



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

Monday, December 2, 2024 - 6:00 PM

	Sam D. Cobb, Mayor	
R. Finn Smith Commissioner - District 1	Christopher R. Mills Commissioner - District 2	Larron B. Fields Commissioner - District 3
Joseph D. Calderón Commissioner - District 4	Dwayne Penick Commissioner - District 5	Don R. Gerth Commissioner - District 6

AGENDA

City Commission Meetings are
Broadcast Live on KHBX FM 99.3 Radio and
View Online at www.hobbsnm.org

CALL TO ORDER AND ROLL CALL

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. Minutes of the November 18, 2024, Regular Commission Meeting (*Jan Fletcher, City Clerk*)
2. Minutes of the November 12, 2024, Commission Work Session (*Jan Fletcher, City Clerk*)

PROCLAMATIONS AND AWARDS OF MERIT

PUBLIC COMMENTS (Citizens who wish to speak must sign the Public Comment Registration Form located in the Commission Chamber prior to the beginning of the meeting.)

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

3. Resolution No. 7571 - Authorizing the Mayor to Make Appointments to Various City Advisory Boards (*Sam Cobb, Mayor*)

DISCUSSION

4. Waste Management – Discussion of Unsafe Alley Areas (*Don Taylor, Waste Management District Manager*)

ACTION ITEMS (Ordinances, Resolutions, Public Hearings)

5. Consideration of Approval of a Contract with Intermountain Slurry Seal, Inc. in the Amount of \$3,591,080.59 for Microsurfacing Various City Streets (State of New Mexico Price Agreement 40-80500-24-17089) (*Shelia Baker, General Services Director*)
6. Consideration to Award RFP No. 553-25 for Janitorial Services to Community Maintenance (*Shelia Baker, General Services Director*)
7. Consideration to Award RFP No. 554-25 for Janitorial Services to Community Maintenance (*Shelia Baker, General Services Director*)
8. Resolution No. 7572 - Determining that Certain Properties are Ruined, Damaged and Dilapidated Requiring Remediation or Removal from the Municipality (307 West Castle, 228 North Cecil, 421 East Dunnam, 612 South Eighth, 2225 North Kingsley, 1000 East Main and 400 North Turner) (*Amber Leija, Assistant City Attorney, Jessica Silva, Community Services Superintendent*)
9. Resolution No. 7573 - Authorizing an Amended Collective Bargaining Agreement with the Fraternal Order of Police, Lea County Lodge No. 9 (*Valerie Chacon, City Attorney*)

COMMENTS BY CITY COMMISSIONERS, CITY MANAGER

10. Next Meeting Dates:

City Commission Regular Meeting:

- Monday, December 16, 2024, at 6:00 p.m.
- Monday, January 6, 2025, at 6:00 p.m.

ADJOURNMENT

If you are an individual with a disability who needs a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the above meeting, please contact the City Clerk's Office at (575) 397-9200 at least 72 hours prior to the meeting or as soon as possible. Public documents, including the agenda and minutes, can be provided in various accessible formats. Please contact the City Clerk's Office if a summary or other type of accessible format is needed.



CITY OF HOBBS
STAFF SUMMARY FORM

MEETING DATE:
December 2, 2024

SUBJECT: Minutes of the November 18, 2024, Regular Commission Meeting

DEPT OF ORIGIN: City Clerk

DATE SUBMITTED: 11/19/2024

SUBMITTED BY: Jan Fletcher, City Clerk

Summary:

Minutes of the regular Commission meeting held on November 18, 2024.

Fiscal Impact:

N/A

Attachments:

November 18 2024 - Minutes

Recommendation:

Motion to approve the minutes.

Approved By:

Jan Fletcher, City Clerk
Manny Gomez, City Manager

Minutes of the regular meeting of the Hobbs City Commission held on Monday, November 18, 2024, in the City Commission Chamber, 200 East Broadway, 1st Floor Annex, Hobbs, New Mexico. This meeting was also broadcast via Livestream on the City's website at www.hobbsnm.org.

Call to Order and Roll Call

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

Mayor Sam D. Cobb
Commissioner Joseph D. Calderón
Commissioner Larron B. Fields
Commissioner Dwayne Penick
Commissioner Chris Mills
Commissioner R. Finn Smith

Absent: Commissioner Don Gerth

Also present: Manny Gomez, City Manager
Todd Randall, Assistant City Manager
Valerie Chacon, City Attorney
Amber Leija, Assistant City Attorney
August Fons, Police Chief
Marina Barrientes, Police Captain
Jessica Silva, Code Enforcement Superintendent
Mark Doporto, Fire Chief
Ryan Herrera, Deputy Fire Chief
Chris Henry, Battalion Chief
Shawn Williams, Fire Marshal
Adam Marinovich, Deputy Fire Chief of Support
Tony Alarcon, Fire Inspector
Bobby Arther, Municipal Judge
Shelia Baker, General Services Director
Toby Spears, Finance Director
Anthony Henry, City Engineer
Chad Littlejohn, Marketing Coordinator
Nikki Lawless, Library Director
Doug McDaniel, Recreation Director
Michael Hughes, Recreation Superintendent
Nicholas Goulet, Human Resources Director
Tracy South, Assistant Human Resources Director
Selena Estrada, Risk Management
Christa Belyeu, I.T. Director
Julie Nymeyer, Executive Assistant
Jan Fletcher, City Clerk
Rose Galavez, Assistant Deputy City Clerk
Alyxandra Salas, City Clerk Record Specialist
18 citizens

Invocation and Pledge of Allegiance

Commissioner Penick delivered the invocation and Commissioner Fields led the Pledge of Allegiance.

Approval of Minutes

Commissioner Calderón moved the minutes of the regular meeting of November 4, 2024, and the work session of November 4, be approved as written. Commissioner Gerth seconded the motion and roll call vote was recorded as follows: Smith yes, Mills yes, Fields yes, Calderón yes, Penick yes, Cobb yes. The motion carried.

Proclamations and Awards of Merit

Mayor Cobb proclaimed Saturday, November 30, 2024 as "SMALL BUSINESS SATURDAY". He urged the residents of our community, and communities across the country, to support local small businesses on Small Business Saturday and throughout the year.

Ms. Patty Collins, President and CEO of Hobbs Chamber of Commerce, stated the Hobbs Chamber of Commerce promotes shopping local all year long. She encouraged people to stay home this season and shop local for their holiday needs. She stated there is a directory of local businesses and they can help a citizen get in touch with a business, especially if they have a specific need.

Mr. Sergio Polanco, President and CEO of Hobbs Hispano Chamber of Commerce, stated it is an honor to receive this proclamation on behalf of small business owners in Hobbs and to be able to see each small business grow within the city. He stated the small businesses in Hobbs are the backbone of the economy in Hobbs and shopping local helps to keep their doors open.

Mayor Cobb proclaimed the month of November as "LUNG CANCER AWARENESS MONTH". He stated lung cancer is the leading cause of cancer death among men and women in the United States and accounts for more deaths than colon cancer, breast cancer and prostate cancer combined. He stated we should recognize the need for research in lung cancer and encourage all citizens to learn about lung cancer and early detection through lung cancer screening.

Mr. Manny Gomez, City Manager, recognized the following employees for their Milestone Service Awards for the month of November, 2024:

- 5 years - John Kunko, Utilities Department
- 5 years - Alisha Johnson, Utilities Department
- 10 years - Rosianna Owens, Recreation Department
- 15 years - Undra Choice, Utilities Department

- 15 years - Laura Aguirre, Hobbs Police Department
- 15 years - Dustin Corley, Hobbs Fire Department

Mr. Gomez thanked the Commission for recognizing these employees. Mr. Gomez reviewed highlights about the employees' time with the City. He expressed gratitude to each employee for their hard work and contributions to the organization.

Public Comments

None.

Consent Agenda

Mayor Cobb explained the process for the consent agenda which is reserved for items which are routine when the agenda is lengthy. He stated any member of the Commission may request an item to be transferred to the regular agenda from the consent agenda without discussion or vote.

Commissioner Calderón moved for approval of the following Consent Agenda item(s):

Resolution No. 7568 - Approving a One-Year Extension of the Professional Services Agreement with Luke Otero for Lobbying Services

Resolution No. 7569 - Approving a One-Year Extension of the Professional Services Agreement with Cambiar Consulting, LLC, for Lobbying Services

Commissioner Fields seconded the motion and roll call vote was recorded as follows: Smith yes, Mills yes, Fields yes, Calderón yes, Penick yes, and Cobb yes. The motion carried. Copies of the resolutions and supporting documentation are attached and made a part of these minutes.

