

CITY COMMISSION MEETING MINUTES
CITY OF TRUTH OR CONSEQUENCES, NEW MEXICO
CITY COMMISSION CHAMBERS, 405 W. 3RD St.
WEDNESDAY, JANUARY 3, 2024

A. CALL TO ORDER:

The meeting was called to order by Mayor Amanda Forrister at 9:00 a.m., who presided and Angela A. Torres, City Clerk-Treasurer, acted as Secretary of the meeting.

B. INTRODUCTION:

1. ROLL CALL:

Upon calling the roll, the following Commissioners were reported present.

Hon. Amanda Forrister, Mayor
Hon. Rolf Hechler, Mayor Pro-Tem
Hon. Destiny Mitchell, Commissioner
Hon. Merry Jo Fahl, Commissioner
Hon. Ingo Hoepfner, Commissioner

Also Present: Angie Gonzales, City Manager
Traci Alvarez, Assistant City Manager
Jay Rubin, City Attorney
Angela A. Torres, City Clerk-Treasurer
Arnie Castaneda, Water/Wastewater Director
OJ Hechler, Community Services Director
Luis Tavizon, Chief of Police
Tyler Knull, Animal Control/Code Enforcement
Jamie Sweeney, Code Enforcement/Police Officer

There being a quorum present, the Commission proceeded with the business at hand.

2. SILENT MEDITATION:

Mayor Forrister called for fifteen seconds of silent meditation.

3. PLEDGE OF ALLEGIANCE:

Mayor Forrister called for Commissioner Mitchell to lead the Pledge of Allegiance.

City Attorney Rubin reviewed the purpose of preparing the agenda and the process of approving it to newly elected official Hoepfner due to this being his first meeting. He also explained that item H1 is an appeal, which will be done through the Battershell process and will include witness testimony.

4. APPROVAL OF AGENDA:

Mayor Pro-Tem Hechler moved to approve the agenda as submitted. Commissioner Mitchell seconded the motion. Roll call was taken by the Clerk-Treasurer. Motion carried unanimously.

5. DISCUSSION/ACTION/RE-ORGANIZATION: SELECTION OF A MAYOR & MAYOR PRO-TEM:

City Attorney Rubin read state statute 3-14-10 *"At the first meeting of the new commission after each election, or as soon thereafter as practical, the commissioners shall select one of their number as mayor to act for two years, or until a successor is selected and qualified, unless sooner removed by death, resignation, or removal from office. The mayor shall preside at all meetings of the commission and perform other duties, consistent with his office, as imposed by the commission. The mayor has all powers and duties of a commissioner, including the right to vote upon all questions considered by the commission. He is the official head of the municipality for all ceremonial purposes, for the purpose of civil process and for military purposes. During his absence or disability, his duties shall be performed by another member of the commission, appointed by a majority of the commission and designated as Mayor Pro-Tem."* We just had a new election so that is why this item is on the agenda.

Mayor/Commissioner Forrister made a motion to nominate Commissioner Rolf Hechler to serve as Mayor. Commissioner Mitchell seconded the motion. Roll call was taken by the Clerk-Treasurer. Motion carried unanimously.

Newly appointed Mayor Hechler took over the meeting at this point of the meeting.

Mayor Hechler/Commissioner made a motion to nominate Amanda Forrister to serve as Mayor Pro-Tem. Commissioner Mitchell seconded the motion. Roll call was taken by the Clerk-Treasurer.

**Hon. Rolf Hechler, Mayor Pro-Tem voted aye
Hon. Destiny Mitchell, Commissioner voted aye
Hon. Merry Jo Fahl, Commissioner voted aye
Hon. Ingo Hoepfner, Commissioner voted nay
Hon. Amanda Forrister, Mayor voted aye**

Motion carried with a 4-1 vote.

C. PRESENTATIONS:

1. Presentation of City of Truth or Consequences Employee Service Anniversary Awards:

City Manager Gonzales presented an Employee Service Anniversary Award to Tammy Gardner for 7 years of service with the City of Truth or Consequences.

City Manager Gonzales and OJ Hechler presented an Employee Service Anniversary Award to Tara Manning for 4 years of service with the City of Truth or Consequences.

City Manager Gonzales presented an Employee Service Anniversary Award on behalf of Kerin Salcedo for 16 years of service with the City of Truth or Consequences.

City Manager Gonzales presented an Employee Service Anniversary Award on behalf of Henry Flores for 4 years of service with the City of Truth or Consequences.

City Manager Gonzales presented an Employee Service Anniversary Award on behalf of Isaiah Mallard for 1 year of service with the City of Truth or Consequences.

City Manager Gonzales presented an Employee Service Anniversary Award on behalf of Mathew Hill for 2 years of service with the City of Truth or Consequences.

City Manager Gonzales presented an Employee Service Anniversary Award on behalf of Shantell Gonzales for 2 years of service with the City of Truth or Consequences.

City Manager Gonzales presented an Employee Service Anniversary Award on behalf of Joshua Breuer for 2 years of service with the City of Truth or Consequences.

D. PUBLIC COMMENT (3 Minute Rule Applies):

Ron Fenn submitted public comment to City Clerk Torres. (Comments attached hereto and made a part hereof).

E. REPORTS:

City Manager Gonzales reported the following:

- Everything was quiet, due to the holidays.
- I spent a few hours with newly elected official Hoepfner, and I am looking forward to working with him.

City Attorney Rubin reported the following:

- He had some recent success with a couple of lien foreclosures. As we know, there were instances where there were delinquent utility bills, and the procedure has been to prepare and record liens on the property, which would then act as a lien for foreclosure in the event that we would need to. There were two cases that he had to file a foreclosure action, and with both cases he was able to work out a resolution with the property owners, and the city was able to get some compensation, and we were able to dismiss the lawsuit.

City Commission Reports:

Commissioner Mitchell reported the following:

- She gave a shout out to the Turtle Ascension organization who put on a successful event on New Years Eve. She also thanked the Chamber of Commerce, as well as the community for all of the hard work they put into making that event successful.
- She thanked all of the city employees for keeping the city functioning over the holidays.

Commissioner Fahl reported the following:

- She thanked the city staff. Especially the staff who put up the Christmas lights. The lights bring a lot of joy, so please leave them up as long as possible.

