which maintains offices in Tucumcari and Clayton to serve potential and existing small businesses in Quay, Union and Harding Counties. This Center offers:

- Management and Start-up Consulting
- Business Plan and Loan Package Assistance
- Access to Computers, The Internet and business software
- Connections to other service providers
- Training for employers and employees for a nominal fee.

12. Other New Developments in the County

The Route 66 Ethanol Plant, built in 1980 as a 3 mgy plant is in the process of being upgraded from 3 to mgy and is approximately 70% complete. The plant completion has been delayed due to financing issues. The plant will employ 39 people when it is reopened. Future plans include expansion to 10 mgy with a workforce of 49.

E. ECONOMIC DEVELOPMENT STRATEGY AND PRIORITIES

1. Clear and Strong Leadership (*Italics indicates changes*)

The Greater Tucumcari Economic Development Corporation is now under the leadership of Pat Vanderpol and it continues to be is very active in promoting `Tucumcari and Quay County as a whole.

2. Economic Vision (*Italics indicates changes*)

As previously discussed, TGEDC adopted a Five Year Plan in August of 2007 and it is currently implementing the elements of the plan.

3. Growing and Improving Existing Businesses (*Italics indicates changes*)

TGEDC is working to help the existing Cheese Plant expand and is also working with Children's Haven and Tammy Simpson (Dr. Fitzner's) to find suitable locations for their businesses. The Small Business Development Center is available to assist small businesses with growth endeavors.

4. Continual Workforce Development Training (*Italics indicates changes*)

The New Mexico Department of Workforce Solutions provides workforce training services in Tucumcari and the State of New Mexico Economic Development Department offers workforce training through the Job Training Incentive Program which includes classroom and on-the-job training, with the program paying 30 to 75% of the training employees' wages for up to six months.

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5. Meeting Demand in Quay County (*Italics indicates changes*)

The following skilled jobs have been identified as currently in demand in the Quay County area:

- *Concrete Masonry Workers*
- *Heavy Equipment Operators*
- *Mechanics (Automotive-Diesel)*
- *Nurses*
- *Social Workers*
- *Truck Drivers*
- *Welders*
- *Teachers, Teacher Aids*
- *Cashiers*
- *Labors*
- *Fiber Optics*
- *Clerical*

6. Potential Target Industries (*Italics indicates changes*)

TEDC's Five Year Plan has targeted the following industry sectors for growth in Quay County:

- *R& D/Testing & Evaluation*
- *Wind, Solar, Biofuels, Hydrogen*
- *Animal Health*
- *Cellulosic ethanol and plant science*
- *Farmland Security*
- *National Chains*
- *Boutique Shops*
- *Grocers*
- *Transportation Technology – Rail/Telematics*
- *Aviation – Components and Testing/Evaluation*
- *Telecommuters*
- *Customer Service/Back Office*
- *Graphics and Media*
- *Cyber Security*
- *Health Care- Advanced Technology*
- *Nursing and Home Health*
- *Healthcare - Back Office/Customer Service*

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7. Infrastructure Enhancement (*Italics indicates changes*)

Logan and Tucumcari have both upgraded and expanded their wastewater treatment plants in 2010. In addition, ENMR Plateau Telecommunications is currently laying fiber optic cable to “anchor” institutions (schools, the hospital, municipal & county offices and the like) within Tucumcari which will be a major upgrade to the telecommunication capacity of the area. This is also planned for both San Jon and House. In Logan, ENMR is overbuilding all copper lines with fiber optic cable during the 4th quarter of 2010 and 2011.

F. ECONOMIC DEVELOPMENT IMPLEMENTATION

1. Economic Development Collaboration Initiative

Existing Step: Minimal Change

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, *where possible*, the development of a rail spur, and economic development goal setting. (*Italics indicate revision.*)

Lead: Quay County Manager

2. Economic Strategic Plan

Existing Step:

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

New Step:

While an Economic Strategic Plan was not developed, TGEDC did adopt a Five Year Plan in 2007. The County should support the plan’s implementation in whatever way it is able.