Discussion

None.

Action Items

FINAL ADOPTION: Ordinance No. 1163 - Annexation for the Proposed Expansion of Zia RVillas RV Park Located Off of Lovington Highway

Mr. Todd Randall, Assistant City Manager, stated the property owner has requested to annex land to the east of their existing RV Park in order to expand and add another 120 new RV spaces. Currently, the existing RV Park is within City limits and supplied with City water. Sewer service is provided and the property has a private sewer lift station that discharges into a City manhole 300' south of the University of the

Southwest entrance road. Annexation of the property has minimal fiscal impact initially. Once annexed, any improvements to the property will generate GRT based on location of the improvements.

In response to Mayor Cobb's question, Mr. Randall displayed a map of the area located at the intersection of Lovington Highway and World Drive, between Jack Gomez Blvd. and the University of the Southwest.

Commissioner Mills stated though he agrees it is important to add space for more units, he does not think RV spaces are healthy and well-functioning for the economy.

Mayor Cobb stated it is preferred to get people into single family homes or apartment complexes.

Mr. Randall stated the velocity is increasing considering the number of units being permitted.

Proper publication having been made, and there being no further discussion or public comment from the audience, Commissioner Penick moved to approve Ordinance No. 1163 as presented. Commissioner Fields seconded the motion and roll call vote was recorded as follows: Smith yes, Mills yes, Fields yes, Calderón yes, Penick yes, and Cobb yes. The motion carried. Copies of the ordinance and supporting documentation are attached and made a part of these minutes.

Consideration of Approval of Amendment No. 1 to the Memorandum of Agreement between the New Mexico Energy, Minerals, and Natural Resources Department and the City of Hobbs

Mr. Mark Doporto, Fire Chief, explained Amendment No.1 with the State of New Mexico Energy, Minerals and Natural Resources Department. He stated the parties previously entered into an agreement effective September 19, 2019. Chief Doporto stated the City will be reimbursed quarterly for costs incurred as outlined in the Agreement in an amount not to exceed \$40,000.00 which is an increase from the previous amount of \$7,000,00.

There being no discussion, Commissioner Fields moved to approve Amendment No. 1 to the Memorandum of Agreement with the New Mexico Energy, Minerals, and Natural Resources Department. Commissioner Smith seconded the motion and roll call vote was recorded as follows: Smith yes, Mills yes, Fields yes, Calderón yes, Penick yes, and Cobb yes. The motion carried. A copy of the agreement and supporting documentation are attached.

Consideration of Approval of the Purchase of Materials and Freight from Fire Facilities, Inc., in the Amount of \$993,231.00. Using HGAC Contract Pricing for the Construction of the Commissioner Model Training Tower

Fire Chief Doporto stated a 2024 Legislative Capital Appropriation Project in the amount of \$1,424,000.00 has been awarded to the City of Hobbs Fire Department to plan, design, construct and improve training facilities, including a fire training tower and public safety center, in Hobbs. The Hobbs Fire Department has also been awarded a Fire Protection Grant in the amount of \$400,000.00 for the building of a training tower. Chief Doporto stated the Hobbs Fire Department wishes to purchase freight and materials for the construction of the Commissioner Training Tower. The total cost for the freight and materials for the construction of the Commissioner Training Tower is \$902,943.00 and purchase will be through an HGAC purchasing agreement.

In response to Commissioner Fields' inquiry, Chief Doporto stated this facility will be the first step in Phase One of a training grounds that will be built at the armory. In this facility, they will be using Class A materials to do live trainings and simulations. This will be a state-of-the-art tower for the Hobbs Fire Department.

In response to Mayor Cobb's question, Chief Doporto stated the Hobbs Fire Department has an ISO 2 rating. Use of this training facility will provide an opportunity to be able to obtain an ISO 1 rating.

Mayor Cobb stated this would reduce insurance costs for every business and every homeowner in the community. He stated we are lucky to be able to do this, and Mayor Cobb thanked the Legislative delegation which helped with the capital outlay funding, along with City Manager Gomez and Chief Doporto, for their work on this project. This facility will not only ensure safety and training but will also help citizens and businesses save some money on insurance.

There being no further discussion, Commissioner Calderón moved to approve the purchase of materials and freight from Fire Facilities, Inc., in the amount of \$993,231.00 using HGAC Contract Pricing for the construction of the Commissioner Model Training Tower. Commissioner Mills seconded the motion and roll call vote was recorded as follows: Smith yes, Mills yes, Fields yes, Calderón yes, Penick yes, and Cobb yes. The motion carried. A copy of the supporting documentation is attached.

Resolution No. 7570 - Rescinding Condemnation on Certain Properties Previously Determined to be Ruined, Damaged, Dilapidated and a Menace to Public Comfort, Health and Safety

Ms. Amber Leija, Assistant City Attorney, and Ms. Jessica Silva, Code Enforcement Superintendent, explained the resolution to rescind condemnation of certain properties. Ms. Leija stated these properties were previously condemned but are no longer ruined, damaged, dilapidated and a menace to public comfort, health and safety. Ms. Silva presented photographs showing before and after pictures of the properties. She stated the properties have all been demolished or renovated, and therefore, the properties are now in compliance with the Hobbs Municipal Code.

Mayor Cobb commended the Environmental and Legal Departments on their accomplishments over the last several years in making a dramatic difference in improving the appearance of the property and surrounding properties. He stated it raises everyone's property values when properties are compliant with Code.

Commissioner Fields stated he wanted to make the community aware the City is not intentionally taking anybody's property from them and that is not what they are trying to accomplish. He commended Ms. Leija and Ms. Silva for all of the work they have accomplished so far.

There being no further discussion, Commissioner Penick moved to approve Resolution No. 7570 as presented. Commissioner Calderón seconded the motion and roll call vote was recorded as follows: Smith yes, Mills yes, Fields yes, Calderón yes, Penick yes, Cobb yes. The motion carried. A copy of the resolution and supporting documentation are attached and made a part of these minutes.

Comments by City Commissioners, City Managers

Mr. Manny Gomez reminded the public of an upcoming Community Forum being held by Captain Tony Alarcon of the Hobbs Fire Department and Sgt. Reanna Alarcon of the Hobbs Police Department on November 20, 2024 from 6:00 p.m. to 8 p.m. and on December 4, 2024, from 6:00 p.m. to 8:00 p.m. in the Commission Chamber. This community forum is for citizens to help prepare for the upcoming holiday season regarding fire and crime prevention.

Mayor Cobb suggested the forum be livestreamed for those who cannot make it in person. Mr. Gomez stated this would be a great idea.

Mr. Gomez reminded the public of the 7th Annual Tree Lighting Ceremony on Saturday, December 7, 2024. He thanked Mr. Chad Littlejohn, Marketing Coordinator, for all of the effort he has put into this event.

Mr. Gomez announced Captain Adam Marinovich has been recently promoted at the Hobbs Fire Department to the position of Deputy Chief of Support. He stated this will complete the full command staff at the Hobbs Fire Department.

Mr. Gomez wished a Happy Thanksgiving to Mayor Cobb, the Commission, City staff and the public.

Commissioner Mills addressed several comments on retail theft and stated as a community, we need to be careful about the big retail places because they spend less and less on theft prevention and shift costs to the community so they can make more money. He stated communities are fighting back when these big corporations are shifting the prices, specifically Walmart and United Supermarkets.

Commissioner Fields congratulated all of the milestone recipients. He also wished a Happy Thanksgiving to everyone and encouraged the public to love on each other and enjoy spending time with family this year.

Commissioner Calderón also wished everyone a Happy Thanksgiving.

Commissioner Penick thanked the Chambers of Commerce for all the services they provide for small businesses and retail in Hobbs. He stated small businesses are the ones that donate to the growth of our City, and he encouraged the public to shop local.

Commissioner Smith thanked the Chambers of Commerce for supporting local businesses, as he has a local family business here in Hobbs and it means a lot to him. He wished the community and his fellow Commissioners, and the public, a Happy Thanksgiving.