Commissioner Hoepfner reported the following:

- This is his first meeting, and he is excited to be here. He thanked those who put the trust in him to do the right things and help keep the city going and moving forward. It is exciting, and he is happy to serve the community. Together we can make a difference.

Mayor Pro-Tem Forrister reported the following:

- Happy New Year to everyone. She welcomed our new Commissioner. We all come in wanting to do better for our city. That is the ultimate goal. She congratulated Commissioner Hechler for becoming our new Mayor. He will do a fabulous job.
- She gave a shout out to Chad at the Airport. Her husband went out there to get some fuel; he had been out there a couple of times, and he said that Chad is always out there cleaning the runways in freezing cold weather. He is always out there busting his butt to keep the runways clean.
- She gave kudos to Chief of Police Tavizon and his team. She knows that they probably had a rough couple of days with all of the recent incidents that have occurred. Some of which happened on her street. She thanked them for keeping her in the loop because sometimes it is nerve racking when you see lots of stuff going on down your street, but Chief was able to assure her that everything was good. She also thanked them for working and busting their butts on holidays. They are truly appreciated.

Mayor Hechler reported the following:

- He attended the Veterans Administration ribbon cutting on December 14, 2023. He was very surprised to see the Governor there, but then again this was her baby. It is a \$60 million dollar build that we had at the Veterans Administration. It is a wonderful addition to our community. He wanted to spend some time with the Governor, so when he figured out the direction she was coming, he stood in front of the door, and he wouldn't move. He got to spend about 5 minutes with the Governor, talking about the community. He is hoping to get some facetime with her when we go to Santa Fe this year. Hopefully she will remember who I am. He appreciates that she came down here to see us. He knows that she is going to stay focused on the Veterans Administration, and the area down here. I think there is going to be a veterans committee down the road to facilitate the Veterans Administration Facility, so I look forward to possibly serving on that committee down the road if the opportunity presents itself.
- There was a meeting at the Sierra Vista Hospital and the Veterans Administration hierarchy, and what we were interested in was developing a collaboration between the Veterans Administration and Sierra Vista Hospital. There is no use in sending patients outside of our community if we have the facilities here. He and the Mayor of Elephant Butte attended the meeting, and they met with the CEO and the CEO of the Veterans Administration. They are planning on entering into a couple of contracts down the road to test the water and see how things go, and hopefully that collaboration will transform itself into some dollars for our community, because that is what we were after.
- On December 19th he had a follow up meeting with the Municipal Court Judge regarding the transition to the Magistrate Court and that is moving right along. The city will keep one of the Municipal Court employees in transition for a period of time while we transfer the books, archive the information, and do the transition to the Magistrate Court. Hopefully that will work out over the next few months, and because Margaret is a great employee, it will possibly work out in her benefit to become a permanent member of the city down the road. Anytime we have good members that work for our city, we try to keep them if we can because they are few and hard to find.
- On the January 24th meeting, he challenges his fellow Commissioners to re-visit the reason that they are Commissioners, what their platforms were, what they want to do for our community, and he would like to hear during their reports at the next meeting what they want to be focused on for the next two years. He thinks it is important to get those things committed to paper. He thinks those things should be used to formulate our agendas down the road, so we know what we need to be focused on. He has 7 or 8 things that he wants to present and talk about, but he knows that everyone has their own agendas so he would like to hear about those as well. We were elected for a reason, so lets dig up what those reasons were, and lets re-visit those things, and try to get those things accomplished.

F. CONSENT CALENDAR:

- ~~1. City Commission Regular Minutes, December 13, 2023~~
- 2. Accounts Payable, December 2023**

Mayor Pro-Tem Forrister moved to approve the Consent Calendar as submitted. Commissioner Fahl seconded the motion. Roll call was taken by the Clerk-Treasurer. Motion carried unanimously.

G. ORDINANCES/RESOLUTIONS/ZONING:

- 1. Discussion/Action: Resolution No. 28 23/24 Budget Adjustment Request.**

Assistant City Manager Alvarez presented the Budget Adjustment Request provided in the packet.

Commissioner Mitchell moved to approve Resolution No. 28 23/24 Budget Adjustment Request. Commissioner Fahl seconded the motion. Roll call was taken by the Clerk-Treasurer. Motion carried unanimously.

- 2. Discussion/Action: Resolution No. 29 23/24 Approval of Special Election Proclamation/Resolution.**

City Clerk Torres: A Referendum Petition was submitted against Ordinance No. 756. As per NM State Statute Section 3-14-17 upon verification of a referendum petition, the commission shall adopt a resolution calling for the holding of a special election on the measure. The number of signatures required for the petition was 209. After verification of the petition, it was determined that there were 241 valid signatures on the petition which exceeded the number required for an election. The date of the Special Election is scheduled for March 19, 2024, and the election will be held via mail ballot only by the Sierra County Clerk.

Commissioner Michell moved to approve Resolution No. 29 23/24 approval of Special Election Proclamation/Resolution. Commissioner Hoepfner seconded the motion. Roll call was taken by the Clerk-Treasurer. Motion carried unanimously.

- 3. Discussion/Action: Resolution No. 30 23/24 Foch Street Renovation Project.**

Assistant City Manager Alvarez: Economic Development has allocated some more funding to the Foch Street Project. As part of their process, they require a resolution of support from the Commission. The award letter from Economic Development and the

Foch Street design conceptual plan is included in the packet. It is 100% complete in design, and there is no cash match on this award.

Commissioner Fahl moved to approve Resolution No. 30 23/24 Foch Street Renovation Project. Commissioner Mitchell seconded the motion. Roll call was taken by the Clerk-Treasurer. Motion carried unanimously.

4. Discussion/Action: Amendment to Holiday Resolution No. 16 23/24.

City Clerk Torres: An amendment to the 2024 city holiday schedule was made on November 15, 2023 amending the dates on Christmas Day. After the November 15th meeting, it was discovered that the portion of the holiday schedule that says "Holidays are paid at 8 or 4 hrs. time and a half if worked and straight 8 or 4 hrs. if not working" is against our city policy. Therefore, we are removing that language from the resolution, and we ask for your approval of the amended resolution.

Mayor Pro-Tem Forrister moved to approve the amendment to Holiday Resolution No. 16 23/24. Commissioner Fahl seconded the motion. Roll call was taken by the Clerk-Treasurer. Motion carried unanimously.