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

3. Focused Job Skills Training Program

Existing Step: No Change

By 2008, Quay County shall participate in a focused job training program with Mesalands Community College and the Small Business Center aimed to meet existing and projected skills gaps in the County. The County’s role will be to provide information to

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prospective business owners on training credit programs offered by the State of New Mexico *such as the Job Training Incentive Program. (Italics indicate change.)*

Lead: Quay County Manager

4. Scenic By-ways Expansion

Existing Step: No change

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

Existing Step: No change

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

Existing Step:

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.

New Step:

The TGEDC did form a Business Roundtable, a modified version of a Business Retention & Expansion Committee. It consists of local retail & business owners with no elected officials. Its purpose is to find pulse of business community, identify barriers to business & help overcome barriers. The roundtable disseminated information on new resources available & identified some workforce issues. One important outcome was to set up the Wednesday Morning Working Group, which includes the Chamber of Commerce Director, TGEDC Director and members from the Small Business Development Center, Main Street Program and City, County Extension Office and County Managers. The purpose of this group is to establish new level of communication and to provide support in moving projects forward.

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Lead: Quay County Manager and TEGEDC

7. Caprock Revitalization Strategy

Existing Step: No change

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

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

Existing Step: No change

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 organizations.

9. Hi Speed Communications Initiative

Existing Step:

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

Status: As previously mentioned, new fiber optic networks are being laid in the cities and villages of Quay County.

Lead: Quay County Manager

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10. Wind Resources

New Step:

The wind farm potential in the region, combined with the newly operational NAWRTC represent an important economic develop opportunity for Quay County. The County should do everything possible to support the NAWRTC and to facilitate the development of new wind farms and wind farm related industries, including passing appropriate “wind energy friendly” ordinances and working with state elected officials to encourage the passage of wind related legislation.

Lead: Quay County working with TGEDC

11. Coronado Race Track

New Step:

The County should provide support for race track application process.

Lead: Quay County working with TGEDC

12. Tucumcari Industrial Park

New Step:

The County should work with GTEDC and the NM Department of Economic Development to establish funding sources for master planning, construction of new buildings, and demolition of existing buildings & extension of utilities within industrial park and to establish workforce training programs for candidate park businesses.

Lead: Quay County working with TGEDC

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5. **Water Management**

A. INTRODUCTION

Water is a precious resource and ensuring that enough is available for future generation 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. (NC)

(Italics indicate change)

Quay County is no longer a part of the Eastern New Mexico Rural Water System Project along with Tucumcari, Logan and San Jon. Together with Logan, this group is now part of a JPA called the Ute Reservoir Regional Water Board. The new working group should be finalized in April, 2011. This working is currently working with Carma Developers out of Denver, Colorado to access their water rights from Ute Reservoir through an Interim Intake Structure- URWC Intake #1. Tucumcari leased 500 acre-feet to Carma and as part of the agreement the developer would design the intake structure and provide the design of two bores and future connections for Tucumcari and Quays to access the water.

Since this JPA is to establish the Ute Reservoir Regional Water Board Quay County, Tucumcari, Logan and San Jon are no longer a part of the planning and funding of the New Mexico Rural Water System Project.

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. (NC)

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 (NC = no change)

- **Objective 1a:** Protect and preserve well water resources throughout the County. (NC)
- **Objective 1b:** Engage in the long-term development of infrastructure needed to preserve and protect the ground water in this area. (NC)
- **Objective 1c:** *Support* communities in providing the necessary infrastructure needed to preserve and protect the ground water in this area. (Italics denotes revisions)

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Policy 5.1: *Continue implementing and updating the 40-year Water Plan (Italics indicates revisions)*

Policy 5.2: *Identify funding sources and coordinate with Tucumcari to access water from the new URWC Intake Structure #1. (Italics indicates revisions)*

Policy 5.3: Develop a well-head protection program throughout the County. **(Not Completed to Date)**

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). (NC)

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. (NC)

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

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

- **Objective 2a:** Ensure that future development demonstrate adequate water supply and take measure to incorporate water conservation in the design of new development. (NC)
- **Objective 2b:** Identify ways to conserve water. (NC)
- **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. (NC)

