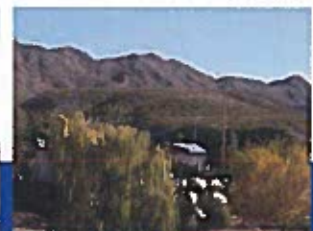


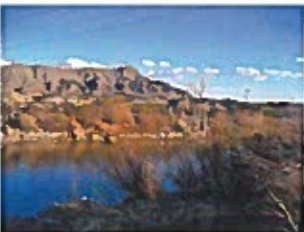
City of Truth or Consequences



OCTOBER 2014



Comprehensive Plan 2014



Prepared by:
Consensus Planning, Inc.

In Association with:
Smith Engineering Company



RESOLUTION NO. 16-14/15

A RESOLUTION ADOPTING THE 2014 COMPREHENSIVE PLAN AS THE GENERAL GUIDING PLAN FOR THE CITY OF TRUTH OR CONSEQUENCES.

WHEREAS, the City was awarded a grant of \$50,000 on July 29, 2013 by the New Mexico Finance Authority for the purpose of updating the 2004 City of Truth or Consequences Comprehensive Plan; and

WHEREAS, the City issued a Request for Proposals for professional services; and

WHEREAS, the Commission made the award of contract to Consensus Planning, Inc. on September 24, 2013; and

WHEREAS, the development of the Plan included four well-attended public meetings and a workshop before the Commission; and;

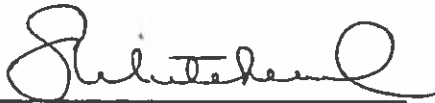
WHEREAS, the Commission has considered the Plan and comments made by the public concerning the proposed Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF TRUTH OR CONSEQUENCES, NEW MEXICO:

The City of Truth or Consequences through its Governing Body adopts the 2014 Comprehensive Plan.

PASSED, APPROVED AND ADOPTED THIS 28th DAY OF OCTOBER 2014.

CITY OF TRUTH OR CONSEQUENCES

By 
Sandra Whitehead, Mayor

ATTEST:


Judy Harris, City Clerk

Attachment

2014 Comprehensive Plan pdf.

Comprehensive Plan

ACKNOWLEDGEMENTS

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Funding for the Truth or Consequences Comprehensive Plan update was made available through the State of New Mexico Department of Finance and Administration and the New Mexico Finance Authority.

Comprehensive Plan

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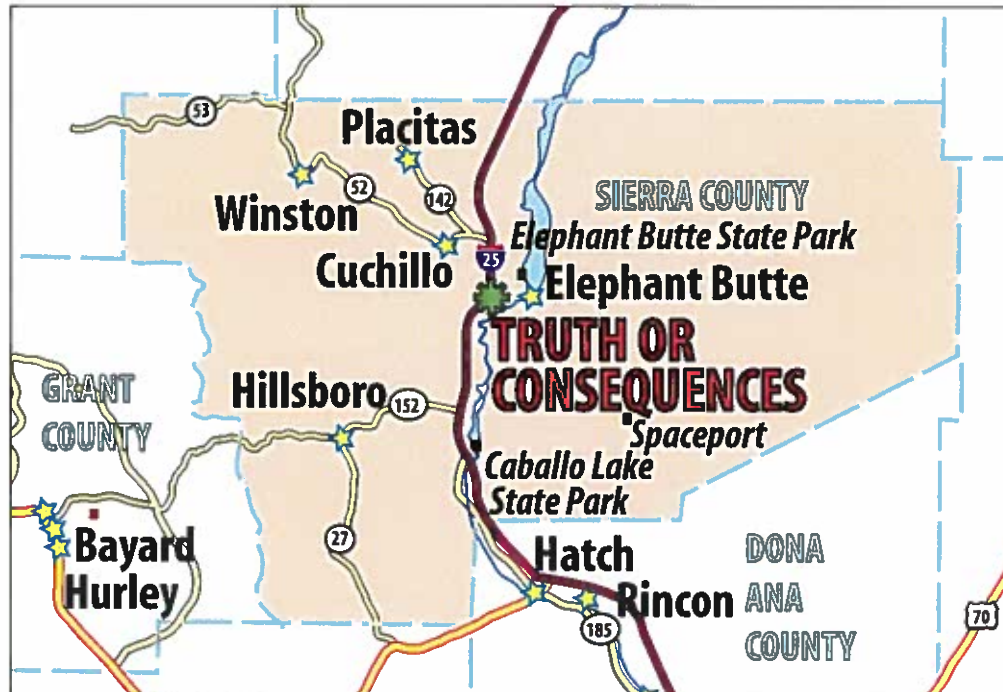
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1.1 OVERVIEW

The City of Truth or Consequences Comprehensive Plan provides policy guidance for the physical growth and development of the community for the next 20 years. It was initiated by the City of Truth or Consequences in 2013 as an update to the 2004 Comprehensive Plan.

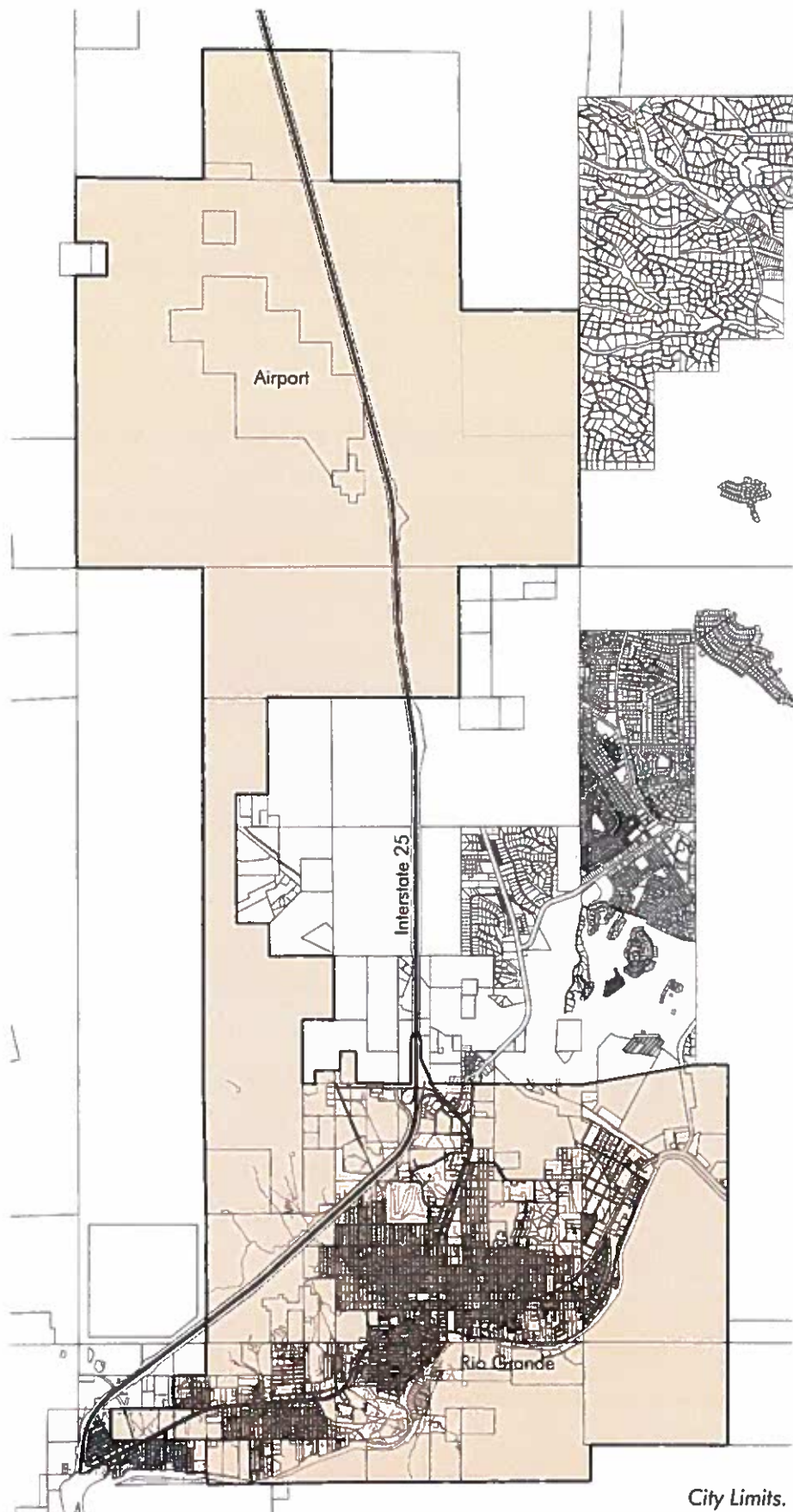
A key component of the Comprehensive Plan includes the creation of an Affordable Housing Plan. These two documents have been adopted by the City Commission by resolution and were accompanied by an Affordable Housing Ordinance. The Comprehensive Plan and the Affordable Housing Plan followed the creation of the Downtown Master Plan, which was adopted by the City Commission by resolution. Together, the Comprehensive Plan, the Affordable Housing Plan, and the Downtown Master Plan are intended to assist elected officials in critical decision making with regard to community priorities, growth and development issues, and capital expenditures. These three documents are well integrated with each other and cross references are contained within the Plans to avoid conflicting policies.