H. NEW BUSINESS:

1. Discussion/Action: Bibiana Gower Appeal of Resolution No. 25 23/24 and Resolution No. 26 23/24.

City Attorney Rubin: We are here today on the basis of Resolution No. 25 23/24 and Resolution No. 26 23/24 that were passed at the last meeting in reference to 709 Broad Street. One resolution dealt with the fact that there was an accumulation of rubbish, wreckage, litter, junk etc. on the property, and the other resolution dealt with the fact that there was a dangerous building which we are seeking to have removed. The Commission approved both of the resolutions pursuant to the resolution itself, our city code and state statute, Ms. Gower was served with the resolutions, and she had the opportunity to file an objection with the City Clerk's Office, which she has done. The objection is the email that is included in your packet. Ordinarily, when you have a situation that deals with somebody's property rights, I will advocate that you follow what is formally known as the Battershell process, which is a semi-formal approach to a situation where the city presents their case, everybody testifies under oath, and then the property owner is given the opportunity to testify and call on any witnesses they wish to have testify. In Ms. Gower's email she said that she has objections, but she did not specify what the objections were. I had the pleasure of meeting with Ms. Gower for a few minutes before the meeting started, and the objection may not be a factual thing, I think it may have to do with a procedural or time frame thing. So, with that being said, we may want to hear from Ms. Gower first, and she can maybe explain to us what her objection is, and then we can maybe go from there.

~~Mayor Hechler: I am going to deviate from that slightly. I would like to first hear what the complaint is, and give Ms. Sweeney the chance to explain the violations, and then we can go from there.~~

City Clerk Torres administered the Oath to Bibiana Gower, Code Enforcement Officer Jamie Sweeney (via telephone), Tyler Knull, Animal Control Officer/Code Enforcement, and Traci Alvarez, Assistant City Manager.

City staff testimony:

Jamie Sweeney, Code Enforcement Officer: I was made aware of this property back in January or February of last year. I received a call from Assistant City Manager Alvarez about the property because there were some concerns about it. I went over there, and I immediately noticed that it was full of junk vehicles, it had some weeds, and there was trash thrown everywhere. The outside of the house was in pretty bad shape. The outside structure of the house wasn't so much. I did notice that some windows were boarded up, so I started banging on the door and announcing that I was there, and I heard a voice from inside there. I was made aware that nobody was supposed to be there so I immediately backed up and I notified law enforcement to go there. While I was waiting, an individual I knew through previous experiences came outside, and then law enforcement showed up. I guess the individual had broken into the house. He did not have permission to be there so while we did that, we cleared the rest of the residence to make sure that nobody else was in there, and I could immediately tell from the inside of the house that it was completely trashed. The previous owner seemed to be a hoarder and there were all kinds of things in there. So, from that, I immediately knew right then from February that there were violations. At that time, I believe I spoke to Ms. Gower on the phone, and I explained that there were some violations. I didn't send a letter. I didn't do anything. I just explained that there were some violations there. So, fast forward, I want to say it was in July (*Tyler can verify the date*) that I officially sent the letter that I send to everybody. I sent the letter because I went back up there and there wasn't too much progress being done on the property. I then went and officially sent the certified letter that I send to every person who has a violation, that explains the violations and I believe it included the dangerous structure. I then had contact with Ms. Gower and I explained the violation. She explained her situation. She explained that I believe it was her father who owned the property. He was a hoarder, and he had a bunch of stuff there. I explained to her that I would work with her, as long as she is making progress. As long as they are moving the stuff at a steady space and they are cleaning it out, I am willing to work with them. Then fast forward to September, I went back up there and I took pictures, the property was still in pretty bad shape. I then immediately noticed that there was stuff moved, but it wasn't a lot. I wasn't getting updated photos or any of that, so we then decided to send it over to Planning & Zoning. Then there was a little bit of communication between me and Ms. Gower. She had sent me a picture of a truck or trailer where she moved some stuff off the property, and then she explained that she had 6 vehicles moved off of the property at that time. This property is massive. It sits off from the side and you wouldn't even know it was there. I

didn't even know it was there. My officers didn't even know where it was when I called it out. That's how far off it sits, and the problem is that we've had a few reports of stuff happening there, including somebody breaking into the house. Due to where it is located, it invites vagrants because you can tell nobody lives there, and there is a large amount of junk in the yard. Animal Control Officer Knull was there as a witness when I spoke to Ms. Gower, and she was really upset about everything. She said it was unrealistic of me to expect for her to move all the stuff off of the property, and I explained again to her that it wasn't being done in the amount of time that was given to her, and she explained that she did have a life, and she has other priorities. She doesn't live here, and it is not a property that she is at quite often. It is still in pretty bad shape. Yes, there has been stuff moved off of it, and it has been cleaned, but it is almost going on a year from the first correspondence conversation that I had with her. I didn't officially send the letter until July, but 6 months is quite a bit of amount of time to get the property cleaned if you are consistent. The reason why we decided to turn it over to the Commission was because somebody was complaining about the property.

Tyler Knull, Animal Control Officer/Code Enforcement: I was with Officer Sweeney when she started this process, and as she stated, she did send out a certified letter on July 11, 2023 informing Ms. Gower of the violations under Sec. 6-72. Declaration of nuisance; Sec. 6-74. Unsanitary premises; Sec. 6-75. Hazardous premises; Sec. 6-77. Storage on private property; Sec. 6-78. Weeds, responsibility of owner; Sec. 6-52. Prohibited motor vehicles; Sec. 4-229. Dangerous structures or premises. She was given 15 days, according to the violation letter. As Officer Sweeney stated, she did turn it over to Planning & Zoning on September 5, 2023 so they could begin their process with it. I will explain the current violations, and what the ordinance says for each violation:

- **Sec. 6-72. Declaration of nuisance:** In the interest of the inhabitants of the City, it is necessary to prohibit the accumulation of junk, trash, solid waste, debris, garbage and refuse on property within the corporate limits of the City by declaring such accumulation a nuisance. Violations of this article are a public Nuisance.
- **Sec. 6-74. Unsanitary premises:** It shall be unlawful for any person to permit in or about his premises trees, weeds, briars, brush, shrubs, machinery, appliances, scrap metal, lumber, logs, pilings, open pits, quarry, cistern, well or other excavation without barriers, or any other waste, rubbish, or debris to become, in any way, hazardous or injurious to public health, to create a fire danger, or to obstruct pedestrian or vehicular traffic.
- **Sec. 6-75. Hazardous premises:** It shall be unlawful for any person to permit in or about his premises trees, weeds, briars, brush, shrubs, machinery, appliances, scrap metal, lumber, logs, pilings, open pits, quarry, cistern, well or other excavation without barriers, or any other waste, rubbish, or debris to become, in any way, hazardous or injurious to public health, to create a fire danger, or to obstruct pedestrian or vehicular traffic.
- **Sec. 6-77. Storage on private property:** It shall be unlawful for any person to leave outside any building or dwelling in the City any dilapidated furniture, appliances, machinery, equipment, building material, junk, or other items which are either wrecked, junked, dismantled or in inoperative condition, and which are not completely enclosed within a building or dwelling, or behind a privacy fence. All fences must be permitted and constructed as provided in chapter 26, land use.

- **Sec. 6-78. Weeds, responsibility of owner:** It shall be unlawful for any owner, agent, lessee, or occupant of any lots, tracts or parcels of land within the City to allow weeds to be planted, lie, grow or be located upon any such property or along any street adjoining the same between the property line and the curb line thereof. Weeds include, but are not limited to (the code lists several variations).
- **Sec. 6-52. Prohibited motor vehicles:** No person shall park, store, leave, or permit the parking, storing or leaving of any motor vehicle of any kind which is in an abandoned, wrecked, dismantled, junked or partially dismantled condition, whether attended or not, upon any public or private property within the City for a period of time in excess of 72 hours. The presence of an abandoned, wrecked, dismantled, inoperative, junked, or partially dismantled vehicle or parts thereof on private or public property is hereby declared to be a public nuisance which may be abated as such in accordance with the provisions of this article.
- **Sec. 4-229. Dangerous structures or premises:** For the purpose of this Code, any building, structure or premises that have any or all of the conditions or defects described below shall be considered dangerous: (1) Any door which is unsecured or any door, aisle, passageway, stairway or other means of egress, including windows, that does not conform to the current New Mexico Building Code and Fire Code as adopted by the authority having jurisdiction relating to the requirement for existing buildings. (2) The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of egress. (3) Any portion of a building, structure, or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged. (4) Damage of any origin sustained by a structure whereby the cost of restoring the structure to it's before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. (5) Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads required by the New Mexico Building Code. (6) The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way. (7) The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act. (8) Any building or structure has been constructed, exists or is maintained in violation of any specific requirements or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety. (9) A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing

system, or otherwise, is determined by the enforcement officer to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease. (10) Any portion of a building remaining on a site after a demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such.

Tyler Knull, Animal Control Officer/Code Enforcement went on to say that kind of explains each of the violations. As Officer Sweeney has said, not much has changed. I went by the property today, and I took updated photos. *(Tyler Knull, Animal Control Officer/Code Enforcement provided copies of the photos to the Commission)*. We also have reports that I got from Central Dispatch Call for Service Records for the property. There were 6 different calls for service for that property. 3 were for breaking and entering; 1 was a trespass call; 1 was a burglary call; 1 was a call for theft. In one of the calls for service, the reporting party stated that she had received pictures of the building being stripped for parts. In another one she said that she believed the property was unsafe so on September 17, 2022, she stated to Central Dispatch that she felt that the property was unsafe due to a breaking and entering property being stolen.

Assistant City Manager Alvarez:

Opponent of Resolution No. 25 23/24 and Resolution No. 26 23/24:

Bibiana Gower, property owner of 709 Broad: So, first of all, my objection for Resolution No. 25 23/24 and Resolution No. 26 23/24 is to squash it. I feel that I was only provided a certified letter. I was not provided information for Resolution 26 23/24 correctly. I was sent a certified letter on the 21st of December, and it did not include all of the resolutions.

City Attorney Rubin: Have you been provided a copy since then? Have you had a chance to review them? You called me right after that, and I said that I have the packet for you. Have you seen the resolutions?

Bibiana Gower, property owner of 709 Broad: Yes. You also said that you were going to send them to me certified, because 306 Foch did not have 709 Broad. Going back to Jamie, I did not speak to her any time before July 21, 2023. She was on my property. I have a friend of a friend send a video to me, so if she talked to anyone, she talked to a friend of a friend. I was never given this information. I had called many times over that precinct, and I will get records and send them to your emails. The letter that I got was just for the violation. I did not receive anything prior to that. I have been asking for pictures, and I have been asking for descriptions so I can understand what it is that the City of T or C needs me to do. I have done what I know to do in a matter of 3 months before this got turned over, and those are the pictures in your packet. I apologize because I am nervous and upset. This whole situation is just insane. This is the first time I heard the descriptions. I have still been asking for pictures, and I have been asking for understanding of what the dangerous and hazardous stuff is, and I have never been provided with anything. Since the 21st of December, I have asked for the