Mayor Cobb updated the community on a project for Behavioral Health. He stated things are looking positive, as he has been having some conversations this past week about a couple of paths that can be taken. He stated a proposed new crime bill will be introduced during the next session, along with two other bills, one of which is a capital outlay bill that will provide funds for a Behavioral Health Facility to be built in Hobbs, and the other is a bill that will create a trust fund that will create a corpus to be used to pay incremental costs associated with Behavioral Health. Mayor Cobb stated service costs are not currently covered by our insurances so this fund will provide not only incremental payment for services but will also provide education and salaries for those who choose to work in Behavioral Health. He stated this is an important issue in our community and will touch many people's lives. Mayor Cobb stated the Governor has indicated she is interested in being a part of the solution to this growing problem.

Mayor Cobb wished all of the community a Happy Thanksgiving and wished everyone safe travels for those who may be travelling during the holiday season.

ADJOURNMENT

There being no further business or comments, Commissioner Calderón moved that the meeting adjourn. Commissioner Penick seconded the motion and the vote was recorded as follows: Fields yes, Calderón yes, Penick yes, Gerth yes, Cobb yes. The motion carried and the meeting adjourned at 6:45 p.m.

SAM COBB, Mayor

ATTEST:

JAN FLETCHER, City Clerk



CITY OF HOBBS
STAFF SUMMARY FORM

MEETING DATE:
December 2, 2024

SUBJECT: Minutes of the November 12, 2024, Commission Work Session

DEPT OF ORIGIN: City Clerk

DATE SUBMITTED: 11/21/2024

SUBMITTED BY: Jan Fletcher, City Clerk

Summary:

Minutes of the Commission joint work session held on November 12, 2024.

Fiscal Impact:

N/A

Attachments:

November 12, 2024 - work session minutes

Recommendation:

Motion to approve the minutes.

Approved By:

Jan Fletcher, City Clerk
Manny Gomez, City Manager

Minutes of the work session of the Hobbs City Commission held on Tuesday, November 12, 2024, in the City Commission Chamber, 200 East Broadway, 1st Floor Annex, Hobbs, New Mexico. The meeting was also viewable to the public via Livestream on the City's website at www.hobbsnm.org.

Commissioner Calderón called the work session to order at 5:06 p.m. and welcomed everyone to the meeting. The City Clerk called the roll and the following answered present:

Hobbs City Commission

Mayor Sam D. Cobb (via phone)

R. Finn Smith

Christopher Mills

Larron B. Fields

Joseph D. Calderón

Dwayne Penick (*absent*)

Don Gerth (*absent*)

Community Affairs Board

Kevin Naegele, Chair (*absent*)

John Paul Henderson (*absent*)

Chanelle Scott (*absent*)

Yvette Lucero (*absent*)

Rachael Moon (*absent*)

Pat Duran

Also present were Mr. Manny Gomez, City Manager, Mr. Todd Randall, Assistant City Manager, and Ms. Jan Fletcher, City Clerk. Other staff members and public were also present.

Commissioner Calderón stated the purpose of today's work session is to continue the presentation of feedback from engagement meetings with staff, public, and stakeholders, along with input and comments from Commission and Board Members reviewing a plan for the Family Aquatics Center.

Mr. Layne Olivo, the Design Team Lead of Halff & Associates, working on the Multi-Generational Aquatic Center, began by introducing himself. He also introduced Mr. David Roybal (via phone) and Ms. Debra Hicks of Pettigrew & Associates. He also introduced Ms. Jenna Katararos (via phone) of Barker Rinker Seacat. He stated a representative from Counsilman-Hunsaker, Aquatics Designer, was unable to attend the meeting tonight. He thanked the Mayor, Commission and others for the opportunity to present their findings so far, and gave a brief history of where they started on this project and how it got to this point today. He stated the concepts are preliminary at this point and are not intended to be permanent but just a foundation for discussion.

Mr. Olivo displayed a PowerPoint Presentation using a series of slides to showcase the process from the beginning. He stated the kick-off for the project began in June of 2024 where a site tour was completed along with a data analysis to develop a base

map to know more details about the area. He stated some visioning sessions were held with stakeholders and the public to develop a preliminary master plan for more feedback and direction. Mr. Olivo stated they will take all commentary from this meeting and the other meetings to develop a preliminary master plan which will come back to an approval meeting on December 2, 2024.

Mr. Olivo provided a map of the proposed area and stated this project will be located in the Taylor Ranch area, South of Bender Blvd. The area is a total of about 240 acres but the project area will be three to five acres in size. The idea is for the outdoor aquatic facility to be an open space in a residential area that will provide a variety of activities for all different ages with both active and passive recreation opportunities. He stated during the public engagement phase, they had stakeholder listening sessions where they received feedback from City staff, local schools, colleges, local sports associations and special interest groups. They also had a public meeting where they engaged ideas from the public about what they would like to see. From that, a priority list was developed.

During the stakeholder listening sessions, they used the SWOT Analysis (Strengths, Weaknesses, Opportunities and Threats/Constraints) to assess amenity prioritization and community needs.

During the public meeting, they discussed top aquatic amenities and top supporting amenities. Members of the public were able to give their input as to which features they liked best and could suggest any changes, if needed. Out of this came the top priorities and concerns as well as the top styles and themes focused on accommodating a whole range of age groups. An amenities list was developed which included age-specific pools and play areas, a slide tower, a launch slide, diving boards, a lazy river, a wave pool and much more.

Mr. Olivo presented two concepts to the Commission, Concept A and Concept B, which each displayed a different layout and plan for the Aquatics Center. He explained the different amenities and areas, including an equipment building which would be easily accessible for maintenance, and a section for parking of mobile food trucks to provide food services for customers. He presented some example photos of some of the amenities to give an idea of what to expect. Mr. Olivo requested feedback from the Commission about which concept they liked the best and would prefer to see.

Commissioner Mills stated he favors the idea of having lounge pools and an area for young adults or older individuals who would like to relax.

Commissioner Penick commented he would like to see some lounge chairs around the lounge pool as well.

Commissioner Fields commented that the difference between Concept A and B appears that Concept B seems to have more lounging area than that of Concept A.

In response to Commissioner Smith's question, Mr. Olivo stated the length of the lanes are 25 meters, mainly used for lap and therapy, not for competition which would need to be 50 meters.

In response to Commissioner Mills' inquiry, Mr. Olivo stated the open play area is the most flexible of all the places and can be used for many things.

In reply to Commissioner Penick's question, Mr. Olivo stated the depth of the open play area can be whatever it needs to be and can be worked out in the final design.

Commissioner Mills commented when he was meeting with a group of students at the High School recently, they expressed interest in things they could do as a group.

In further response to Commissioner Mills' question about the capacity of the facility, Mr. Olivo commented it would depend on how the capacity is rated. He stated he would like to see a range of about 40 square feet per person. In the concepts presented, there is about 20,000 square feet which would comfortably accommodate up to about 500 people. The more lifeguards available, the more capacity there would be.

Mayor Cobb commented the State of New Mexico, under specific guidelines, states the pool size determines how many people can be in the pool at any one time. He inquired about what has been done to determine how many certified lifeguards would be needed in order to accommodate how many people are going to be in the pool.

Mr. Olivo responded to Mayor Cobb and stated City staff looked at this concept and determined there would need to be about 20 lifeguards on site based on the dimensions and capacity of the pool.

Mayor Cobb commented two concerns the City would have would be the staffing issue being the biggest concern and having only two food trucks does not seem sufficient enough, considering it is a community pool.

Commissioner Mills agreed with Mayor Cobb and stated we have a large community of food trucks in Hobbs and it could attract more people and provide for the needs of the community if we had more space for food truck availability.

In response to Commissioner Calderón's inquiry, Mr. Doug McDaniel, Recreation Director, stated in terms of staffing, there has been some turnover in the position of Aquatics Coordinators. He stated the City's new Aquatics Coordinators, present in the audience tonight, will be attending training in the Dallas/Fort Worth area in January to

obtain their instructional certificates to be able to instruct lifeguard training so they can train staff to be ready by Summer of 2026 when the facility would be expected to open or nearing completion. He stated overall, the country is experiencing lifeguard shortages but there are strategies to look at to be able to increase the number of lifeguards that can be hired. Mr. McDaniel stated he is very confident with the Aquatics Coordinators on staff now, with their enthusiasm and commitment, the City will hopefully start to gain ground on the number of lifeguards we have currently and where we will be in the future.

Commissioner Calderón commented he recalls the CORE having to close down the pool area temporarily because of a shortage of lifeguards.