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

Policy 5.8: *Strengthen regional partnerships with water users to develop long-term sustainable water management strategies. (Italics indicates revision)*

Policy 5.9: Require high efficiency irrigation systems in agricultural practices. (NC)

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Policy 5.10: Develop *alternative strategies* to reuse reclaimed effluent and treated commercial/industrial wastewater wherever feasible in Quay County. *Prioritize these strategies to optimize beneficial use. (Italics indicates revision)*

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. (NC)

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

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

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. (NC)

C. EXISTING WATER CONDITIONS

1. Water Supply in Quay County

House is the only municipality currently using water from the Ogallala Aquifer. Quay County draws its water supply from groundwater sources most notably the High plains and Entrada Aquifer which are NOT part of the Ogallala. Quay's supply is not depleting and is a long term groundwater source. (Italics indicate revision)

2. Existing Drought in New Mexico (No change)

3. Arch-Hurley Conservation District (Italics indicate revisions)

The Arch-Hurley Conservation District has received some funding from the Bureau of Reclamation for maintenance, repair and re-lining a portion of the ditch. Partial re-lining has been completed in high seepage areas and ditch cleaning has been completed in selected locations. Key areas of the Arch-Hurley will not be lined as these areas help recharge Tucumcari's groundwater supplies.

4. Canadian River Compact (No change)

5. Municipal and Domestic Water Systems (No change)

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D. WATER ORGANIZATIONS (*Italics indicates revisions*)

The Ute Water Commission (UWC) was created by a joint powers agreement to further the use of Ute Lake Water and the members include:

- *City of Clovis*
- *City of Tucumcari*
- *Village of Eiida*
- *Village of Grady*
- *Village of Logan*
- *Village of Melrose*
- *City of Portales*
- *Quay County*
- *Roosevelt County*
- *Curry County*
- *Village of San Jon; and*
- *City of Texico*

The Eastern New Mexico Water Utility Authority was created for the benefit of the seven members of the Eastern New Mexico Rural Water Authority (ENMRWA) created by a joint powers agreement to establish water policy for Eastern New Mexico. The members of this group are associated with the Ute Lake Water Project and include:

- *City of Clovis*
- *Village of Eiida*
- *Village of Grady*
- *Village of Melrose*
- *City of Portales*
- *Curry County*
- *City of Texico*

The Ute Reservoir Regional Water Board (formerly the Quay Working Group) has completed the 40-year water plan. This 40-year water plan should be updated at this time with Quay County leading the effort to obtain funding for this update.

E. EASTERN NEW MEXICO RURAL WATER SYSTEM PROJECT

- 1. Project Background (No change)**
- 2. Project Phasing (No change)**
- 3. Project Construction Costs (No change)**

F. WATER CONSERVATION (No change)

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G. CONSISTENCY WITH STATE WATER PLANNING (No change)

- 1. State Water Plan (No change)**
- 2. Northeast New Mexico Regional Water Plan (No change)**
- 3. New Mexico Drought Plan (November 2003 Update) (No change)**

H. ENSURING WATER QUALITY (No change)

I. IMPLEMENTATION STEPS

1. *Ute Lake Water Project Funding Initiative (Deleted)*

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. (Deleted)

Lead: Quay County Manager

2. State Water Plan Implementation Initiative

Deleted: "By 2007," Quay County shall meet with State water planners yearly to assess the County's role in implementation of the State Water Plan and the Northeast New Mexico Water Plan and evaluate current changes in the direction of how Quay is accessing water from Ute Reservoir and how this affects the current state and regional water plans. (Italics indicate revision)

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

3. Well Head Protection Program

(Italics indicates revision)

By 2012, Quay County shall work with the New Mexico Waste Management Education and Research Consortium at New Mexico State University and County Rural Water districts to develop a well head protection 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:

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- 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: Ute Reservoir Regional Planning Group in conjunction with New Mexico State University

4. *Ute Reservoir Regional Planning Group (Italics indicate revision)*

On an annual basis, continue to define the role of the *Ute Reservoir Regional Planning 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. (Italics indicate revision)