IPRA forms to get the actual documents from everybody, because everybody seems to know what is going on, but nobody has been communicating with me on what needs to be done. The time frame between July and October was only 3 months, and what I sent them, she repeated that it was unrealistic, but what is unrealistic is the miracle that she is wanting me to do, other than what I have already done within those 3 months. She then read a letter: "Good morning, my name is Bibiana Gower, I am a homeowner of 709 Broad Street. I am here with an objection to Resolution 25 23/24 and 26 23/24. My father has owned that property since 2006, which is approximately 18 years. In 2019, he became ill and stopped tending to his property. Vagrants and thieves have stolen, vandalized, and trashed the property. Everything inside and in storage units was rummaged through and brought outside and was left out all over the property. They have tagged the house, and they have broken windows. My dad and I have been victimized all through his sickness and until his death. He died in 2021 of stage 4 cancer. This is my statement of facts. I was notified by a resident of T or C, a friend of a friend, that the Code Compliance Officer was on my property on January 5th. I have a video of her being there. I never spoke with her, ever, until after July 2023. She spoke to a friend of a friend, and I don't even know that friend's name. I called the precinct number at (575) 894-1204 approximately 15 times, and I left messages between January through May and I have never been given a call back. I will and I can, and I'm going to my mobile place and get those records. At no time have I ever gotten a call back, so I don't even know what violations there were, or what was wrong, other than the people that they pulled out from that property that broke in and did not belong there. On July 20th, I received a certified letter from Jamie that was one page long. It had no explanation of the code violations and there were no pictures. On July 21, 2023, I drove from Rio Rancho to her office to confront her findings. I asked for a couple of months to get started due to our record heat. I asked that she please work with me. She said that she would, and she gave me her phone number, but I feel that she did not work with me. In September and October, we removed approximately 2500 lbs. of trash and debris, and those are the pictures that were provided. 6 vehicles, including boats and RVs that were able to be moved, and many thousands of pounds of metal was removed. Since October 3rd, more vehicles have been removed from the property. That would include 3 more. Everything that is there right now are things that I was unable to get rid of. Nobody will take them, so I have that issue, and I have a question for that at the end of my statement. On October 25th I received another certified letter from the City Attorney. I called Jamie Sweeney on her cell phone and spoke to her for 9 minutes. Yes, I was very upset. I cannot perform a miracle in 3 months, but I did do a lot. I feel that I did a lot. I got 2500 lbs. and hundreds of pounds of metal and vehicles moved. I got that done in 3 months time which I feel is a lot. I had been working on the property, and Jamie advised that she would work with me. I have my Pastor James Washman, and my dad's mechanic to advise differently from what she says, because she states that I did not work on the property, and I did. Those are pictures that you have. I then called the attorney, and he advised that I had until November 15th to respond to him or he would take it to this committee on December 13, 2023. I sent an email on 11/9/23 and I did a follow up call on 11/15/23, and I was advised that I was in good standing. On December 21, 2023 I received a certified letter and Resolution No. 25 23/24. Not Resolution No. 26 23/24. I did not receive any other resolution pertaining to me, but documents pertaining to 306 Foch. This information was not correct. I called the City Attorney, and he advised that this was routine, to submit resolutions. I expressed that I was upset. That is not right. I was told that I was good to continue cleaning the property. Mr. Rubin advised that he would re-send the certified letters with the correct resolution, but he has not done that. On December 21st, I called

the City Clerk to object to the resolution, and request information for public records of pictures and correspondence between the City Manager, City Attorney and Code Compliance Office, through the Inspection of Public Records Act. I still as of December 21st do not know what the violation is. I do not know what hazardous materials are there and I do not know what dangers are on the property other than weeds, which I understand. Storage, I understand. Unsanitary premises I just assume is all of the trash and debris which I hauled 2500 lbs. You can see pictures of the dump truck that I had. On December 22nd, I was informed by the City Clerk that I would receive documents on January 8th. However, I did receive some pictures from Jamie and that is what you have on file. In conclusion, I was told by two different officials that they would work with me and I feel that they did not. It is upsetting that within 6 months of being a homeowner at 709 Broad Street is going before the committee. The Resolutions kind of dictate what is going to happen to my property. I have been working with you guys and I feel that this has gone too far for such a short period. I haven't been given enough time to work on these things. I expect our City Code Compliance Officer and City Attorney to be fair, and to be just, but I don't feel that is very realistic. I have had 9 vehicles and 2500 lbs. of trash and debris removed, and hundreds of pounds of metal that has been destroyed. Moving forward, I am asking the City of Truth or Consequences to squash Resolution 25 23/24 and Resolution 26 23/24 and to work with me as a homeowner to continue cleaning the property to be up to standard."

I am asking for an explanation of what is dangerous and hazardous on the property, and will you work with me if I can get that part taken care of immediately. It is almost impossible to get rid of those trailers that are destroyed. Nobody wants the RV's and the boats that are on the property, and I can't take them to the dump. The only way to get rid of this stuff is to take it to Las Cruces as far as I know, and I will need tires, and I will need to pay somebody to haul them long distance, and I will need to pay somebody to take it and tear it apart. That is a lot of work, and it is not something that I am able to do.

Mayor Pro-Tem Forrister: The house in general is the dangerous structure because the windows are boarded up and there are vagrants that are going in there and living in there and that is what they have to respond to, and that is what makes that structure dangerous.

Bibiana Gower, property owner of 709 Broad: I can get a statement from my pastor. He has changed the locks many times, and he has also changed the doors. They keep breaking everything. I have metal doors, and they break through the metal screen. They have also broken all of the windows so took all of the windows out and we boarded it. As far as I know, that is not a crime to have boards on your windows. That happens when storms happen. People keep on breaking in there. I do need to deal with this. I do need to put in lights, and I need to put cameras up, but I am not able to do that right at this moment. I would like to squash the resolutions.

Mayor Hechler: I think the resolutions have to stand. However, I think this body is going to try to work with you within reason. The letter we have here is dated for July 11, 2023, so that was your official certified notice that we had an issue there. I visited the property yesterday, and what you have is an attractive nuisance, and it is inviting vagrants, and it is inviting homeless folks to come up there to it because of the way it looks. It looks

abandoned, and it looks like it is in need of some attention, and because of that it creates some problems, and it creates problems for our community and that is why we need to have this thing rectified. Does anybody have any idea of what to do with abandoned motor homes or abandoned vehicles. Is there a way to deal with these things or do you have any suggestions.

Assistant City Manager Alvarez: I've seen where people have advertised where they are willing to pick up vehicles or motor homes for scrap metal.

Mayor Pro-Tem Forrister: I think Reeds Tire does that, and if not, I think he can steer you in the right direction.

Bibiana Gower, property owner of 709 Broad: I have been told that a lot of people will not mess with RV's because the majority of the trailer is insulation. They will take the metal frame, but I have to be the one to get that down to the metal frame for people to take, and I don't know how to do that.

Assistant City Manager Alvarez: We do have some local contractors that we have hired to abate properties. They have the equipment and the ability to do so.

Mayor Hechler: Would you ask Ms. Sweeney and Mr. Knull to give her some information or a point of contact so we can try to get some help for this lady. The other alternative is if you let the city go in and clean it up, they are going to send you a bill. It may be more expensive that way than it would be if you did it.

Bibiana Gower, property owner of 709 Broad: That is why I am objecting the resolution, because you guys are going to send somebody in, and who knows how much they are going to charge me, and if I don't have that, then that is a lien against my house, and that lien is foreclosable so that is not very fair. I am working with what I have to work with, and I have done a tremendous amount of stuff in a short period of time.