Mr. McDaniel responded and stated at any point a body of water cannot be guarded safely, they have to close down to keep the community safe.

Commissioner Fields inquired about how many additional employees would have to be hired in order to fulfill the maintenance aspect of the facility.

In response to Commissioner Field's inquiry, Mr. McDaniel stated that would be something the City would need to look at long term but there will be recurring costs for operation of this facility. There could be costs to include staffing on a seasonal basis and maintenance during the summer as this facility will be large and in order to keep it clean and operable, it will take a lot of maintenance which would have to be taken into consideration.

Commissioner Mills commented the older facilities seem to be more problematic and constantly in need of maintenance. A newer facility would definitely need maintenance, too, but there could be a more cost-effective way of going about the maintenance.

Mr. McDaniel stated it would cost approximately \$700,000.00 to bring Heizer back into code and make it a safe place for people to use. Based on the feasibility study that was done, Humble and Heizer would both eventually be taken offline in order to bring this new, modern, amenity-rich facility to Hobbs for people of all ages to enjoy.

Mayor Cobb stated the College of the Southwest, Hobbs Municipal Schools, and the New Mexico Junior College did not feel adding this aquatic center would add much value in terms of their students. Their investment might be better served in a recreation destination. If this is going to be on the gateway into our community, the City should consider making it a revenue creator in collaboration with the private sector. Mayor Cobb suggested looking at what we can do to make entrepreneur opportunities as well. He stated we should look at this as a long-term investment and what can be created as a quality of life improvement as well as an economic driver to draw gross receipts for our community.

Commissioner Mills commented he thinks the facility would be a star component in drawing people to the community.

In response to Commissioner Calderón's inquiry about the cost and recurring costs of the facility, Mr. Olivo stated the facility costs for both concepts are about \$17,000,000.00. He stated he could not project recurring costs it is known exactly what type of features and facility the City is going to have.

The Commission discussed both concepts and agreed both look good and functional.

Commissioner Mills commented it would be beneficial to have curb appeal from the highway to make the facility stand out.

Mayor Cobb commented the plan needs to be discussed further in order to be prepared to make a final decision in the near future.

Mr. McDaniel commented that grant funds have been received from the State of New Mexico to design the facility. He stated he believes there is enough time to accomplish the needed objective by December 31, 2024, which is the deadline for the funds to be encumbered.

In response to Mayor Cobb's question, Mr. McDaniel stated a feasibility study for operational costs was not in the grant funds request. He stated there needs to be more studies done and we would need to figure out exactly what type of facility the City is going to have in order to project the operational costs.

Mayor Cobb suggested the Commission could create a document with a choice on a design, along with an economic analysis, and then talk with the other financial partners who have an interest in making the facility a larger venue, in conjunction with the private sector. He stated it could generate enough revenue to offset operating costs and enhance the quality of life in the community. This would be the final master plan.

Mayor Cobb stated he will be bringing proposals to the Commission about some large employers in our community who are discussing adding 300 or more employees to the CORE membership that they will pay on behalf of the employees. Increased revenue will hopefully help decrease the City's contribution of general fund revenue into the facility.

Commissioner Penick stated he agrees with this concept and likes the idea of expanding it into a larger plan. He believes it will make the quality of life in our community better, especially for those who want to plant roots and stay in Hobbs to raise their families.

In response to Commissioner Penick's question about a feasibility study, Mayor Cobb stated Mr. Gomez and City Staff will put together an RFP on it. He stated the study would cost less than going in blindly and making a mistake.

In response to Commissioner Fields' comment, Mr. Olivo agreed that they would take all of the feedback gathered and in about three weeks, a final concept would be put together.

Commissioner Penick requested that the PowerPoint presentation be sent to the Commission.

In response to Commissioner Calderón's question, Mr. McDaniel stated the plan is to come back to Commission at the first meeting in December with all of the concepts and an estimated cost of construction and design to approve the plan before the deadline.

There being no further discussion, Commissioner Calderón adjourned the work session at 6:00 p.m.

SAM D. COBB, Mayor

ATTEST:

JAN FLETCHER, City Clerk



CITY OF HOBBS
STAFF SUMMARY FORM

MEETING DATE:
December 2, 2024

SUBJECT: Resolution No. 7571 - Authorizing the Mayor to Make Appointments to Various City Advisory Boards

DEPT OF ORIGIN: City Manager

DATE SUBMITTED: 11/20/2024

SUBMITTED BY: Julie Nymeyer, Executive Assistant

Summary:

CEMETERY BOARD (Two-year terms expiring March 31, 2026)

Bonnie Moran - re-appoint

Sue Sedillo - re-appoint

Dennis Shearer – re-appoint

COMMUNITY AFFAIRS BOARD (Two-year terms expiring March 31, 2026)

John Paul Henderson - re-appoint

Yvette Lucero - re-appoint

LIBRARY BOARD (Two-year terms expiring March 31, 2026)

Julie McGuinness - re-appoint

Guy Williams - re-appoint

Carolina Greene - re-appoint

UTILITIES BOARD (Two-year terms expiring March 31, 2026)

Benny Choice - re-appoint

Debra Hicks - re-appoint

Josh Grassham – re-appoint

VETERANS BOARD (Two-year terms expiring March 31, 2026)

Ramon Cruz - re-appoint

Mark Bowman – re-appoint

PLANNING BOARD (Two-year terms expiring March 31, 2026)

Tres Hicks - re-appoint

Bill Ramirez - re-appoint

Ben Donahue- re-appoint

LODGERS' TAX BOARD (Three-year terms expiring January 1, 2027)

Jack Robertson - re-appoint

Fiscal Impact:

There is no effect on the current year budget.

Attachments:

Reso for Advisory Boards 2024

Recommendation:

Motion to approve Resolution.

Approved By:

Manny Gomez, City Manager	11/22/2024
Toby Spears, Finance Director	11/26/2024
Valerie Chacon, City Attorney	11/26/2024
Manny Gomez, City Manager	11/26/2024

CITY OF HOBBS

RESOLUTION NO. 7571

A RESOLUTION AUTHORIZING THE MAYOR
TO MAKE APPOINTMENTS TO
THE CITY OF HOBBS ADVISORY BOARDS

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF HOBBS, NEW MEXICO, that the Mayor be and hereby is authorized to make appointments to the following advisory boards:

CEMETERY BOARD (Two-year terms expiring March 31, 2026)

Bonnie Moran - re-appoint
Sue Sedillo - re-appoint
Dennis Shearer – re-appoint

COMMUNITY AFFAIRS BOARD (Two-year terms expiring March 31, 2026)

John Paul Henderson - re-appoint
Yvette Lucero - re-appoint

LIBRARY BOARD (Two-year terms expiring March 31, 2026)

Julie McGuinness - re-appoint
Guy Williams - re-appoint
Carolina Greene - re-appoint

UTILITIES BOARD (Two-year terms expiring March 31, 2026)

Benny Choice - re-appoint
Debra Hicks - re-appoint
Josh Grassham - re-appoint

VETERANS BOARD (Two-year terms expiring March 31, 2026)

Ramon Cruz - re-appoint
Mark Bowman - re-appoint

PLANNING BOARD (Two-year terms expiring March 31, 2026)

Tres Hicks - re-appoint
Bill Ramirez - re-appoint
Ben Donahue - re-appoint

LODGERS' TAX BOARD (Three-year terms expiring January 1, 2027)
Jack Robertson - re-appoint

PASSED, ADOPTED AND APPROVED this 2nd day of December, 2024.

SAM D. COBB, Mayor

ATTEST:

JAN FLETCHER, City Clerk



CITY OF HOBBS
STAFF SUMMARY FORM

MEETING DATE:
December 2, 2024

SUBJECT: Consideration of Approval of a Contract with Intermountain Slurry Seal, Inc. in the Amount of \$3,591,080.59 for Microsurfacing Various City Streets (State of New Mexico Price Agreement 40-80500-24-17089)

DEPT OF ORIGIN: General Services

DATE SUBMITTED: 11/19/2024

SUBMITTED BY: Shelia Baker, General Services Director

Summary:

The General Services Dept. requested a quote from Intermountain Slurry Seal, Inc., an awarded vendor of State of NM Price Agreement 40-80500-24-17089, for microsurfacing approximately 27 miles of City streets. The streets were identified in the pavement condition study as year 1 priorities. A proposed project schedule will be presented to the City at the pre-construction meeting. Work is anticipated to be complete within one year.