The Comprehensive Plan is the overall guiding document and umbrella for planning in Truth or Consequences. Successful implementation of the Comprehensive Plan will take a concerted effort and continued involvement from all of the stakeholders in Truth or Consequences to realize the community vision embedded in this document.



Community Vicinity Map

Introduction



1.2 WHAT IS A COMPREHENSIVE PLAN?

A Comprehensive Plan documents what a community looks like today and describes, in words and graphics, what direction the community should take in the future. It includes an assessment of existing resources and issues, projections of future conditions and needs, and provides a policy framework for future decision making and the physical development of the community. A Comprehensive Plan is a method of translating the community's values into specific actions and organizes those actions into a general time frame for implementation.

A Comprehensive Plan is not a zoning ordinance or a regulatory document. It is typically adopted as a resolution by the governing body of the municipality. A Comprehensive Plan should complement other community initiatives and plans. It should cover a 20-year planning horizon, but be reviewed on a regular basis and updated every five years.

1.3 COMPREHENSIVE PLAN UPDATE

The 2014 City of Truth or Consequences Comprehensive Plan is an update to the 2004 Comprehensive Plan. Each of the planning elements were updated from the previous Comprehensive Plan, and several new elements have been added. The 2014 Comprehensive Plan is comprised of eight planning elements, including:

- Land Use
- Economic Development
- Housing
- Community Services
- Infrastructure
- Transportation
- Hazard Mitigation
- Implementation

For each of these elements, the Comprehensive Plan provides a description of existing conditions in the community, identifies existing and potential resources available, and presents goals, objectives, and implementation strategies to support the community's vision and desired development for the City of Truth or Consequences.

The City Commission is responsible for overseeing the implementation of the Comprehensive Plan. Guiding principles to ensure successful implementation of the Comprehensive Plan and that it stays relevant include:

- The Comprehensive Plan should be reviewed regularly and updated every five years. The City should establish and adhere to a schedule to review the Comprehensive Plan on an annual basis.

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- Updates to the Comprehensive Plan should include community input and be tied to a strong public participation process.
- The City should monitor funding sources and programs that could be utilized for implementation of capital improvements.
- The City should base future grant applications and funding requests on recommendations and implementation strategies contained in the Comprehensive Plan.
- The City's Infrastructure Capital Improvement Plan (ICIP) should be linked to the Comprehensive Plan priorities and implementation strategies.

1.4 TRUTH OR CONSEQUENCES HISTORY and CONTEXT

Founding of Palomas

This section provides a brief history of Truth or Consequences. It is an excerpt from the City of Truth or Consequences Downtown Master Plan.

The City of Truth or Consequences lies in the Rio Grande valley in southern New Mexico. T or C, as it is often referred to in speech, print, and postmarks, occupies a central geographic location roughly halfway between the urban centers of Albuquerque, New Mexico and El Paso, Texas. Bounded on the southwest by the Town of Williamsburg and Interstate 25, the City is home to a population of 6,475 (according to the 2010 Census) full-time residents.

The City's name is curious to those unacquainted with its history. Hot mineral springs were the defining geological feature and attraction of the original settlement. Incorporated in 1916 as Hot Springs, New Mexico, the town's first sustained settlement came during and after the building of nearby Elephant Butte Dam from 1911-1916. The second largest dam outside of Egypt at its completion, the massive construction project created an instant town of 4,000. In the sparsely populated Sierra County, many of these new residents looked to nearby Palomas Hot Springs not only for its healing mineral waters, but spirits, saloons, and other entertainment.



Healing Waters commemorative plaque.

The deep mortar holes ground into limestone rock outcroppings lining the pond at Ralph Edwards Park are reminders that Native Americans were familiar with the hot springs artesian basin in prehistoric times. The sparse settlement

in Sierra County was a consequence of the continuous inhabitation of the area by the Apache Nation (*Hot Springs Bathhouse and Commercial Historic District National Register Nomination, David Kammer, 2005*).

Unlike much of New Mexico, the Spanish did not establish settlements in the region during the 1600s due to the presence and stronghold of Apache tribes. The Spanish traveled the aptly named Jornada del Muerto, a parched but less dangerous high desert route to the east of the City.

The Tchihene, or Red Paint People, the easternmost band of the Chiricahua Apache, occupied the area extending from the Rio Grande westward across the Black and Pinos Altos Ranges. Known as Warm Springs Apache, this group regularly passed through the area as they hunted and raided.

Led by chiefs Geronimo and Victorio, the Red Paint people became prisoners of war in the late 1880s, clearing the way for permanent settlement. Apache history is still evident in the City's place names, and their descendants remain in the area.

By the mid-1800s, largely due to military forts including Ft. Craig to the north, Ft. Seldon to the south and the nearby Ft. McRae, several settlements had been established along the Rio Grande, although they were prone to raids and flooding. Las Palomas, a hispanic community founded in 1856 and seven miles south of present day Truth or Consequences, was used to designate the first improved spring, later renamed Government Springs. In 1884, the first act of the newly established Sierra County Commissioners was to erect a shelter over this spring. Cowboys from the John Cross Ranch, now part of Ted Turner's Ladder Ranch, built a bathhouse in the late 1880s.

Photographs of early bathhouses at Palomas Hot Springs show that they consisted of either adobe brick or wood frame structures with board and batten walls. The 1881 completion of the Atchison, Topeka and Santa Fe Railway (AT &SF) to Deming, New Mexico, aligning to the Jornada del Muerto Trail (now designated a National Historic Trail and protected by the National Park Service), linked the hot springs area to regional development. It was the building of Elephant Butte Dam, however, that marked the City's first boom. The development of Palomas Hot Springs into a southwestern health resort community accompanied this grand plan. The hot springs basin, designated as federal reclamation land and therefore, not open to homesteaders until incorporation in 1916, had an ever-growing number of squatters, bathhouses, and other amenities and diversions for travelers.

Elephant Butte Dam and Hot Springs, New Mexico

The construction of Elephant Butte Dam is a critical milestone in the development of southern New Mexico and led to the founding of Hot Springs in 1916. The immense construction site attracted over 3,000 workers and provided some of the building stock for the new town.