Mayor Hechler: What is a reasonable timeframe for you?

Bibiana Gower, property owner of 709 Broad: I am asking for a year to get rid of the stuff. There are at least 10 RV's and trailers that I need to get tires for and find a place for them. I also need to know what the dangerous structure is.

Jamie Sweeney, Code Enforcement Officer: We have a list that we go off of for a dangerous structure, and I've marked several violations. It is not just the trash. There are several things that were marked.

Commissioner Mitchell read the violations that were provided in last month's meeting packet when the resolution was approved.

- Any door which is unsecured or any door, aisle, passageway, stairway, or other means of egress, including windows, that does not conform to the current New Mexico Building

Code and Fire Code as adopted by the authority having jurisdiction relating to the requirement for existing buildings.

- The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
- The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
- Any building or structure has been constructed, exists or is maintained in violation of any specific requirements or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
- A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the enforcement officer to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
- Any portion of a building remaining on a site after a demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

Mayor Hechler: I would advise a site visit with Ms. Gower and Mr. Knull so he can point out the violations to Ms. Gower, so she is aware of what is being required.

Mayor Hechler made a motion to grant Bibiana Gower an additional 6 months to address the violations, and when the 6 months are up, she can present the progress that she has made and notify the Commission of any obstacles she has encountered. At that time the Commission will decide if they want to grant more time to Ms. Gower. Mayor Pro-Tem Forrister seconded the motion. Roll call was taken by the Clerk-Treasurer. Motion carried unanimously.

2. Discussion/Action: Appointment of Shenoah Bree Nisly to the Recreation/Golf Course Advisory Board.

City Clerk Torres: The Recreation/Golf Course Advisory Board has 4 vacancies on their board. On December 11, 2023, the board recommended the appointment of Shenoah Bree Nisly to serve a 2-year term on the Recreation/Golf Course Advisory Board. If appointed, she will serve a 2-year term on the board.

Commissioner Fahl moved to appoint Shenoah Bree Nisly to serve as a member on the Recreation/Golf Course Advisory Board. Commissioner Hoepfner seconded the motion. Roll call was taken by the Clerk-Treasurer. Motion carried unanimously.

3. Discussion/Action: Appointment of Joseph Ferrell to the Recreation/Golf Course Advisory Board.

City Clerk Torres: The Recreation/Golf Course Advisory Board has 4 vacancies on their board. On December 11, 2023, the board recommended the appointment of Joseph Ferrell to serve a 2-year term on the Recreation/Golf Course Advisory Board. If appointed, he will serve a 2-year term on the board.

Commissioner Fahl moved to appoint Joseph Ferrell to serve as a member on the Recreation/Golf Course Advisory Board. Mayor Pro-Tem Forrister seconded the motion. Roll call was taken by the Clerk-Treasurer. Motion carried unanimously.

4. Discussion/Action: Sierra County Arts Council Memorial Donation & Gift Agreement.

Jagger "Cary" Gustin, Sierra County Arts Council: I am the Sierra County Arts Council president. The Sierra County Arts Council hopes to give the City of T or C a nature work of art this morning.

Andy Underwood, Sierra County Arts Council: The Sierra County Arts Council is here to seek approval from the city for a sculpture to be placed at the Healing Waters Plaza. We met with the Parks and Recreation Board on the 11th of December to get permission to place the sculpture in the plaza, and it was approved at that meeting by them. The Plec family of T or C left money to the Sierra County Arts Council for public art. It is our hope that the city council will pass this memorial gift by the Plec family and others to be put in the park. We have an artist, Kendra Brock. She will be re-creating one of Carol Plec's sculptures for the park. Her bio is included in the packet that you have. We anticipate that this project will take about a year. We have also contacted an engineer to provide us with an engineer stamp and we will get a building permit with CID to have the structure safely placed.

Mayor Pro-Tem Forrister: I hate to bring this up, but we are experiencing a lot of vandalism right now, and if something happens to the structure, who is going to be responsible for fixing it, maintaining it, and putting it back together.

Andy Underwood, Sierra County Arts Council: It's a gift to the city. We shouldn't stop progress and keeping the city looking good because of vandalism. It is going to be made of steel with all considerations to make it durable and as safe as we can. It should last a long time, and if there is a point to where it becomes inoperable, or unsafe, I would suggest the city get rid of it and we go find something else to put there and we keep moving forward.

Mayor Hechler: The memorial gift policy states that memorial gifts to the city are considered outright and unrestricted donations, so if there is an issue with the thing down the road, if there is something that can be easily dealt with or fixed, I'm sure the city would take care of it. If it is more than that, we would have to discuss it with the Arts Council and see what the options are.

Commissioner Mitchell moved to approve the Sierra County Arts Council Memorial Donation & Gift Agreement. Commissioner Hoepfner seconded the motion. Roll call was taken by the Clerk-Treasurer. Motion carried unanimously.

5. Discussion/Update: Water Update.

Arnie Castaneda, Water/Wastewater Director presented a water leak cost report. (Attached copy attached hereto and made a part hereof).

Arnie Castaneda, Water/Wastewater Director: I recommended to the City Manager that the City Commission pass an ordinance or something that says the Commission should receive a report every 5 years from the department of what the needs are, including the infrastructure, and what needs to be replaced, so we are not back in this situation in the future.

6. Discussion/Action: Approval of Purchase Requisitions over \$20,000.

City Manager Gonzales reviewed the Purchase Requisitions over \$20,000 provided in the packet.

Commissioner Fahl asked why a new vehicle needs to be purchased at this time. She thinks the money in the budget should be better spent on materials and infrastructure, and not buy anymore vehicles. She feels that we need to make due with what we got until we are past this fiscal year.

Mayor Pro-Tem Forrister moved to approve the Purchase Requisitions over \$20,000. Commissioner Mitchell seconded the motion. Roll call was taken by the Clerk-Treasurer.

**Hon. Rolf Hechler, Mayor Pro-Tem voted aye
Hon. Destiny Mitchell, Commissioner voted aye
Hon. Merry Jo Fahl, Commissioner voted nay
Hon. Ingo Hoepfner, Commissioner voted aye
Hon. Amanda Forrister, Mayor voted aye**

Motion carried with a 4-1 vote.