Fiscal Impact:

Budget Number: 224022-44901-00148

Quote: \$3,591,080.59 (inclusive of NMGRT)

Budget Amount: \$3,955,251.87

Attachments:

2024 Microsurfacing Map

COH Microsurfacing estimate

Pages from 40-80500-24-17089_Micro-Surfacing_0725

Recommendation:

Consider and approve a contract with Intermountain Slurry Seal, Inc. through State of New Mexico Price Agreement

Approved By:

Shelia Baker, General Services Director 11/20/2024

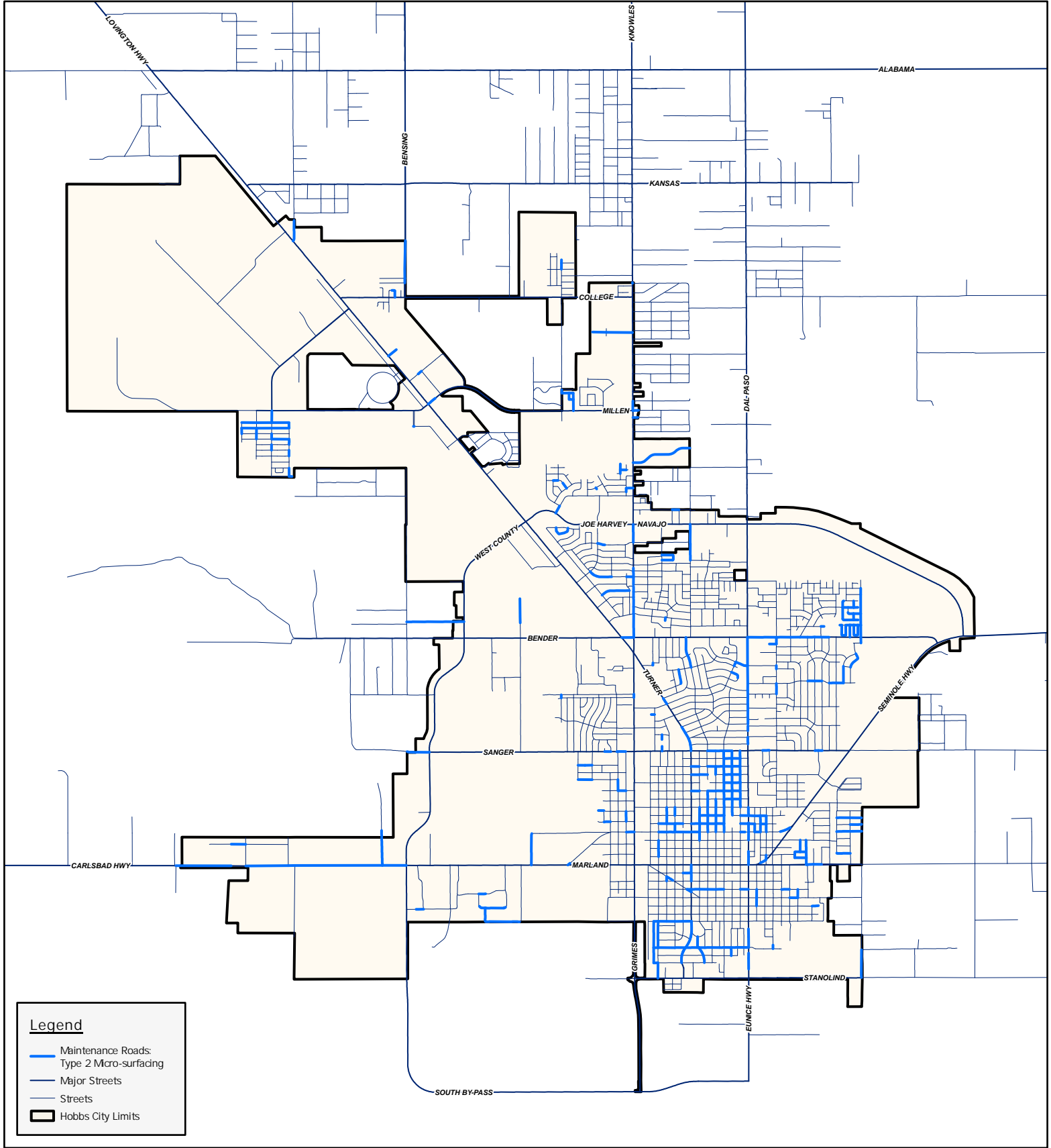
Toby Spears, Finance Director 11/20/2024

Valerie Chacon, City Attorney 11/20/2024

Manny Gomez, City Manager 11/22/2024

2024 Pavement Rehabilitation

Suggested Maintenance: Type 2 Micro-surfacing



0 3,000 6,000 12,000 18,000 Feet

City of Hobbs GIS Division TC

Date: 11/25/2024 1 inch = 6,000 feet Time: 8:36 AM

DISCLAIMER: THE CITY OF HOBBS MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE OF ANY KIND REGARDING ANY GIS DATA PROVIDED HEREIN OR THE SOURCES OF SUCH DATA. THE CITY OF HOBBS SPECIFICALLY DISCLAIMS ALL REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. DATA CONTAINED WITHIN THIS PRODUCT IS PROVIDED BY THE CITY OF HOBBS FOR INFORMATIONAL PURPOSES ONLY AND NOT IN COMPLIANCE WITH ANY LEGAL REQUIRED SURVEYING STANDARD.



Lewisville, Texas
 701 E. Main
 Lewisville, TX.
 972-353-2636

Reno, Nevada
 1120 Terminal Way
 Reno, NV.
 775-355-5237

Salt Lake City, Utah
 1000 Warm Springs Road
 801
 SLC, UT. 84116
 801-532-8200

November 1, 2024

CITY OF HOBBS NEW
 MEXICO
 ATTENTION: JANA WHITE
 jwhite@hobbsnm.com
 RE: FY: 2024/2025 Micro
 surfacing Proposal and
 Pricing

Bid Item Number	Description	Quantity	Unit of Measure	Price Per Unit	Total
2	TRAFFIC CONTROL (URBAN)	7	DAY	\$5,555.00	\$38,500.00
3	TRAFFIC CONTROL (RURAL)	25	DAY	\$5,000.00	\$125,000.00
4	SEQUENTIAL FLASHING ARROW BOARD	14	DAY	\$75.00	\$1,050.00
6	MOBILIZATION	495	MILE	\$1.00	\$495.00
8	TEMPORARY PAVEMENT MARKERS	2,000	EA	\$2.50	\$5,000.00
21	MICRO SURFACING TYPE II 2,500-5,000 TONS	7,398	TON	\$318.00	\$2,352,564.00
22	MICRO SURFACING TYPE III 1,000-2,500 TONS	2,456	TON	\$345.00	\$847,320.00
	SUBTOTAL				\$3,369,929.00
N/A	LEA COUNTY (HOBBS) GROSS RECIEPTS TAX	\$3,369,929.00	%	6.5625	\$221,151.59
	TOTAL				\$3,591,080.59

Thank you for the opportunity to submit our bid response for the above referenced project. The schedule below is a breakdown of our bid



State of New Mexico General Services Department

Price Agreement

Awarded Vendor:
3 Awarded Vendors (see page 6)

Price Agreement Number: **40-80500-24-17089**

Payment Terms: **Net 30**

F.O.B.: **Destination**

Delivery: **As Requested**

Ship To:
New Mexico Department of Transportation
Various Locations

Procurement Specialist: **Clarke J. Fountain**

Telephone No.: **(505) 629-2964**

Email: **clarkej.fountain@gsd.nm.gov**

Invoice:
As Requested at Time of Order

For questions regarding this agreement please contact:
Morris Hurtado (505) 490-7201

Title: **Micro-Surfacing**

Term: **July 9, 2024 – July 8, 2025**

This Price Agreement is made subject to the “terms and conditions” as indicated on subsequent pages.