Lead: Quay County Manager

5. *Arch-Hurley Channel Lining Feasibility Study*

By 2012, Quay County shall secure funding with the Arch-Hurley Conservation District to complete the construction of lining the channel. Deleted: “which should identify costs/benefits, and study areas.” (Italics indicate revisions)

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

6. *Agricultural Conservation Initiative and Plan*

Deleted: “By 2006,” Quay County shall continue to work with the State Engineer’s Office and the State Agricultural 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. (Italics indicate revisions)

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

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

By 2012, Quay County shall prepare a memorandum of understanding with the Interstate Stream Commission and Office of the State Engineer on obtaining technical assistance for

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implementing the State Water Plan, the Northeast New Mexico Water Plan, and for technical assistance in development water conservation measures in Quay County. *(Italics indicate revisions)*

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

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

*Deleted: 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 ranchers and farmers in order to maintain their foundation live-stock herds. **(Deleted)***

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

9. Water Conservation through Subdivision Revisions (No change)

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 consultants

10. Drought Mitigation Plan

*By 2012, 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. *(Italics indicate revision)**

Lead: Quay County in conjunction with State Engineer

11. Water Conservation Educational Workshops (No change)

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 in conjunction with the State Engineer

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6. Inter-Governmental Cooperation

A. INTRODUCTION (No change)

Throughout this Comprehensive Plan are recommendations for intergovernmental cooperation between the County and its incorporated municipalities, third-party organizations (such as Great Tatumcari 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 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 Tatumcari Comprehensive Plan, Village of San Jon Comprehensive Plan, and the 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. (NC)

B. GOALS, OBJECTIVES, and POLICIES

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

- **Objective 1.a:** Focus of regional planning opportunities. (NC)
- **Objective 1.b:** Identify areas of mutual interest between communities in the region and work cooperatively towards those interests. (NC)

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

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

Policy 6.3: Update and maintain current joint power agreements and seek to develop new agreements as condition change. (NC)

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- C. ENTITIES INVOLVED IN INTERGOVERNMENTAL COOPERATION (No change)**
- D. NEED FOR INTERGOVERNMENTAL COOPERATION**
 - 1. Water (No change)**
 - 2. Economic Development (No change)**
 - 3. Solid Waste (No change)**
 - 4. Overall Communication (No change)**
 - 5. Memorandums of Understanding and Joint Powers Agreements (No change)**
 - 6. Transportation (No change)**
- E. IMPLEMENTATION STEPS**
 - 1. Regional Development Forum (No change)**

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 Initiate (No change)**

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

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7. Housing

A. INTRODUCTION (No change)

B. GOALS, OBJECTIVES, AND POLICIES

Goal 1: To ensure that there are adequate housing opportunities in the County support economic development and growth. (No change=NC)

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 (NC)

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

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

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 (NC)

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 (NC)

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 (NC)

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 (NC)

Goal 2: Quay County should work with Tatumcari to explore options to address the shortage of rental housing in the City (italics indicate new goal)

- ***Objective 2a: Encourage City of Tatumcari to adopt live/work zone in its zoning ordinance to help meet need for rental housing downtown (italics indicate new objective)***

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Goal 3: Work with Tucumcari and GTEDC to explore options for long term nursing facility needed in the region to prevent families with elderly having to leave the area (italics indicate new goal)

- ***Objective 3a: Work with communities in the county to promote nursing facility opportunities. (Italics indicates new objective)***

Goal 4: Support Tucumcari and GTEDC in encouraging city-wide cleanup & rehabilitation of blighted residential areas that lead to and surround the Main Street area (italics indicate new goal)

- ***Objective 4a: Work with Tucumcari and GTEDC to implement a city-wide cleanup & rehabilitation of blighted residential areas that lead to and surround the Main Street area. (Italics indicates new objective.)***

C. HOUSING ANALYSIS – Section C is changed in its entirety

According to the 2010 US Census, there was a total of 5,569 housing units in Quay County in 2010. This is a slight decrease for the County as a whole, which was down -1.7%. Logan was the only community that gained housing because with its proximity to Ute Lake it continues to attract construction of second homes. Over the same time period, population declined by -11% in the County as a whole.