Introduction

From its earliest beginnings, the economy of Truth or Consequences has been based on the salubrious hot mineral waters of Hot Springs Artesian Basin that nourishes about 35 artesian wells in the Downtown District. Before a flood in 1907, the southern part of the District consisted of bosque and marshy grasslands, but a critical shift in the channel of the Rio Grande after the flooding exposed new springs and property ripe for development.

David Kammer has highlighted the critical importance of health seekers to regional settlement and travel, an often overlooked impetus to western migration and settlement in the late 19th and 20th centuries. Prior to WWII, because of poverty and superstition, many people neglected doctors or medical advances for cures and sought other self-remedies. Magnolia Ellis, a self-proclaimed religious healer, settled in downtown Truth or Consequences in the 1940s and attracted a national following of devoted clientele for decades until her retirement in 1972. Her building at 310 Broadway Street remains a local Downtown landmark and symbol of the community's powerful healing legacy.



Magnolia Ellis Historic Marker

The establishment of New Mexico's Carrie Tingley Hospital for Crippled Children in 1935 (a WPA project) on the southern edge of town offered progressive and advanced treatments for childhood polio and other crippling diseases until 1981 when it was relocated to Albuquerque. The original facility in Truth or Consequences is now the New Mexico Veteran's Home and a vital element in the local economy.



Charles Motel and Spa, c. 1938.

By the 1920s and 1930s, the downtown area of Hot Springs was growing rapidly, with 455 residents in 1920, compared with 1,336 listed in the 1930 Census. This growth, as well as Census occupational listings and business directories, illustrates how the economy of Hot Springs become oriented toward visiting health-seekers. Until 1950, Hot Springs more than doubled its population in each Census from 1920 to 1940 and then increased its population by over 50%, to 4,563 by 1950.

Boom and Bust

The end of World War II saw a marked decline in the number of health seekers traveling to Hot Springs. This decline in health-related tourism was one of the reasons that residents saw the opportunity to change the town's name from Hot Springs to Truth or Consequences as a boon. The name change was part of a national contest meant to promote the popular radio quiz show of the same name hosted by Ralph Edwards. The winning town was promised a yearly visit by Edwards, a live coast-to-coast broadcast from the town, and tons of free publicity.

On March 31, 1950, with Edwards and his crew electioneering, the town voted to change its name. While many thought the name change was a publicity stunt for April Fool's day, the name remains. Long after the radio and later television quiz show had ceased broadcasting, Edwards continued to lead the annual parade in May. Despite these and other efforts, downtown businesses and bathhouses saw a marked decline in the 60s, 70s, and 80s.

While the town is still known for its healing waters, like many typical rural towns in the region and nation, Downtown Truth or Consequences has suffered elements of stagnation and decline caused by out-migration, big-box retailers, and more competitive resorts offering similar spa amenities. During this period, however, the City began to be known for its emergent arts scene, eclecticism, and self-described counter-cultural impulses and residents.

A Remarkable Century

As Truth or Consequences approaches a century of its founding, the community has actively embraced strategies for revitalization. The recent resurgence and interest in homeopathic natural cures and remedies, an emerging eclectic arts scene, and notoriety as an edgy resort town have attracted new residents and more frequent visitors.

The designation of the Hot Springs Bathhouse and Commercial Historic District on the National Register of Historic Places in Downtown Truth or Consequences in 2005 provided an impetus to interpret and preserve the City's attractive mid-century architecture. Many buildings incorporate popular early 20th century design, including wooden frame buildings and hipped roofs, often with overhanging roofs with exposed rafters modestly suggestive of the bungalow style. Early auto court apartments and spa hotels reflect a variety of vernacular and New Mexico building details. Several large New Deal construction projects, including the 1935 Hot Springs City Hall, are good examples of the Spanish-Pueblo Revival and Territorial Revival style. Newer property owners have adopted bright saturated colors for Downtown historic buildings, lending a festive and photogenic ambiance to the high desert streetscapes.

Historic preservation is an obvious strategy for Truth or Consequences's future prosperity, when combined with a unique sensibility. Recent projects provide a

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spectrum of preservation aesthetics, from a more conservative and elegant treatment of the classic Sierra Grande Lodge & Spa to the brightly painted Pelican Spa to a pop cultural “retro” revival of the Blackstone Inn. The range of creative interpretations and adaptive reuse of Downtown properties is dynamic and stimulating, giving the Downtown District a unique “look” which should be nurtured and encouraged.



Blackstone Inn Courtyard.

Artists and creative entrepreneurs discovered the affordable lifestyle and opportunities in Truth or Consequences after 1990 as the digital internet economy enabled more local place-based employment. The Downtown District has featured a growing community of art galleries, restaurants, boutiques, and antique stores which appeal to the significant tourist clientele; however, the 2007-08 recession has slowed this activity and a few marginal businesses have failed. The New Mexico Arts and Cultural District program has been discussed locally and could provide some useful discussion for strategic investments and incentives.

The revitalization efforts of Truth or Consequences MainStreet and the newly established Healing Waters Trail, a 2.3 mile urban trek, have proven successful elements of renewal. Although still struggling, the Downtown area has proven its resilience. The context of an intact mid-20th century Downtown draws many visitors and new residents. Here they can enjoy a walkable sense of place with its historic and eclectic mix of architecture, the spectacular desert views of the surrounding mountains, the healing waters at one of the ten bathhouses, hike and bird watch by the Rio Grande, or visit a gallery or museum. The numerous amenities that the region has to offer are within an easy day-travel distance of several Southwestern urban centers.

Several renovated bathhouses have been robustly successful within the Downtown area. The City and its Downtown attractions have been featured in regional and national stories, highlighting its unique history and historical modern eclecticism. Spanning prehistoric uses to frontier settlement and western expansion, from ranching, resorts and early popular culture branding to the recently opened Spaceport America, the City of Truth or Consequences continues to reinvent itself for the future without sacrificing its sense of history and unique character.

1.5 PUBLIC PARTICIPATION PROCESS

The public participation process to update the Comprehensive Plan involved hosting a series of public meetings, stakeholder interviews, a Recreation Advisory Board Workshop, and a City Commission Workshop. A Facebook page was created for the Comprehensive Plan update to provide notice of upcoming meetings, summaries of the public meetings, and to provide a vehicle for on-going dialogue. A brief summary of the public meetings is provided below.

Visioning Meetings, December 2013

The consultants held the first and second public meetings on December 4 and December 16, 2013 at the Civic Center and the Lee Belle Johnson Senior Recreation Center. The purpose of these two meetings was to present the updated demographics (Community Profile), and to review and discuss each of the goals and objectives contained in the 2004 Plan to assess what has been done, what is still relevant, what is missing, and what needs to be updated.



These were held as open discussions with the participants. The themes that emerged from these two meetings have provided direction to the Comprehensive Plan update and are summarized below by planning element:

Land Use and Community Character

- The 2004 Comprehensive Plan relied too heavily on annexation and new development at the City's edges. Infill and redevelopment is the preferred development option, and incentives should be provided.
- The appearance of the built environment is a strong concern of the community. Addressing nuisance properties should be a priority. Property owners need to be encouraged to improve their properties.
- The currently zoned industrial area along the Rio Grande is not the correct location for this use. Rezone this area and identify other areas that would be appropriate for industrial use that are currently served with City infrastructure.
- Continue to coordinate land use issues with Williamsburg, Elephant Butte, and Sierra County.



Introduction

- The gateways and corridors need to be improved and beautified.
- City enforcement of existing ordinances should be strengthened.

Infrastructure and Transportation

- Improvements are needed to all of the City's infrastructure systems. Improvements should be prioritized.
- More consideration should be given to alternative energy systems and undergrounding of utilities in new development.
- Storm water drainage, particularly for Downtown, needs to be a priority.
- Water conservation should be emphasized.
- High speed internet should be improved and services diversified.
- Streets and sidewalks are in poor condition throughout the City (with the exception of NMDOT facilities), and improvements need to include surfacing, lighting, landscaping, ADA accessibility, etc.
- Third Street should be improved from an aesthetic standpoint.
- Broadway and Main should be two-way.
- More emphasis should be given to alternate transportation modes, including bicycle facilities, pedestrian sidewalks and paths, and transit.
- Third Street out to the Spaceport should be emphasized as an important corridor.