Accepted for the State of New Mexico

Natalie Martinez

Date: ⁷/9/2024

Dorothy Mendonca
New Mexico State Purchasing Agent

x This Agreement was signed on behalf of the State Purchasing Agent

State of New Mexico
General Services Department
Purchasing Division
Price Agreement #: **40-80500-24-17089**

Awarded Vendors

(AA) 0000151997

American Pavement Preservation LLC
6300 Riverside Plaza Lane NW Suite 100
Albuquerque, NM 87120
Eric Reimschiessel, (505) 252-5628
ericr@pavementpreservationgroup.com

Payment Term: Net 30

Delivery: FOB Project Site or As Requested

(AB) 0000107406

Geneva Rock Products, Inc.
4393 Riverboat Rd #400
Taylorsville, Ut 84123
Bryan Warner, (385) 515-0047
bwarner@genevarock.com

Payment Term: Net 30

Delivery: Farmington, NM

(AC) 0000055081

Intermountain Slurry Seal, Inc.
1000 Warm Springs Road
Salt Lake City, UT 84126
Gary Price, (801) 526-6074
Rusty.Price@gcinc.com

Payment Term: Net 30

Delivery: As Requested



CITY OF HOBBS
STAFF SUMMARY FORM

MEETING DATE:
December 2, 2024

SUBJECT: Consideration to Award RFP No. 553-25 for Janitorial Services to Community Maintenance

DEPT OF ORIGIN: General Services

DATE SUBMITTED: 11/19/2024

SUBMITTED BY: Shelia Baker, General Services Director

Summary:

An advertisement was placed in the local newspaper on October 20th for RFP No. 553-25, Janitorial Services for various buildings including City Hall, Library, Utilities, Garage, Teen Center, Municipal Court, Street & Traffic and Building Maintenance. There were 20 plan holders. Proposals were due at 2:00 PM on November 12, 2024 and 2 proposals were submitted. An evaluation committee met and scored the proposals. The evaluation criteria were:

- Yearly cost of each location

- Reference check of past/present customers

- A minimum of 2 years' experience in janitorial services with similar facilities and services

- Proposed staffing, their experience and outline of work

- New Mexico Resident/Veterans Bidders Preference

Based on the average scores, Community Maintenance received the highest scores.

Negotiations were conducted as to scope of service and overall price. It is the recommendation of the General Services Department to award RFP 553-25 to Community Maintenance. The last contract for the buildings were procured was in 2020. Necessary budget adjustment requests will be included in the next BAR.

Fiscal Impact:

Total Proposed Cost: \$198,743.00

NMGRT: \$ 13,042.51

Estimated Total Cost: \$211,785.51

Attachments:

- BID SUMMARY RFP 553-25 SET 1 A

- SCORING RFP 553-25

Recommendation:

Recommendation to award RFP No. 553-25 to Community Maintenance

Approved By:

Shelia Baker, General Services Director 11/20/2024

Toby Spears, Finance Director 11/20/2024

Valerie Chacon, City Attorney

11/20/2024

Manny Gomez, City Manager

11/26/2024

BID SUMMARY

BID/PROPOSAL NO. 553-25 SET 1A

FURNISH JANITORIAL SERVICES TO COH BUILDINGS

BIDDER	COMMUNITY MAINT	CLEARLY CLEAN		
NM CONTRACTORS LICENSE				
BID BOND				
ADDENDUMS				
BID FORM	X	X		
SUBCONTRACTORS LIST				
RESIDENT BIDDERS PREFERENCE NO.		X		
VETERANS PREFERENCE		X		
CAMPAIGN CONTRIBUTION FORM	X	X		
NON-COLLUSION AFFIDAVIT	X	X		
RELATED PARTY DISCLOSURE FORM	X	X		
CERTIFICATION REGARDING DEBARMENT	X	X		
BASE BID TOTAL				
ALTERNATE 1				
ALTERNATE 2				
ALTERNATE 3				
ALTERNATE 4				
TOTAL	\$205,161.00	\$377,760.00		

		AVERAGE	
		COMMUNITY MAINT	CLEARLY CLEAN
CITY HALL	TOTAL	<u>104</u>	<u>73</u>

		AVERAGE	
		COMMUNITY MAINT	CLEARLY CLEAN
LIBRARY	TOTAL	<u>102</u>	<u>73</u>

		AVERAGE	
		COMMUNITY MAINT	CLEARLY CLEAN
UTILITIES	TOTAL	<u>101</u>	<u>83</u>

		AVERAGE	
		COMMUNITY MAINT	CLEARLY CLEAN
GARAGE	TOTAL	<u>100</u>	<u>88</u>

		AVERAGE	
		COMMUNITY MAINT	CLEARLY CLEAN
TEEN CENTER	TOTAL	<u>97</u>	<u>85</u>

		AVERAGE	
		COMMUNITY MAINT	CLEARLY CLEAN
MUNCIPAL COURT	TOTAL	<u>103</u>	<u>75</u>

		AVERAGE	
		COMMUNITY MAINT	CLEARLY CLEAN
STREETS/TRAFFIC	TOTAL	<u>103</u>	<u>82</u>

		AVERAGE	
		COMMUNITY MAINT	CLEARLY CLEAN
BUILDING MAINTENANCE	TOTAL	<u>100</u>	<u>80</u>



CITY OF HOBBS
STAFF SUMMARY FORM

MEETING DATE:
December 2, 2024

SUBJECT: Consideration to Award RFP No. 554-25 for Janitorial Services to Community Maintenance

DEPT OF ORIGIN: General Services

DATE SUBMITTED: 11/19/2024

SUBMITTED BY: Shelia Baker, General Services Director

Summary:

An advertisement was placed in the local newspaper on October 20th for RFP No. 554-25, Janitorial Services for various buildings including Police Dept., Forensic Lab, Police Dept. Annex, Animal Adoption Center, Hobbs Express, Utilities Production Office, Motor Vehicle Dept., and Rockwind. There were 20 plan holders. Proposals were due at 2:00 PM on November 12, 2024 and 2 proposals were submitted. An evaluation committee met and scored the proposals. The evaluation criteria were:

- Yearly cost of each location

- Reference check of past/present customers

- A minimum of 2 years' experience in janitorial services with similar facilities and services

- Proposed staffing, their experience and outline of work

- New Mexico Resident/Veterans Bidders Preference

Based on the average scores, Community Maintenance received the highest scores.

Negotiations were conducted as to scope of service and overall price. It is the recommendation of the General Services Department to award RFP 554-25 to Community Maintenance. The last contract for the buildings were procured was in 2020. Necessary budget adjustment requests will be included in the next BAR.

Fiscal Impact:

Total Proposed Cost: \$181,926.00

NMGRT: \$ 11,938.89

Estimated Total Cost: \$189,964.71

Attachments:

- BID SUMMARY RFP 554-25 SET 1 B

- SCORING RFP 554-25

Recommendation:

Recommendation to award RFP No. 554-25 to Community Maintenance

Approved By:

Shelia Baker, General Services Director 11/20/2024

Toby Spears, Finance Director 11/20/2024

Valerie Chacon, City Attorney

11/20/2024

Manny Gomez, City Manager

11/22/2024

BID SUMMARY

BID/PROPOSAL NO. 554-25 SET 1B

FURNISH JANITORIAL SERVICES TO COH BUILDINGS

BIDDER	COMMUNITY MAINT	CLEARLY CLEAN		
NM CONTRACTORS LICENSE				
BID BOND				
ADDENDUMS				
BID FORM	X	X		
SUBCONTRACTORS LIST				
RESIDENT BIDDERS PREFERENCE NO.		X		
VETERANS PREFERENCE		X		
CAMPAIGN CONTRIBUTION FORM	X	X		
NON-COLLUSION AFFIDAVIT	X	X		
RELATED PARTY DISCLOSURE FORM	X	X		
CERTIFICATION REGARDING DEBARMENT	X	X		
BASE BID TOTAL				
ALTERNATE 1				
ALTERNATE 2				
ALTERNATE 3				
ALTERNATE 4				
TOTAL	\$183,096.00	\$360,780.00		

		AVERAGE	
		COMMUNITY	CLEARLY
		MAINT	CLEAN
Police Department			
	TOTAL	97	73

		AVERAGE	
		COMMUNITY	CLEARLY
		MAINT	CLEAN
Forensic Lab			
	TOTAL	101	78

		AVERAGE	
		COMMUNITY	CLEARLY
		MAINT	CLEAN
PD Annex			
	TOTAL	98	75

		AVERAGE	
		COMMUNITY	CLEARLY
		MAINT	CLEAN
Animal Adoption Ctr			
	TOTAL	101	73

		AVERAGE	
		COMMUNITY	CLEARLY
		MAINT	CLEAN
Hobbs Express			
	TOTAL	100	80

		AVERAGE	
		COMMUNITY	CLEARLY
		MAINT	CLEAN
Utilities Production Office			
	TOTAL	101	72