Table 7a: Number of Housing Units, 2000-2010

	Total Housing Units 2000¹	Total Housing Units 2010²	Rate of Change
Quay County Total	5,664	5,569	-1.7%
House	52	42	-1.9%
Logan	1,010	1,048	+3.7%
San Jon	133	109	-18%
Tucumcari	3,065	2,999	-2.2%
Unincorporated County	1,404	1,371	-2.4%

1. Quay County Regional Comprehensive Plan. March, 2005.

2. 2010 Census Redistricting Data (Public Law 94-171) Summary File, Tables P1 and H1; Source: US 2010 Census. Release Date: March 2011

Table 7b indicates that, at 66% of the County's housing stock, single family detached homes are still the predominant housing type in the County. Mobile homes account for a sizable amount as well, increasing from 24.1% in 2000 to an estimated 25.1% in 2009. Mobile homes and attached housing products continue to provide affordable housing options within the County.

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Table 7b: Housing Type in Quay County

Housing Type	Number of Units 2000 ¹	Number of Units 2009 ¹⁵	Percent of Units 2000 ¹	Percent of Units 2009 ¹⁵
Single Family Detached	3,710	3748	65.5%	66%
Single Family Attached & Multi-family	521	509	9.2%	8.9%
Mobile Homes	1,367	1,434	24.1%	25.1%
Boats/RV/Van/Etc.	66	0	1.2%	0%

1. Quay County Regional Comprehensive Plan, March, 2005.

15. Quay County, New Mexico Selected Housing Characteristics: 2005-2009; 2005-2009 American Community Survey 5-Year Estimates. Source: U.S. Census Bureau, 2005-2009 American Community Survey. 2010 Census figures were not available as of publication of this document.

Table 7c indicates that, while almost two thirds of housing structures (64.7%) in the County were built before 1980, this reflects a decrease of -11.3% in older structures since the year 2000 due to the construction of 198 new homes within the last 10 years.

Table 7c: Age of Housing in Quay County

Year Structure Built	Number of Structures ¹⁵	Percent of Structures
2000 - 2010	198	3.5%
1990 - 1999	638	11.2%
1980 - 1989	1,174	20.6%
1970-1979	933	16.4%
1960-1969	625	11.0%
1959 or earlier	2,123	37.3%

15. Quay County, New Mexico Selected Housing Characteristics: 2005-2009; 2005-2009 American Community Survey 5-Year Estimates. Source: U.S. Census Bureau, 2005-2009 American Community Survey. 2010 Census figures were not available as of publication of this document.

D. HOUSING PROGRAMS

1. **Tucumcari Housing Authority (*Italics indicates changes*)**

The Tucumcari Housing Authority oversees the City's supply of public housing and rental units which are located on 5 sites throughout the City. 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 from one to five bedrooms. In order to qualify for a unit, an individual or family must meet certain income qualifications and be placed on a waiting list. (*As of Feb. 2011, there was a waiting list of 28 people.*) The Housing Authority also administers *the federal Housing and Urban Development Section 8 program which consists of a fixed number (143) of vouchers which are available to assist with private housing. 97 vouchers were being utilized as of Feb. 2011.*

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2. Eastern Plains Community Action Agency (*Italics indicates changes*)

The Eastern Plains Community Action Agency, located in Tucumcari, provides a variety of services, *such as: Head Start, pre-school day care, adult day care, USDA programs, emergency food boxes, weatherization, home repair and rehabilitation, homeless prevention, housing, senior programs, migrant programs, emergency assistance, free tax preparation services and information and referral to other resources.*

3. Eastern Plains Council of Governments (EPCOG) (*Italics indicates changes*)

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, Eastern Plains Council of Governments manages the San Jon Estates complex located on 10th street in San Jon which consist of eight two-bedroom duplex units. The EPCOG also assists very low or moderate-income people. USDA Rural Development Multi-Family Housing provides Rental Assistance to qualified households based on 30% of adjusted monthly income.