Economic Development

- Emphasis should be given to retaining existing jobs, supporting small businesses and cottage industries, and education of the workforce.
- The existing economy needs greater diversification and investment in the future. Manufacturing should be a greater part of the economy.
- Marketing efforts need to focus on the hot springs and Downtown as the City's primary tourist attraction, as well as the Spaceport.

Housing

- Housing is a strong concern of the community. Housing for people with special needs (seniors, homeless, people with addictions, etc.), single parent households, and young families needs to be addressed.
- Residents are unaware of existing programs for cost burdened households and rehabilitation programs.
- Typical new housing construction tends to be too big, and therefore, more costly. Allow for smaller, green built housing units (i.e., 800 square feet).
- Many of the rental units, existing mobile home parks, RV parks, and mobile homes tend to be old, deteriorated, and in need of rehabilitation or replacement.
- Livability issues (e.g., transportation, services, grocery stores) should be integrated with housing.

Goals and Objectives Meeting, February 2014

The consultants held the third public meeting on February 24, 2014 at the Lee Belle Johnson Senior Recreation Center. The focus of the meeting was to review and prioritize the draft Comprehensive Plan goals and objectives, which



were revised and expanded based on the input received at the previous two visioning meetings, research, and interviews with stakeholders. Draft goals and objectives addressed Land Use, Housing, Economic Development, Community Character, Infrastructure and Transportation, Community Services and Facilities, and Hazard Mitigation. Participants were asked to "vote" separately on the goals and

objectives according to their priorities. Depending on the number of goals and objectives, the voting was weighted with more votes allowed depending on the number of potential goals and objectives under each planning element. For instance, because there were a large number of economic development objectives, participants voted on their top five objectives; for housing, participants voted on their top three objectives. A summarized list of the goals and objectives that received the most votes from the participants addressed the following themes:

Summary of Top Goals

- Support for infill development.
- Improving the appearance of the built environment.
- Preserving and maintaining the City's geothermal resource.
- Maintaining and improving street conditions.
- Achieving a sound and balanced economy.
- Preserving and promoting the Historic District.

Summary of Top Three Land Use and Objectives

- Removal of dilapidated, abandoned structures and nuisance properties.
- Protect, preserve, and enhance the Historic District.
- Protection of the regional watershed.

Summary of Top Two Community Character Objectives

- Promotion of community pride and volunteerism.
- Decrease blighted conditions.

Summary of Top Five Infrastructure Objectives

- Improving infrastructure as a means to attract new private investment.
- Encourage sustainable use of geothermal resource.
- Protection of the groundwater supply.
- Solar energy generation and incorporation into existing power grid.
- Undergrounding of utilities.

Introduction

Summary of Top Two Transportation Objectives

- Develop a schedule for maintaining, revitalizing, and improving major transportation corridors with landscaping, lighting, sidewalks, ramps, and street furniture.
- Encourage greater use of the Municipal Airport for commercial and general aviation.

Summary of Top Five Economic Development Objectives

- Achieving a sound and balanced economy.
- Preserving and promoting the Historic District.

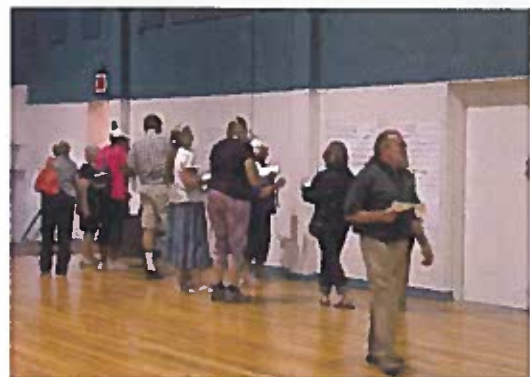
Summary of Top Five Community Services Objectives

- Engaging youth and teens in safe and wholesome recreational activities
- Increasing access to recreational activities on the Rio Grande (i.e., rafting, kayaking, canoeing, fishing)
- Support the operation and expansion of Sierra Vista Hospital.
- Marketing the City as a community for the healing arts and alternative medicine.
- Expanding educational opportunities for children, teens, and adults.

Implementation Strategies Meeting, August 2014

This meeting was held on August 7, 2014 at the Civic Center. The purpose of the meeting was to review and prioritize the draft implementation strategies that were designed to implement the goals and objectives vetted at the previous meeting.

Participants were asked to “vote” according to their preferences on the draft implementation strategies. The strategies were organized by planning element. Similar to the goals and objectives meeting, the planning categories were weighted since the number of strategies varied. For instance, participants were asked to vote for their top 3 land use strategies, top 5 infrastructure strategies, etc. Written comments on the implementation strategies were also provided by some of the participants. The goals, objectives, and implementation strategies that were reviewed at these public meetings are incorporated into each planning element of the Comprehensive Plan.



City Commission Workshop and Meeting, October 2014

A City Commission Workshop was held on October 14, 2014 to present the draft Comprehensive Plan and the draft Affordable Housing Plan, and to receive comments from the public and the City Commission. City staff forwarded comments to the consultant and revisions were made to the Plan in consultation with staff. The City Commission adopted the Comprehensive Plan by Resolution on October 28, 2014.

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2.1 OVERVIEW

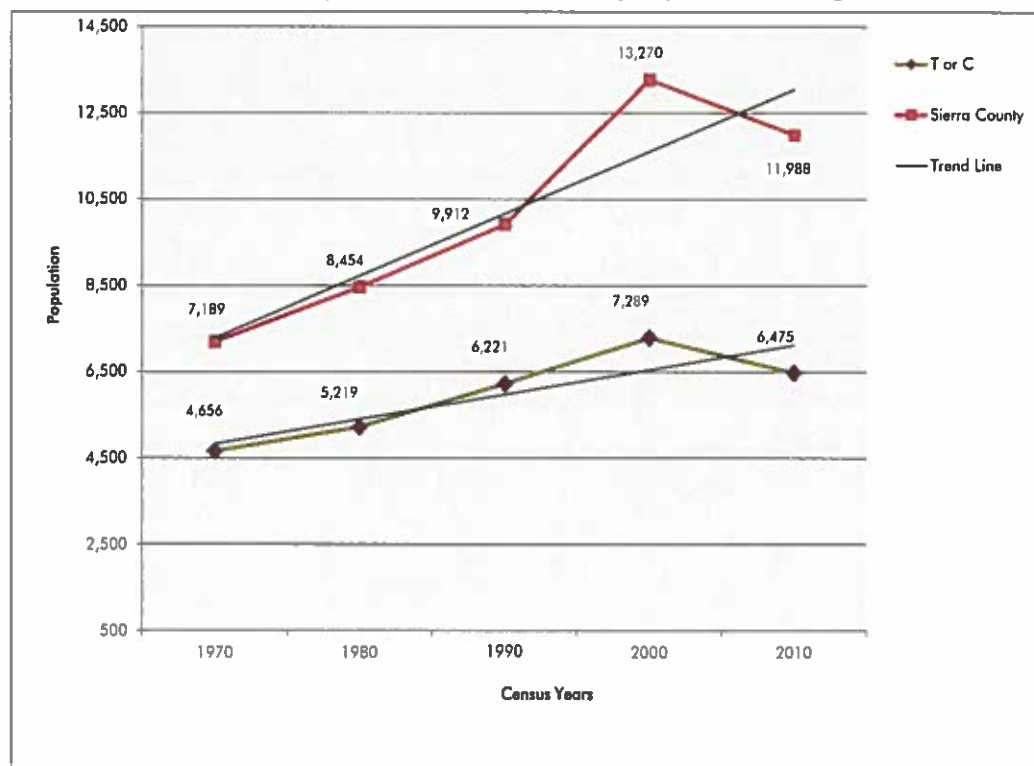
The Community Profile provides documentation of demographics, household characteristics, and educational attainment in Truth or Consequences and draws comparisons to Sierra County and the state as a whole. The resources for this information were the United States Census Bureau, the Bureau of Business and Economic Research (BBER) at the University of New Mexico, Bureau of Labor Statistics, and New Mexico Department of Workforce Solutions. Other types of characteristics, such as employment and income data, occupation, gross receipts, etc., are provided in specific planning elements of the Comprehensive Plan, as applicable.