		AVERAGE	
		COMMUNITY	CLEARLY
		MAINT	CLEAN
Motor Vehicle Dept.			
	TOTAL	100	70

		AVERAGE	
		COMMUNITY	CLEARLY CLEAN
		MAINT	MAINT
Rockwind			
	TOTAL	101	81



CITY OF HOBBS
STAFF SUMMARY FORM

MEETING DATE:
December 2, 2024

SUBJECT: Resolution No. 7572 - Determining that Certain Properties are Ruined, Damaged and Dilapidated Requiring Remediation or Removal from the Municipality (307 West Castle, 228 North Cecil, 421 East Dunnam, 612 South Eighth, 2225 North Kingsley, 1000 East Main and 400 North Turner)

DEPT OF ORIGIN: Police

DATE SUBMITTED: 11/20/2024

SUBMITTED BY: Jessica Silva, Community Services Superintendent

Summary:

In its continuing promotion of safety and clean-up efforts within city limits, the Hobbs Police Department-Community Services Division has identified properties which present health, life and safety hazards, which warrant remediation. The properties are in dire need of repair. The properties located at 307 W. Castle, 228 N. Cecil, 421 E. Dunnam, 612 S. Eighth, 2225 N. Kingsley, 1000 E. Main and 400 N Turner are ruined, damaged and dilapidated and a menace to the public comfort, health and safety. Attachment A contains the information for the properties.

Fiscal Impact:

The demolition and clean-up of these properties will cost approximately \$191,172.34 The current budget in the "Professional Services" line item of the Community Services Budget (01340-42601) has an adequate balance to sustain this expenditure.

Attachments:

RESOLUTION APPROVING CONDEMNATION-FINAL DRAFT
ATTACHMENT A FOR COMMISSION SUBMITTAL 12-2-2024-(CASTLE, CECIL,
DUNNAM, EIGHTH, KINGSLEY, MAIN TURNER)
Consideration of condemnations Powerpoint format

Recommendation:

Motion to approve the resolution.

Approved By:

August Fons, Police Chief	11/21/2024
Toby Spears, Finance Director	11/21/2024
Valerie Chacon, City Attorney	11/21/2024
Manny Gomez, City Manager	11/22/2024

CITY OF HOBBS

RESOLUTION NO. 7572

A RESOLUTION DETERMINING THAT CERTAIN PROPERTIES THAT ARE RUINED,
DAMAGED AND DILAPIDATED, ARE A MENACE TO PUBLIC COMFORT, HEALTH
AND SAFETY AND REQUIRE REMEDIATION OR REMOVAL FROM THE
MUNICIPALITY

WHEREAS, pursuant to Section 8.24.010 of the Hobbs Municipal Code, and Section 3-18-5 NMSA as amended, the City has inspected the premises described in Attachment "A", attached hereto and incorporated herein by reference, and finds that the structure thereon are ruined, damaged, and dilapidated, are a menace to the public comfort, health and safety and requires removal from the municipality.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF HOBBS, NEW MEXICO, that the structures described in Attachment "A" are found to be ruined, damaged and dilapidated, are a menace to the public comfort, health and safety, and should be removed.

BE IT FURTHER RESOLVED that a copy of this Resolution be served on the owner, occupant or agent in charge of such premises; and that a copy of the same be published as required by law.

BE IT FURTHER RESOLVED that unless the owner, occupant or agent in charge of such premises, within ten (10) days from such service or posting and publication of this Resolution, has commenced removing such structures from the real

property or has filed written objection with the City, the City shall cause the removal of such structures at the cost and expense of the property owner.

BE IT FURTHER RESOLVED that in cases where the City removes a structure so condemned, a lien shall be levied by the City against the real property involved in an amount equal to the reasonable cost of the services rendered, which lien may be foreclosed in default of satisfaction.

PASSED, ADOPTED AND APPROVED this 2nd day of December, 2024

SAM D. COBB, Mayor

ATTEST:

JAN FLETCHER, City Clerk

Attachment A

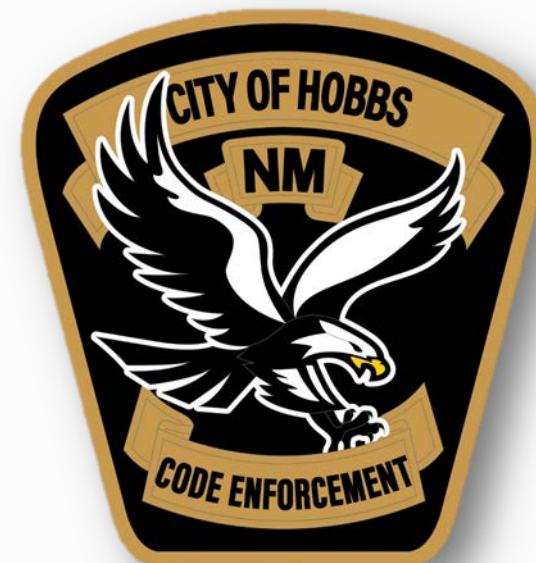
	Address	Owner	Owner's Address	Estimated Cost of Demolition
1	307 W. Castle Hobbs, Lea County, NM, 88240 *Lot Nine (9), Block Two (2), Southview Addition to the City of Hobbs, Lea County, New Mexico, as referenced on that certain Plat filed May 4, 1963.	Montgomery, Mabel (Deceased)	307 W Castle Hobbs, NM, 88240	\$22,484.69
2	228 N. Cecil Hobbs, Lea County, NM, 88240 * The West 75 feet of Lots Thirty-One (31) and Thirty-Two (32), Block Fifteen (15) of the Grimes Addition to the City of Hobbs, Lea County, New Mexico, as referenced on that certain Plat filed November 1, 1930.	Hukins, W.P. (Deceased)	836 W. Iron Ave. Hobbs, NM, 88240	\$21,312.51
3	421 E. Dunnam Hobbs, Lea County, NM, 88240 * Lots One (1) and Two (2), Block Forty-Six (46), of the Original Hobbs Addition to the City of Hobbs, Lea County, New Mexico, as referenced on that certain Plat filed May 9, 1930.	Sanchez, Luis Humberto & Maria	800 S. Eighth St. Hobbs, NM, 88240	\$32,331.07
4	612 S. Eighth St.	Scott, Sharon L.	612 S. Eighth St. Hobbs, NM, 88240	\$18,009.06

	<p>Hobbs, Lea County, NM, 88240</p> <p>* A tract of land being located in the E1/2 of Section 2, Township 19 South, Range 39 East, N.M.P.M., which tract is a part of Tract 5, Selman Subdivision, Lea County, New Mexico as described by metes and bounds as follows: Beginning 118 feet East and 62 feet North of the Southwest corner Tract 5, Selman Subdivision, thence North 62 feet, thence East 125.5 feet, thence South 62 feet, thence West 125.5 feet to the point of beginning, with easement over and upon the West 20 feet for road and utility purposes and the East 7.5 feet for alley purposes.</p>			
6	<p>2225 N. Kingsley Hobbs, Lea County, NM, 88240</p> <p>*Lot Three (3), Block Five (5), of the Shell Addition to the City of Hobbs, Lea County, New Mexico, as referenced on the certain Plat filed January 26, 1954.</p>	Headstream, Tracy W.	PO Box 2363 Hobbs, NM, 88241	\$24,615.94
7	<p>1000 E. Main St. Hobbs, Lea County, NM</p> <p>*Lot Thirteen (13), Block Twenty-Four (24), Original New</p>	Montanez, Miguel Angel Estrado	1102 E. Everglade St. Hobbs, NM, 88240	\$21,419.07

	Hobbs Addition to the City of Hobbs, Lea County, New Mexico, as referenced on that certain Plat filed January 10, 1929.			
8	<p>400 N. Turner Hobbs, Lea County, NM</p> <p>*Lots Nine (9) through Thirteen (13), Block One Hundred Five (105) of the Highland Park Addition to the City of Hobbs, Lea County, New Mexico, as referenced on that certain Plat filed May 9, 1930.</p>	<p>Laundry Lounge Hobbs LLC</p>	<p>3501 SW Failawn Rd. Suite 200 Topeka, KS, 66614</p>	<p>\$51,000.00</p>

Consideration of Condemnations

December 2, 2024



307 W. Castle



- Began Condemnation process July, 2024.
- Owner of the property is deceased.
- All letters have been returned.
- Structure has extensive fire damage throughout.
- Structure is accessible from doors and windows.
- Back yard contains an excessive amount of debris and is accessible to the public due to fence damage.