4. New Mexico Mortgage Finance Authority (*Italics indicates changes*)

The New Mexico Affordable Housing Act authorized new resources for financing new single family affordable housing development, including the New Mexico Affordable Housing Tax Credit Program, the NM Housing Trust Fund Act, and the Affordable Housing Act. These resources should be investigated to determine if any of these funds can be used to meet the needs for affordable rental housing in Quay County.

5. Housing Needs (No change)

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

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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 – New/Revised Steps

1. Development Review Evaluation and Revisions (No change)

Quay County shall evaluate 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 (*Italics indicates changes*)

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. *Work with TGEDC to identify financing for housing rehabilitation which may be available to assist low-income homeowners under provisions of the NM Affordable Housing Act.*

Lead: Quay County in conjunction with TGEDC

3. Meeting the need for additional rental housing in Tucumcari

New Step: Quay County should encourage City of Tucumcari to adopt live/work zone in its zoning ordinance to help meet need for rental housing downtown.

New Step: Work with TGEDC to identify funding strategies to construct live/work units which may include New Market Tax Credits available through the NM Finance Authority.

Lead: Quay County/Tucumcari in conjunction with TGEDC

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8. County Services

A. INTRODUCTION *(No change other than to add hospital/clinic discussion)*

The County-owned hospital, Dan C. Trigg Memorial hospital, is operated by Presbyterian Healthcare Services, a private company. Also, a separate private entity, Presbyterian Medical Services operates the medical clinic in Tucumcari on behalf of the County. (Italics indicated revision.)

B. GOALS, OBJECTIVES, and POLICIES

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

- **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. (NC)
- **Objective 1.b:** Ensure adequate County Sheriff's patrols for all areas of the county. (NC)
- **Objective 1.c:** Identify funding sources for the Sheriff's Department, County Rural Fire/EMS Department, and local community Police and Fire/EMS services. (NC)

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. (NC)

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. (NC)

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. (NC)

Goal 2: To continue to provide support to both the County hospital and the medical clinic in Tucumcari. *(Italics indicates new goal)*

Objective 2.a: Provide funding for the hospital and/or medical, if requested and funds are available. (Italics indicates new objective)

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Goal 3: To address the solid waste issues relating to disposal and recycling. (NC)

- **Objective 3.a:** *Collaborate with local municipalities to transition into privatized solid waste collection services for County Residents. (Completed)*
- **Objective 3.b:** *Provide a regional landfill in order to accommodate the area's solid waste needs. The City of Tucumcari is soon to open in the Spring of 2011 the regional lined solid waste facility. (Completed)*

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

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

C. COMMUNITY SERVICES ANALYSIS

1. **Quay County Rural Fire District (No change)**
2. **Quay County Sheriff's Department (No change)**
3. **Solid Waste Services – a new land fill has been built and permitted by the City of Tucumcari. (Italics indicate change)**

D. IMPLEMENTATION STEPS

1. Law Enforcement and Fire/EMS Annual Reports (No change)

Quay County shall work with the Quay County Sheriff's Department, County Rural Fire/EMS Departments and communities in the County to produce an annual report assessing community safety needs. The report should summarize existing facilities and the 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 (Completed by the City of Tucumcari)

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

Lead: Quay County

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9. Infrastructure and Transportation

A. INTRODUCTION

Quay County has inventoried 1,161.39 miles of County roads and is currently is in the process of utilizing GIS to maps the county roads. Acceleration and deceleration lanes have been added to HWY 54 at the new landfill exit. The County desires to have strategic improvements completed to HWY 54 thru Quay County to improve safety and the continuous flow of traffic throughout this corridor. (Italics indicate revisions.)