2.2 DEMOGRAPHICS

Population Over Time

In 2010, the population of the City of Truth or Consequences was 6,475, which was approximately 54% of the total population (11,988) of Sierra County as a whole. Between 1970 and 2000, the population of the City steadily increased at an overall rate of 56.5% (1.9% annual growth). The growth rate was slower than that of Sierra County as a whole, but does show an overall upward trend. Sierra County increased by 84.6% (2.8% annual growth) between 1970 and 2000, and shows a steeper upward growth trend (see Figure 2.1 below). The primary difference between the growth rates of the City and the County was due to the time period between 1990 and 2000, where Sierra County experienced a growth rate of 33.9% versus 17.2% for the City. Between 2000 and 2010, the population of both the City and Sierra County decreased; 11.2% and 9.7%, respectively.

Figure 2.1: Truth or Consequences and Sierra County Population Change, 1970-2010



Source: U.S. Census Bureau.

Population and Age Distribution

As previously noted, while the City experienced a decline in population between 2000 and 2010 from 7,289 to 6,475, the population in 2010 was still larger than in 1990 when it was 6,221. Accordingly, the majority of age cohorts have declined during the time period between 2000 and 2010, with cohorts between 5 and 19 years decreasing at a relatively acute rate. Exceptions include those Under 5 increased by 1.4%, 20 to 24 years increased by 11.9%, 55 to 59 years increased by 35.0%, and 60 to 64 increased by 18.6% (see Table 2.1). Accordingly, the portion of the City's population in 2010 that was 65 years and over was 28.8%, greater than in Sierra County or New Mexico. Taken as a whole, between 2000 and 2010, the median age increased by 8.8% from 48.0 to 52.2 years. The City's median age is significantly higher than that of New Mexico as a whole, which experienced a somewhat unremarkable increase in the median age from 34.6 to 36.7 in 2010, a 6.1% change.

The aging of Truth or Consequences reflects the fact that the City continues to attract a large retiree population that is coming from across the United States for the hot mineral springs, the healing arts, and the temperate weather. Truth or Consequences has also been gaining a reputation for being an unique and fun artist community, attracting people that are looking for a new experience.

Race

In 2010, there were 6,238 residents (96.3%) who identified themselves as being one race and 491 (7.6%) identified as being "some other race". Of the group that identified themselves as being one race, 5,551 (85.7%) identified themselves as being white. This is significantly higher than the state as a whole, where 68.4% of the population self identified as white, but consistent with Sierra County.

Ethnicity

In 2010, the residents identifying as Hispanic or Latino (of any race) in Truth or Consequences was 28.2%. This was significantly lower than that of the state (46.3%), but as in the case of race, relatively consistent with Sierra County. This segment of the population decreased at a slower rate between 2000 and 2010 than that of the overall population decline, 8.5% versus 11.2%.

TABLE 2.1: POPULATION CHARACTERISTICS					
	New Mexico	Sierra County	Truth or Consequences		
Population	2010	2010	2010	2000	% Change 2000-10*
Total Population	2,059,179	11,988	6,475	7,289	-11.2%
Age Cohorts					
Under 5	7.0%	4.7%	5.7%	5.0%	
			368	363	1.4%
5 to 9 years	7.0%	4.0%	4.1%	5.2%	
			265	382	-30.6%
10 to 14 years	6.9%	4.5%	4.6%	6.1%	
			299	447	-33.1%
15 to 19 years	7.3%	4.5%	4.5%	5.8%	
			290	423	-31.4%
20 to 24 years	6.9%	4.0%	4.8%	3.8%	
			310	277	11.9%
25 to 34 years	13.0%	6.7%	8.1%	7.8%	
			523	571	-8.4%
35 to 44 years	12.1%	8.6%	13.7%	12.2%	
			569	892	-36.2%
45 to 54 years	14.1%	13.8%	20.9%	12.7%	
			894	929	-3.8%
55 to 59 years	6.6%	9.1%	8.5%	5.6%	
			551	408	35.0%
60 to 64 years	5.8%	9.5%	8.4%	6.3%	
			543	458	18.6%
65 to 74 years	7.5%	16.8%	14.1%	14.2%	
			911	1,035	-12.0%
75 to 84 years	4.2%	10.3%	10.4%	10.9%	
			674	794	-15.1%
85 years and over	1.6%	3.5%	4.3%	4.3%	
			278	310	-10.3%
Male	49.4%	50.3%	49.4%	38.3%	
			3,201	2,792	14.6%
Female	50.6%	49.7%	50.6%	41.5%	
			3,274	3,023	8.3%
Median Age (years)	36.7	54.3	52.2	48.0	8.8%
18 years and over	74.8%	41.9%	82.9%	79.8%	
			5,371	5,815	-7.6%
65 years and over	13.2%	15.5%	28.8%	29.3%	
			1,863	2,139	-12.9%
Race					
Total population	2,059,179	11,988	6,475	7,289	-11.2%
One Race	96.3%	96.7%	96.3%	97.3%	
			6,238	7,094	-12.1%
White	68.4%	85.6%	85.7%	85.3%	
			5,551	6,221	-10.8%
Black or African American	2.1%	0.4%	0.6%	0.6%	
			41	46	-10.9%
American Indian and Alaska Native	9.4%	1.7%	1.9%	1.8%	
			121	129	-6.2%
Asian	1.4%	0.4%	0.5%	0.2%	
			32	12	166.7%
Native Hawaiian or Other Pacific Islander	0.1%	0.0%	0.0%	0.1%	
			2	4	0.0%
Some other race	15.0%	8.6%	7.6%	10.9%	
			491	793	-38.1%
Ethnicity					
Total population	2,059,179	11,988	6,475	7,289	-11.2%
Hispanic or Latino (of any race)	46.3%	28.0%	28.2%	27.4%	
			1,824	1,994	-8.5%
Not Hispanic or Latino	53.7%	72.0%	71.8%	72.6%	
			4,651	5,295	-12.2%

Source: US Census Bureau. *Percentage change calculated on raw population numbers.

2.3 HOUSEHOLD CHARACTERISTICS

Households by Type

The total number of households in Truth or Consequences decreased between 2000 and 2010 by 5.9% (see *Table 2.2*). Family households, which decreased during this time period by 18.8%, made up a smaller proportion of the households in Truth or Consequences as compared to Sierra County and the state.

Average household size and average family size decreased in Truth or Consequences, 6.4% and 2.2% respectively. In 2010, the average household in Truth or Consequences was 1.91, lower than both Sierra County (1.98) and the state (2.55). Average family size was 2.69, which was slightly higher than in Sierra County (2.64), but lower than the state (3.13).

While the total number of households and family houses decreased between 2000 and 2010 in Truth or Consequences, there was an increase of 1.4% in female householders. In 2010, the percentage of female householders was 11.1%, which was higher than Sierra County (8.9%), but lower than the state (14.0%).