307 W. Castle



228 N. Cecil



- Condemnation process began July, 2024.
- Owner of the property is deceased.
- A large portion of exterior walls are not protected against weather elements.
- Several areas of the soffit are damaged.
- Property has been an ongoing nuisance to the neighborhood.
- Fence along back area of the property has fallen down in areas.

228 N. Cecil



421 E. Dunnam



- Condemnation process began July, 2024.
- Spoke with both owners in person when initial letter was sent.
- No contact with Department since the initial letter.
- Sagging in the roof of the structure is concerning. Some trim has already fallen off the roof.
- The addition in the back is in severe disrepair is accessible to the public.

421 E. Dunnam



612 S. Eighth St.



- Condemnation Process began in July, 2024.
- Spoke with new owner, was irate during conversation and could not explain process.
- Siding missing around the structure in areas.
- Roof is in need of repair in some areas.
- Structure is unsafe to be occupied at this time.

612 S. Eighth St.



2225 N. Kingsley



- Condemnation process began July 2024.
- Issues with squatters and illegal activity.
- Code Enforcement has been out 12x's to issue citations in the past 4 years.
- Asbestos tiles on the exterior, tiles missing in some areas.
- Broken windows.
- Debris throughout the property.
- Property has been an ongoing nuisance for the neighbors.

2225 N. Kingsley



1000 E. Main



- Condemnation process began July, 2024
- Multiple letters returned with no response.
- 2 structures on the property.
- Both structures are beyond repair and accessible to the public.
- Exterior walls of both property have excessive damage to the stucco.
- Roofs are in poor condition.
- Back structure is missing a wall and is completely accessible.

1000 E. Main



400 N. Turner



- Condemnation process began August, 2024.
- Certified letter was signed for with no response.
- Structure is accessible from the east side through a door.
- Trim around the structure is weather rotted.
- Roof shows damage in some areas.
- Interior ceiling is exposed with duct work hanging down.
- Ceiling Debris is covering the flooring inside the business.

400 N. Turner



QUESTIONS?





CITY OF HOBBS
STAFF SUMMARY FORM

MEETING DATE:
December 2, 2024

SUBJECT: Resolution No. 7573 - Authorizing an Amended Collective Bargaining Agreement with the Fraternal Order of Police, Lea County Lodge No. 9

DEPT OF ORIGIN: Legal

DATE SUBMITTED: 11/20/2024

SUBMITTED BY: Valerie Chacon, City Attorney

Summary:

The City of Hobbs Commission authorized the Collective Bargaining Agreement via Resolution 7197 on May 2, 2022. The proposed agreement amends Article 6 and Article 28 of the Collective Bargaining Agreement. The proposal is to extend the term date and set a new term of June 30, 2027, in Article 28. The proposed amendments to Article 6, Compensation and Benefits, provide an 11% increase for all sergeants in the Fraternal Order of Police, Lea County Lodge No. 9. The City of Hobbs and the Union negotiated the proposed amendment to the CBA on November 12, 2024, and the proposed amendment to the CBA is attached hereto. The proposed changes in Article 6 of the CBA shall become effective upon the approval of the New Mexico Department of Finance Administration.

Fiscal Impact:

The budget impact is estimated at approximately \$151,789 for salary and benefits. (Annualized). A budget reclass/adjustment will need to be made.

Attachments:

Resolution - Proposed amendment to CBA with FOP (2024)
FIRST AMENDMENT TO THE COLLECTIVE BARGAINING AGREEMENT WITH
THE FRATERNAL ORDER OF POLICE 11.20.24

Recommendation:

Approve the Resolution

Approved By:

Valerie Chacon, City Attorney	11/20/2024
Toby Spears, Finance Director	11/21/2024
Valerie Chacon, City Attorney	11/21/2024
Manny Gomez, City Manager	11/22/2024

CITY OF HOBBS

RESOLUTION NO. 7573

A RESOLUTION AUTHORIZING AN AMENDED COLLECTIVE BARGAINING AGREEMENT WITH THE FRATERNAL ORDER OF POLICE, LEA COUNTY LODGE NO. 9

WHEREAS, pursuant to Hobbs Municipal Code Section 2.60.140, the City of Hobbs and the Fraternal Order of Police, Lea County Lodge No. 9 (“Union”) had entered into a Collective Bargaining Agreement (“CBA”) for the term of July 1, 2022, through June 30, 2025; and

WHEREAS, the City of Hobbs Commission authorized the Collective Bargaining Agreement via Resolution 7197 on May 2, 2022; and

WHEREAS, the parties have agreed to enter into an amendment of the CBA only as to Article 6 and Article 28; and

WHEREAS, it was agreed to extend the term date and set a new term of the CBA to June 30, 2027, in Article 28; and

WHEREAS, the proposed amendments to Article 6, Compensation and Benefits, provide an 11% increase to all Sergeants in the Fraternal Order of Police, Lea County Lodge No. 9; and

WHEREAS, the City of Hobbs and the Union negotiated the proposed amendment to the CBA on November 12, 2024, and the proposed amendment to the CBA is attached hereto; and

WHEREAS, the proposed CBA will become effective after the State of New Mexico Department of Finance and Administration approval; and

NOW, THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF HOBBS, NEW MEXICO, that the Mayor and City Manager are hereby authorized and directed to execute the attached Collective Bargaining Agreement with the Fraternal Order of Police, Lea County Lodge No. 9.

PASSED, ADOPTED AND APPROVED this 2nd day of December, 2024.

SAM D. COBB, Mayor

ATTEST:

JAN FLETCHER, City Clerk

**FIRST AMENDMENT TO THE COLLECTIVE BARGAINING AGREEMENT WITH THE
FRATERNAL ORDER OF POLICE, LEA COUNTY LODGE No. 9**

WHEREAS, the City of Hobbs and the Fraternal Order of Police, Lea County Lodge No. 9 entered into a collective bargaining agreement for the term of July 1, 2022, through June 30, 2025; and

WHEREAS, the City of Hobbs Commission authorized the Collective Bargaining Agreement via Resolution 7197 on May 2, 2022; and

WHEREAS, the parties have agreed to enter into the first amendment of the collective bargaining agreement only as to Article 6 and Article 28; and

WHEREAS, it was agreed to extend the term date of the Collective Bargaining Agreement to June 30, 2027, in Article 28; and

WHEREAS, the proposed amendments to Article 6, Compensation and Benefits provide an 11% increase to all sergeants in the Fraternal Order of Police, Lea County Lodge No. 9; and

WHEREAS, the proposed amendments to Article 6 are as follows:

ARTICLE 6 COMPENSATION AND BENEFITS

Section 6.03: The parties agree to the adoption of a "Step Plan" to govern compensation of Employees. The agreement shall be for three years as outlined herein.

There shall be adopted a five (5) step plan. There shall be adopted three percent (3%) increase per step.

The steps shall be set forth as follows:

Step	Sergeant Step Pay Plan July 1, 2022 to June 30, 2027	
Base Salary	\$38.00 <u>42.18</u>	Applies to all newly hired/promoted sergeants
Step One	\$39.73 <u>44.10</u>	Applies to sergeant with at least one (1) year in the rank
Step Two	\$40.92 <u>45.42</u>	Applies to sergeant with at least two (2) year in the rank
Step Three	\$42.15 <u>46.79</u>	Applies to sergeant with at least three (3) year in the rank
Step Four	\$43.41 <u>48.19</u>	Applies to sergeant with at least four (4) year in the rank
Step Five	\$49.64 <u>44.72</u>	Applies to sergeant with at least five (5) year in the rank

Steps outlined herein shall be achieved on the employee's promotion date to sergeant and shall be paid on the first full pay period following the employee's promotion date.

ARTICLE 28 TERM OF AGREEMENT

The term of this Agreement shall continue in full force and effect through June 30, 202~~7~~⁵.

*The 11% will be provided to the Sergeants on the first full pay period after the New Mexico Department of Finance Administration approval.

David Torres, President
Fraternal Order of Police, Lea County Lodge No. 9

Sam D. Cobb, Mayor
City of Hobbs