7. Discussion/Action: Approval of 2023 Regional Recreation Centers/Quality of Life Grant for a Master Plan of the Louis Armijo Sports Complex.

OJ Hechler, Community Services Director: The city received a grant award in the amount of \$48,188 to plan and design the Louis Armijo Sports Complex. As you know, this last year, we removed the BMX track and we did some things with the basketball court, and we made more parking. The complex is located on approximately 28 acres of city property and only a portion of it is currently being utilized. The proposed master plan will evaluate the existing conditions of the sports complex and solicit public input regarding the desired and future use and ideas that may include, updating the existing baseball fields to meet permit guidelines. That is very important. We want to host regionals and we want to get people here. Renovating the soccer field to include a new sprinkler system. We know how important that has been. That has been on our CID for the last 4 or 5 years. A new parking lot to meet current and future demand, and also a jogging/walking trail around the complex. Shade structures over the softball bleachers and a new playground with canopy, volleyball and basketball courts, a cornhole designated area, updated lighting throughout the complex, bathroom renovations and upgrades. That is important because once the entire project is completed, the Louis Armijo Sports Complex will serve as an economic driver in the city attracting other youth sports teams, increasing tourism, and revenue. This also includes a portion of the Rodeo Arena.

Mayor Pro-Tem Forrister moved to approve the 2023 Regional Recreation Centers/Quality of Life Grant for a Master Plan of the Louis Armijo Sports Complex. Commissioner Hoepfner seconded the motion. Roll call was taken by the Clerk-Treasurer. Motion carried unanimously.

8. Discussion/Action: NMDOT Cooperative Project Agreement for the design Sidewalk Improvements Project Control No. 1102250.

Assistant City Manager Alvarez: The City Commission approved and accepted the grant award on April 12, 2023 in the amount of \$212,910 with a \$181,910 Grant and \$31,000 match. The funding is for the design of sidewalks located on Marie Street from Palo Verde to Date; Pershing Street from Marie to New School; New School to Date; Smith Street from Date to North Silver; and North Silver to 9th Street.

Commissioner Fahl moved to approve the NMDOT Cooperative Project Agreement for the design Sidewalk Improvements Project Control No. 1102250. Commissioner Mitchell seconded the motion. Roll call was taken by the Clerk-Treasurer. Motion carried unanimously.

- 9. Discussion/Action: Appointment of 3 Governing Body Board Members and 1 Alternate Member to serve on the Sierra Vista Hospital Joint Powers Commission (JPC).**

Mayor Hechler made a motion to appoint Mayor Hechler, Mayor Pro-Tem Forrister and Commissioner Hoepfner to serve as members on the Sierra Vista Hospital Joint Powers Commission (JPC), and Commissioner Mitchell to serve as the alternate. Mayor Pro-Tem Forrister seconded the motion. Roll call was taken by the Clerk-Treasurer. Motion carried unanimously.

- 10. Discussion/Action: Appointment of a Governing Body Board Member and an Alternate Board Member to serve on the South-Central Council of Governments Board (SCCOG).**

Mayor Hechler made a motion to appoint himself (Mayor Hechler) to serve as a member on the South-Central Council of Governments Board (SCCOG), and Mayor Pro-Tem Forrister and Commissioner Hoepfner to serve as alternates. Mayor Pro-Tem Forrister and Commissioner Fahl seconded the motion. Roll call was taken by the Clerk-Treasurer. Motion carried unanimously.

- 11. Discussion/Action: Appointment of a Governing Body Board Member and an Alternate Board Member to serve on the Regional Planning Organization (RPO).**

Mayor Pro-Tem Forrister made a motion to appoint Mayor Hechler to serve as a member on the Regional Planning Organization (RPO), and Commissioner Fahl to serve as the alternate. Commissioner Fahl seconded the motion. Roll call was taken by the Clerk-Treasurer. Motion carried unanimously.

- 12. Discussion/Action: Appointment of a Governing Body Board Member to serve on the Sierra County Recreation & Tourism Advisory Board.**

Commissioner Mitchell made a motion to appoint Commissioner Fahl to serve as a member on the Sierra County Recreation & Tourism Advisory Board, and Commissioner Mitchell to serve as the alternate. Mayor Pro-Tem Forrister seconded the motion. Roll call was taken by the Clerk-Treasurer. Motion carried unanimously.

13. Discussion/Action: Appointment of a Governing Body Board Member to serve on the Jornada Resource Conservation & Development Council.

Mayor Pro-Tem Forrister made a motion to appoint Commissioner Mitchell to serve as a member on the Jornada Resource Conservation & Development Council. Commissioner Fahl seconded the motion. Roll call was taken by the Clerk-Treasurer. Motion carried unanimously.

I. ADJOURNMENT:

Mayor Hechler adjourned the meeting at 12:10 p.m.

Passed and Approved this 24th day of January, 2024.





Rolf Hechler, Mayor



Angela A. Torres, CMC, City Clerk

TorC City Clerk

From: Ron Fenn <fenwron234@gmail.com>
Sent: Monday, December 11, 2023 9:54 AM
To: TorC City Clerk; Hechler, Rolf; Gonzales, Angela; Mitchell, Destiny; Fahl, Merry Jo; Forrister, Amanda; Tavizon, Luis; Ingo Hoepfner
Subject: Important Issue to be Discussed
Attachments: Armory Property Report.pdf

Dear recipient,

Attached is a copy of the issue I will be discussing with you during public comment on Dec 13th.

I hope that it shines some light on the Armory issue and offers a possible solution without the enormous expense anticipated.

Thank you for your attention to this matter.

Sincerely,

Ron Fenn Co-CEO, City of Truth or Consequences, NM
575-894-1543

and "JUSTICE for ALL"...not "JUST THIS " for so many!

Armory Property



The ~13,000 sq ft Armory is only part of the Sierra County Assessors Parcel number 3022078033068 property assessment, along with the large Storage building and Animal Shelter.

The expenditure of \$4,500,000 (\$6,200,000 with interest would not raise the full value of the property by that amount and would merely increase the Exempt Tax value which does nothing for the community. Per County Assessor.

A potentially favorable use of the building(s) would be to sell to a commercial entity for Tax Revenue producing purposes rather than Tax Consuming use as proposed.