TABLE 2.2: HOUSEHOLD CHARACTERISTICS

	New Mexico	Sierra County	Truth or Consequences		
Households	2010	2010	2010	2000	% Change 2000-10*
Households by Type					
Total Households	791,395	5,917	3,247	3,450	-5.9%
Family Households	65.5%	52.8%	46.4%	53.9%	
			1,508	1,858	-18.8%
With own children under 18 years	29.1%	15.1%	16.2%	20.2%	
			525	698	-24.8%
Married-couple family	45.3%	40.0%	31.0%	40.5%	
			1,008	1,397	-27.8%
With own children under 18 years	17.9%	8.3%	7.3%	12.4%	
			238	428	-44.4%
Female householder, no husband present	14.0%	8.9%	11.1%	10.3%	
			361	356	1.4%
With own children under 18 years	7.8%	4.7%	6.4%	6.1%	
			208	210	-1.0%
Non-Family Households	34.5%	47.2%	53.6%	46.1%	
			1,739	1,592	9.2%
Householder living alone	28.0%	40.8%	46.6%	41.2%	
			1,513	1,422	6.4%
Householder 65 years and over	9.3%	9.1%	9.3%	22.1%	
			301	764	-60.6%
Householders with individuals under 18 years	33.7%	17.8%	19.0%	22.7%	
			616	782	-21.2%
Households with individuals 65 years and over	25.3%	44.9%	41.7%	42.8%	
			1,353	1,478	-8.5%
Average household size	2.55	1.98	1.91	2.04	-6.4%
Average family size	3.13	2.64	2.69	2.75	-2.2%
Housing Occupancy					
Total housing units	901,388	8,356	4,226	4,445	-4.9%
Occupied housing units	87.8%	70.8%	76.8%	77.6%	
			3,247	3,450	-5.9%
Vacant housing units	12.2%	29.2%	23.2%	22.4%	
			979	995	-1.6%
For seasonal, recreational, or occasional use	4.1%	15.9%	7.0%	7.4%	
			295	328	-10.1%
Homeowner vacancy rate (percent only)	2.0%	3.7%	3.7%	5.9%	-37.3%
Rental vacancy rate (percent only)	8.1%	16.6%	17.6%	20.0%	-12.0%
Housing Tenure					
Occupied Housing Units	791,395	5,917	3,247	3,450	-5.9%
Owner-occupied housing units	68.5%	72.4%	63.5%	67.9%	
			2,062	2,344	-12.0%
Average household size of owner-occupied unit	2.6	1.96	1.89	2.08	-9.1%
Renter-occupied housing units	31.5%	27.6%	36.5%	32.1%	
			1,185	1,106	7.1%
Average household size of renter-occupied unit	2.43	2.02	1.94	1.95	-0.5%

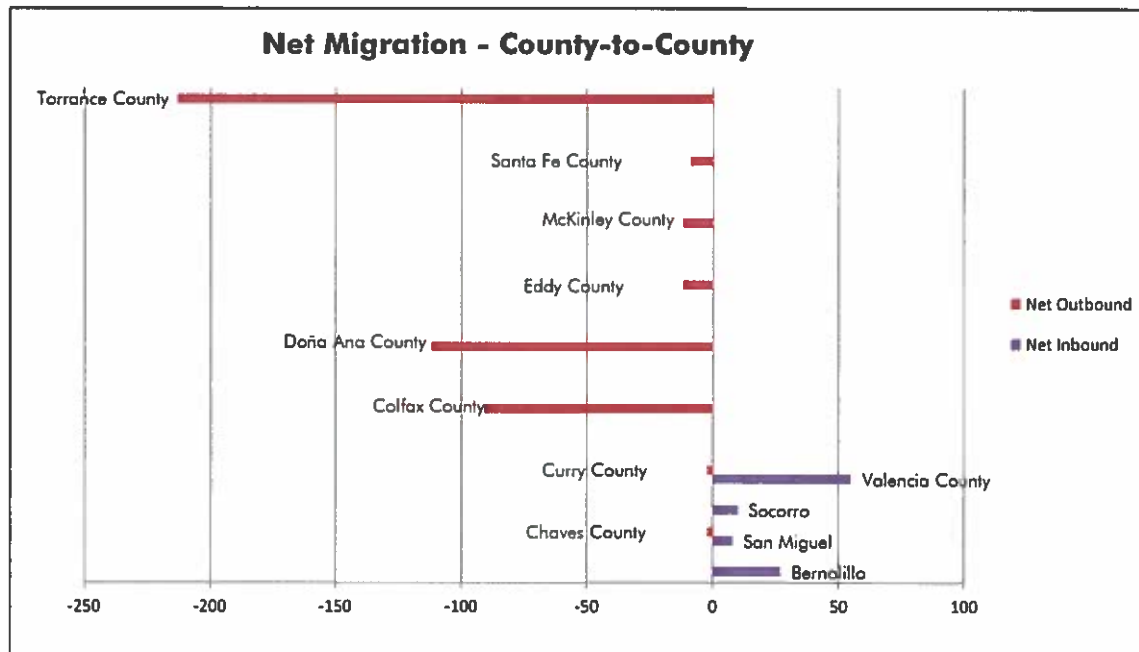
Source: US Census Bureau. *Percentage change is calculated on actual numbers.

2.4 SIERRA COUNTY NET MIGRATION

According to the American Community Survey 5-year estimates, Sierra County has a significantly greater amount of net outbound migration than inbound migration (see Table 2.3). Most of the outbound migration from Sierra County moved to other counties within New Mexico (72.1%). As illustrated in Figure 2.2, the three New Mexico counties with the greatest amount of outbound migration from Sierra County were Torrance County (33.9%), Doña Ana County (17.8%), and Colfax County (14.5%). Outbound migration from Sierra County extended to other states including California, Colorado, Florida, Iowa, Main, Nebraska, North Carolina, and Texas. Of the total out-of-state migration, the highest percentage went to Colorado (46.3%).

Most of the net inbound migration from other New Mexico counties to Sierra County was from Valencia County (55.0%). The highest percentage of out-of-state inbound migration into Sierra County was from Fayette County, Texas (34.1%).

Figure 2.2: Net Migration - County-to-County



Source: U.S. Census Bureau, 2007-2011 5-Year American Community Survey.

TABLE 2.3: SIERRA COUNTY NET COUNTY-TO-COUNTY MIGRATION		
County	State	Net Inbound/Net Outbound
Anchorage Municipality	Alaska	6
San Diego County	California	-11
Boulder County	Colorado	-63
Denver County	Colorado	-18
Hillsborough County	Florida	-12
Poweshiek County	Iowa	-20
Sagadahoc County	Maine	-7
Hennepin County	Minnesota	7
Forrest County	Mississippi	13
St. Louis County	Missouri	5
Dixon County	Nebraska	-7
Bernalillo County	New Mexico	27
Chaves County	New Mexico	-2
Colfax County	New Mexico	-91
Curry County	New Mexico	-2
Doña Ana County	New Mexico	-112
Eddy County	New Mexico	-12
McKinley County	New Mexico	-12
San Miguel County	New Mexico	8
Santa Fe County	New Mexico	-9
Socorro County	New Mexico	10
Torrance County	New Mexico	-213
Valencia County	New Mexico	55
Tompkins County	New York	11
Craven County	North Carolina	-24
Fayette County	Texas	30
Kaufman County	Texas	-13
Midland County	Texas	14
Davis County	Utah	2
Total Net Inbound		188
Total Net Outbound		-628

Source: US Census Bureau, 2007-2011 5-year American Community Survey.

2.5 EDUCATIONAL ATTAINMENT

Table 2.4 provides a snapshot of educational attainment for Truth or Consequences residents, 25 years and older. The most notable positive trend between 2000 and 2010 was the increase in the population that were high school graduates or higher, from 74.2% to 85.8%.