B. GOALS, OBJECTIES, AND POLICIES

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

- **Objective 1.a:** Work with communities to bring sewer services to areas in need to foster economic growth and development. (NC)
- **Objective 1.b:** Explore centralizing public works services for the County and communities within the county as a way of increasing effectiveness of these services. (NC)

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. (NC)

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. (NC)

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. (NC)

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

- **Objective 2.a:** *Address transportation issues impacting the region as a whole through coordination with local governments and The Northeast Regional Planning Organization and the Spirit 54 Association. (Italics denotes new objective)*

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- **Objective 2.b.1:** *Work with NMDOT to improve and widen key portions of Hwy 54. (Italics denotes new objective)*
- **Objective 2.b.2:** *Work with the NMDOT concerning future improvements and continued maintenance for I-40. (Italics denotes new objective)*
- **Objective 2.c:** Identify and utilize available State and Federal funding sources for needed road improvements and maintenance throughout the County. (NC)
- **Objective 2.d:** Ensure that the Country's road system is compatible with existing and proposed land uses. (NC)

Policy 9.4.1: *It is the policy of Quay County to work with, lobby, and encourage the NMDOT and State Legislature to improve and widen key portions of Hwy 54 and promote the completion of a transportation corridor study for Hwy 54 to determine strategic phased improvements. (Italics denotes new policy)*

Policy 9.4.2: *It is the policy of Quay County to work with, lobby, and encourage the NMDOT and State Legislature to improve and maintain I-40 through Quay County. (Italics denotes new policy)*

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. (NC)

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. (NC)

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. (NC)

Policy 9.8: It is the policy of Quay County to identify and prioritize needed road improvements and pursue available State and Federal funding sources. (NC)

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. (NC)

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C. WATER and WASTEWATER

1. Water (*Italics indicate revisions*)

Tucumcari has completed design work for the new water tank and pump station. The City has completed sanitary sewer upgrades in roadways throughout the City and the treatment plant is being upgraded and should be completed late 2011.

San Jon has completed the water transmission line to share water from Logan. San Jon has been working to get more customers off of well water due to poor mineral quality of the ground water. The Town is also installing and replacing additional water lines in town to overcome silica blockages.

2. Wastewater (*Italics indicate revisions*)

Logan has completed the sanitary sewer system upgrades to the western part of the Village along the north shore of Ute Lake. Logan has completed upgrades to the waste treatment lagoons.

San Jon has re-lined lagoon #1 of the wastewater treatment plant and are in the process of re-lining lagoons 2 and 3.

D. TRANSPORTATION (*Italics indicate revisions*)

Quay County has inventoried 1,161.39 miles of County roads and is currently is in the process of utilizing GIS to maps the county roads. Acceleration and deceleration lanes have been added to HWY 54 at the new landfill exit. The County desires to have strategic improvements completed to HWY 54 through Quay County to improve safety and the continuous flow of traffic throughout this corridor.

The County has not received funding to replace the three bridges within the County chip seal on Route 66.

The highest priority within the County is to coordinate with NMDOT and request funding for a corridor study for Highway 54 to determine strategic safety improvements to 54 within Quay County. Since funding will be limited in the coming years it is important to prioritize improvements such as intersection improvements to passing lanes.

Tucumcari's First Street and Second Street projects are completed. Also the City should have the airport terminal work completed by summer of 2011.

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E. SPECIFIC INFRASTRUCTURE NEEDS of EACH COMMUNITY

1. City of Tucumcari (*Italics indicate revisions*)

The City is looking to complete the Third Street reconstruction project in the near future.

2. Village of Logan (*Italics indicate revisions*)

Improvements to the road system following completion of the sewer treatment plant upgrade and the ENMR Plateau Telecommunications project to overbuild all copper lines with fiber optic cable.

3. Village of San Jon (*Italics indicate revisions*)

No apparent or immediate needs at this time. Previous needs have been met.

4. Village of House (No change)

F. IMPLEMENTATION STEPS

1. Grant/Funding Support Initiative (No change)

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

Lead: Quay County Manager

2. Infrastructure Capital Improvements Plan (No change)

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

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3. New Mexico Highway 54 and Interstate 40 Improvements (*Italics indicate revisions*)

Quay County shall work with the New Mexico DOT to *coordinate a Highway 54 and Interstate 40 corridor study and plan for strategic safety improvements* to NM 54 and *Interstate 40* within the County, *and targeting key intersections and portions of the highways*. Planning should include public input from County residents and the development of strategies for right-of-way acquisition for the expansion.

Lead: Quay County