The “engineering assessment” stating that renovation would be less than new construction is deceptively designed to corroborate a factious need.

A new construction would not require 13,000 sq ft to improve the perceived needs of a new Chief of Police as a replacement for the current 5,000 sq ft building, in use for the past 17 years in a community that has seen a population drop from 2000’s 7,400 to today’s 5,977¹, when TCPD operated for years from a 2,500 sq ft building now the Admin Annex building.²

¹ ,<https://www.census.gov/quickfacts/fact/table/truthorconsequencescitynewmexico/PST045222>

² Research and Report by Ron Fenn

ALTERNATE PROPOSAL



This location, the former Sierra County Annex building at 855 Van Patten St. was proposed as an alternative to the costly renovation of the Armory building by a former City Commissioner and retired professional businessman and prominent member of the T or C community.

The Building recently, vacated by the County for its new location on Date Street has approximately 7,500 sq ft of office and meeting space and is in excellent very likely move-in condition.

The building is very secure with limited access points and no windows. The property has an extensive parking area that could be fenced and divided for other use.

Any required or desired modifications could be done on a need and funding basis while in occupied and operated as a police station. Location is close to the downtown and on a major access route.

This building has a significantly lower Property Tax Exemption which is good for the community and lower operating cost than a building nearly twice the size.

Please consider and contact the County for acquisition negotiation.

TCPD BUILDING



The current Police Station at 507 McAdoo has served the T or C community well for the past 17 years and though criticized for its origin and possible shortcomings could well continue to serve the community for years to come without the expenditure of over 6 million dollars while the City suffers from real water, sewer, electric and street problems associated with long-term neglect and lack of planning for upgrade and replacement.

Though it might be sold, due to its modifications as a police station its privately appraised value in 2017 was only about \$250,000. That amount could offset the cost of the 855 Van Patten property significantly more than the proposed Armory renovation. Under the “Best Use” principle concerning the public monies it is a no-brainer.

Given the proposed Resolution 21 23/24 declaring an emergency and disaster it would seem inconceivable to move ahead with this expenditure notwithstanding the probable rejection by the voters in a Special Election.

Please consider rescinding Ordinance 756 before its execution date and possibly avoid the prospect of its defeat by the voters. Thank you.



Search by [Owner #](#) [Owner Name](#) [Mailing/Zip Code](#) [Property Code](#) [Physical Address](#) [Subdivision](#) [Metes](#) [Assessor Map Lookup](#)

Owner Information

Owner # 2681 District 6 IN
 CITY OF TRUTH OR CONSEQUENCES
 505 SIMS ST
 T OR C NM 87501

Estimated Taxes for Owner

Estimated Tax	Estimated Year used
\$0.00	2023

Recap Value Information

Central Full Value	0	Full Value	332304
Land Full Value	49440	Taxable Value	110768
Improvements Full value	282864	Exempt Value	110768
Personal Property Full Value	0	Net Value	0
Manufactured Home Full Value	0		
Livestock Full Value	0		

Property Information

Property Code 3022078300488
 Book 106 Page 1255 Reception# 0
 Physical Address 507 MCADDO
 Bldg Apt
 Subdivision PALOMAS, HOT SPRINGS TOWNSITE
 BLOCK 3 LOT
 BLOCK 3 LOT
 LOTS 31,32,33
 25 X 120' ADJ LOT 33
 POLICE DEPARTMENT

Property Value Information

003 Non-Residential Other Exemptions 0.00 110768



Search by [Owner #](#) [Owner Name](#) [Mailing Zip Code](#) [Property Code](#) [Physical Address](#) [Subdivision](#) [Metes](#) [Assessor Map Lookup](#)

Owner Information

Owner # 8392 District 6 IN
 COUNTY OF SIERRA
 ATTN ADMINISTRATIVE OFFICE SUITE D
 1712 N DATE ST
 T OR C NM 87901

Estimated Taxes for Owner

Estimated Tax	Estimated Year used
\$0.00	2023

Recap Value Information

Central Full Value	0	Full Value	475887
Land Full Value	61362	Taxable Value	158629
Improvements Full value	414525	Exempt Value	158629
Personal Property Full Value	0	Net Value	0
Manufactured Home Full Value	0		
Livestock Full Value	0		

Property Information

Property Code 3022079418085
 Book 114 Page 200 Reception# 200901448
 Physical Address 055 VAN PATTEN
 Bldg Apt
 Subdivision PALOMAS, HOT SPRINGS TOWNSITE
 BLOCK 17 LOT
 LOTS 1 THRU 6, 52 OF LOT 7 LESS
 HYW W50 OF LOTS 17 THRU 20
 2761.6 SQ FT IN VACATED ALLEY

Property Value Information

008 Non-Residential Other Exemptions 0.00 158629



Search by [Owner #](#) [Owner Name](#) [Mailing Zip Code](#) [Property Code](#) [Physical Address](#) [Subdivision](#) [Metes](#) [Assessor Map Lookup](#)

Owner Information

Owner # 0521 District 6 IN

CITY OF T OR C

505 SIMS ST

T OR C NM 87901

Estimated Taxes for Owner

Estimated Tax	Estimated Year used
\$0.00	2023

Recap Value Information

Central Full Value	0	Full Value	1160070
Land Full Value	345360	Taxable Value	386690
Improvements Full value	814710	Exempt Value	386690
Personal Property Full Value	0	Net Value	0
Manufactured Home Full Value	0		
Livestock Full Value	0		

Property Information

Property Code 3022078033068

Book 125 Page 969 Reception# 201501254

Physical Address

Bldg Apt

Subdivision COUNTRY CLUB HEIGHTS

BLOCK 13 LOT

BLOCK 13 LOT

LOTS 1,2,3,10,11,12

COUNTRY CLUB HEIGHTS

BLOCK 14

LOTS 1,2

COUNTRY CLUB HEIGHTS

BLOCK 15

LOTS 1,2, VACATED MARIE ST

COUNTRY CLUB HEIGHTS

BLK 16

LOTS 1,2,3, VACATED MARIE ST

COUNTRY CLUB HEIGHTS

BLOCK 19

LOT 7, VACATED MARIE ST

(OLD NAT'L GUARD ARMORY)

Property Value Information

008 Non-Residential Other Exemptions 0.00 386690