TABLE 2.4: EDUCATIONAL ATTAINMENT, POPULATION 25 YEARS AND OLDER		
Educational Level	2000	2010
Less than 9th grade	8.5%	5.1%
9th to 12th grade, no diploma	17.3%	9.1%
High school graduate (includes equivalency)	31.4%	38.6%
Some college, no degree	24.8%	25.2%
Associate degree	4.8%	5.2%
Bachelor's degree	8.3%	11.1%
Graduate or professional degree	4.1%	5.7%
Percent high school graduate or higher	74.2%	85.8%
Percent bachelor's degree or higher	13.2%	16.8%

Source: US Census, 2006-2010 American Community Survey 5-Year Estimates.

A comparison between Truth or Consequences, Sierra County, and the state reveals a higher percentage of householders in the City that have attained a high school diploma. While Truth or Consequences was at par with Sierra County in householders that have earned a bachelor's degree or higher, this cohort is significantly lagging behind the state as a whole. This has implications for the type of potential new employers that can be attracted to the community. Raising the educational attainment for all Truth or Consequences residents and promoting higher education is an important goal for the community.

TABLE 2.5: EDUCATIONAL ATTAINMENT OF HOUSEHOLDER			
Education Level	Truth or Consequences	Sierra County	New Mexico
Less than High School Graduate	14.2%	16.1%	17.3%
High School Graduate (including equivalency)	38.6%	37.3%	27.0%
Some College or Associates Degree	30.4%	29.7%	30.3%
Bachelor's Degree or Higher	16.8%	16.8%	25.5%

Source: US Census, 2006-2010 American Community Survey 5-Year Estimates.

3.1 OVERVIEW

The Land Use element provides a description of the current land use patterns, analysis of current land use trends, and identification of future land use needs related to community priorities. It includes a summary of existing zoning, annexations, nuisance abatement, etc. The Land Use element provides guidance in decision making related to physical growth and development, including density, infrastructure improvements and extensions, and annexations. As such, the Land Use element impacts and is impacted by other planning elements, including Economic Development, Infrastructure, Transportation, Housing, and Hazard Mitigation.

3.2 EXISTING LAND USE & COMMUNITY CHARACTER

The vast majority of the City's development is located on the north side of the Rio Grande, east of Interstate 25. There are large areas of the City that

are undeveloped to the west of I-25 and to the south of the Rio Grande. Within the developed area of Truth or Consequences, the existing land use pattern primarily consists of single family residential neighborhoods, with three main areas of commercial development located along the City's main roadways (Date Street, Third Avenue, Broadway Street, and Main Street). The residential neighborhoods consist of a mixture of site built homes, modular homes, and single and double wide mobile homes. There are also several residential neighborhoods that are comprised almost exclusively of mobile homes, mobile home parks, and RV parks that are being used as permanent residences.



Downtown apartments.

There are multi-family units dispersed throughout the residential neighborhoods, but they are primarily located at the edges of the commercial areas and Downtown. Several of the larger multi-family developments are managed by the Truth or Consequences Housing Authority. There are a number of older motels that are being used for long term residential rental.

The far northwest area of the City includes the Truth or Consequences Municipal Airport, which is located approximately five miles north of Downtown, on the west side of the Interstate. In the past, and as noted in the 2004 Comprehensive Plan, this area was envisioned to contain more development.

Existing land uses within specific areas of the City are described below:

Interstate Commercial

The Truth or Consequences Interstate 25 exit is located at Date Street, on the north end of the City. The east and west sides of Date Street in this area mostly consists of businesses that serve Interstate travelers such as gas stations, chain motels, and some restaurants. There is a Walmart, which serves both residents and travelers, located on the west side of Date Street, just south of the I-25 exit.

There is some scattered residential development in this area, and a few primarily residential streets consisting of mostly single family, site built homes. There is one Truth or Consequences Housing Authority multi-family project located north of W. Marie Avenue, called the Tradewinds Carriage Apartments. It is a well maintained apartment building with 32 units that are designated for income eligible families.

Date Street Commercial

Date Street is the primary north/south commercial thoroughfare in the City. The section south of the Interstate commercial area contains a variety of businesses, including some older motor court motels that if not historically significant, certainly contribute to the unique character of Truth or Consequences. The old motor courts are in various states of renovation. The commercial also includes a variety of services, and some restaurants, including the Los Arcos Steakhouse, which is one of the only restaurants in the City with a full liquor license. Date Street is the primary route into the Downtown area from I-25, and turns into Main Street as it reaches the Downtown area. NMDOT has recently been improving the sidewalks and ADA ramps along this corridor.



Los Arcos Steakhouse.

Downtown

The Downtown area includes the Hot Springs Bathhouse and Commercial Historic District. Downtown is the City's primary commercial retail district with a mix of small businesses, restaurants, and a variety of motels and hot spring spas. Downtown is the main attraction for tourists who come to soak in the hot springs.

Broadway Street is primarily the commercial retail corridor and contains a mix of one and two story buildings. Most of the second stories are vacant and

could be used for residential if zoning allowed. Main Street has some retail and services, but more of the arts and cultural amenities including the Geronimo Springs Museum, El Cortez Theater, and some galleries and artist studios. Both streets, plus some of the cross streets, contain vacant buildings. Many of the historic buildings have been renovated, but some are in need of repair.



Hot Springs Historic District entry sign.

There are some older motels within the Downtown area that are being used as long term housing. There is a vintage mobile home park located at the west end of Downtown, due to the varied topography of the City it sits above the Downtown area. There are several multi-family developments, in need of renovation, to the north and west of Downtown.

The Truth or Consequences City Hall, other municipal buildings, and the U.S. Post Office are all located in this area. Ralph Edwards Park is located at the east edge of Downtown along the Rio Grande.

Third Street Commercial

This area contains a mixture of commercial, multi-family, and single family residential. The commercial located on Third Street is more geared toward local residents than tourists. There are two RV parks on Third Street that appear to be used as long term housing. Additionally, there are numerous vacant lots, and dilapidated, substandard structures along Third Street. The overall density is lower in this area and becomes more rural to the east.

Broadway Commercial

Broadway Avenue continues east, out of Downtown, towards the Village of Williamsburg. Land uses along Broadway Avenue are primarily comprised of commercial development intended to meet the needs of local residents and the traveling public. The New Mexico State Veterans' Home is located just south of Broadway and east of Wyona Avenue, and the Veteran Memorial Park is located adjacent to the Veterans' Home to the east. There are some multi-family developments scattered in with the primarily commercial development.

Northwest

There is a large medium density residential area located in the northwest quadrant of the City. The rough boundaries for the area are W. Marie Avenue to the north, Date Street to the west, Main Street to the south, and the edge of development (as determined by the steep terrain) on the west. The houses in this area are mostly site built and of various ages. There appears to be an

Land Use

age range from the early 1900's to new construction. Most of the older homes have either been well maintained over time or have been restored. In general, this area contains the most well maintained houses in the City. There are some smaller multi-family developments located in this area, including older houses that have been divided into duplexes and apartments, old motels that are being used as apartments, and a couple of 4-plexes in need of maintenance and repair.

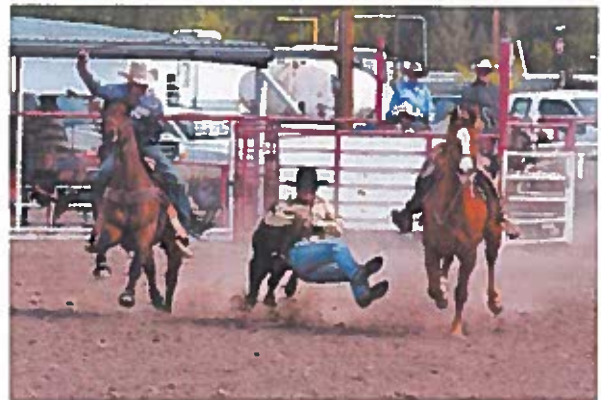
The Truth or Consequences Municipal Golf Course is located north of W. Marie Avenue. Truth or Consequences Middle School and High School are located in this area, just north of the Golf Course. The Sierra Elementary School is also located in this area, north of Downtown. Aside from the Truth or Consequences Elementary School which is located in the northeast area of the City, all of the schools are located in the northwest quadrant.

Northeast

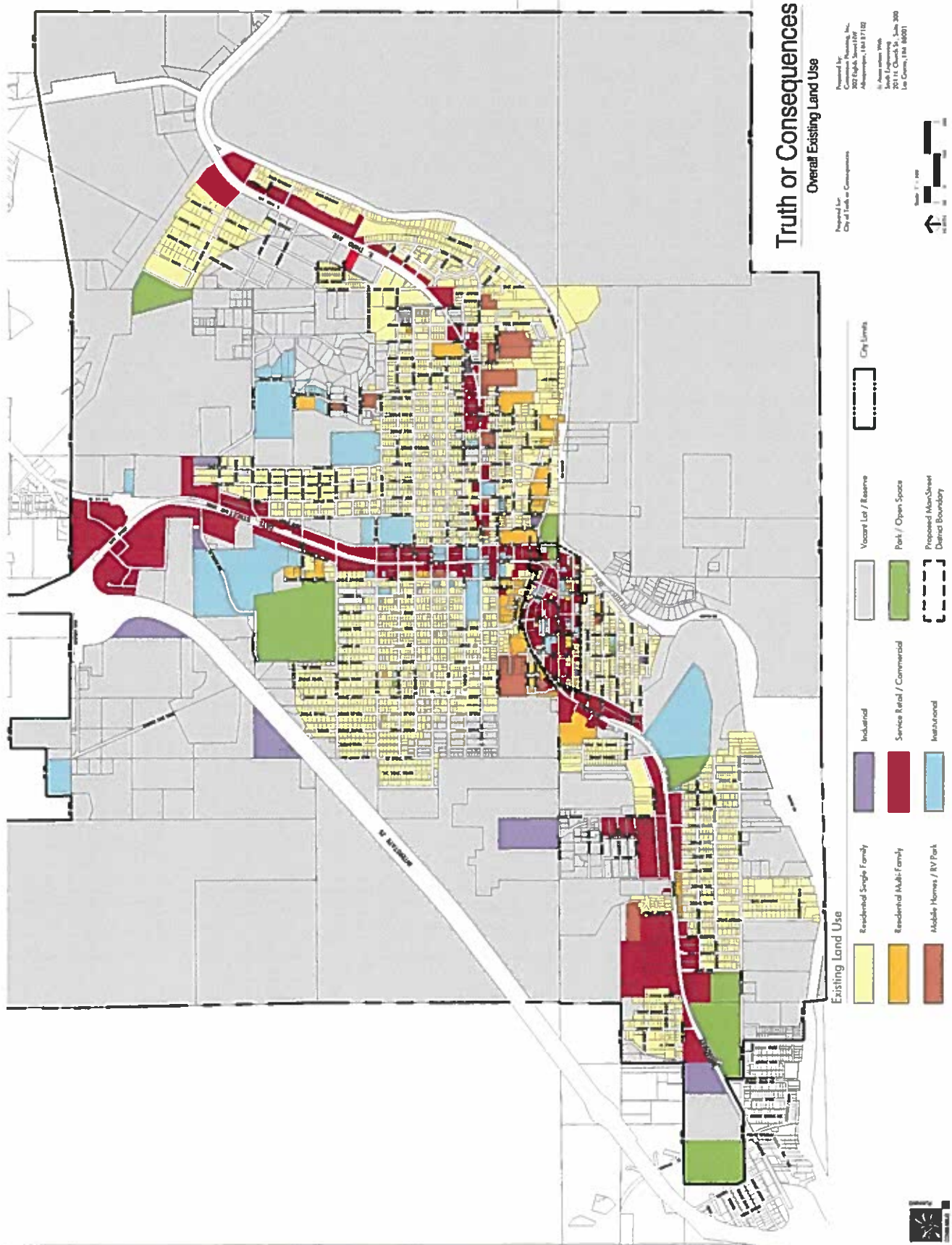
This area has a concentration of non-residential services. The Sierra Vista Hospital is located in this area, just off of E. Ninth Avenue. The Truth or Consequences Elementary School is located in this area, north of the Sierra Vista Hospital. There is also a large cemetery located east of Date Street between Seventh and Ninth Avenues.

Closer to Downtown, the development pattern is primarily residential, but there are some pockets of industrial development south of Third Street and east of Downtown. There are two Truth or Consequences Housing Authority projects located in this area as well, including the Puesta de Sol Apartments and the Vista del Cerro Apartments. Both of these complexes are well maintained and are intended to serve income eligible families.

The single family residential area that is located north of Third Street and east of Date Street has a number of vacant lots and dilapidated structures, as compared to the residential area on the west side of Date Street. There is a low density, more rural subdivision comprised of a mixture of site built and mobile homes, located at the far northeast corner of the City, north of E. Third Avenue. The Sheriff's Posse Arena Rodeo Grounds is located just north of this subdivision.



Rodeo at the Sheriff's Posse Arena.



Southeast

The southeast area of Truth or Consequences is primarily single family residential. The area contains approximately half site built homes, and half manufactured or mobile homes. This area includes the development along the Rio Grande, which is primarily comprised of single family mobile homes with a few multi-family developments. The development pattern in this area gets increasingly dense nearing Downtown. The east end of the area consists of larger lots and a more rural feel.

There are three Truth or Consequences Housing Authority projects in this area, including the Villa del Sol Apartments, Hacienda Orgullo Apartments, and Casa del Rio Apartments. All three of these projects are intended to serve the disabled and/or elderly populations.

Southwest

The southwest area of Truth or Consequences is adjacent to the Village of Williamsburg. This area, south of Broadway Street, is mainly comprised of single family manufactured and mobile homes on larger lots. There are also a couple of large mobile home parks in this area. The density in this area is lower than in some of the other parts of the City. There are a substantial number of vacant and substandard dwelling units in this area.

3.3 EXISTING ZONING

This section provides an overview of the existing zoning districts contained in the City's Zoning Code. Where applicable, it provides recommendations for amending the Zoning Code and cross references to the City of Truth or Consequences Downtown Master Plan and Affordable Housing Plan, which both contain recommendations for amendments.

The City of Truth or Consequences Zoning Code contains the following eight zoning districts:

- R-1 Single Family, Low Density Residential District
- R-2 Medium Density Residential District
- R-3 High Density Residential District
- R-4 Rural Residential District
- RR-1 Riverside Residential District
- C-1 General Commercial District
- M-1 Light Manufacturing District
- T-1 Transition District

Development standards are included in all of the zoning districts. The development standards address requirements for accessory buildings; mobile/manufactured homes and parks, and recreational vehicle parks; parking; loading; signs, walls, and fences; setbacks; landscaping and erosion control; height exceptions; and metal buildings.

R-1 Single Family, Low Density Residential District

The intent of the R-1 District is "to accommodate detached single-family dwelling units and to maintain and protect a low-density residential character of development. Accessory uses, which are incidental to and customarily found within the R-1 District are also permitted."

Permitted uses within the R-1 zone include detached single-family dwelling units, apartments and condominiums, manufactured homes, and public parks and playgrounds. Examples of special uses within the R-1 zone, which require a public hearing and the approval of the City Commission after a recommendation by the Planning and Zoning Commission, include church, cemetery, and community building. The R-1 District is located north of W. Ninth Street and southeast of the Interstate. This zone is also located on a parcel of land that is north of Smith Street and east of Date Street.

R-2 Medium Density Residential District

The R-2 District is intended for "single and multi-family dwellings, residential condominiums, townhouses, and apartment units in which a medium-density residential character is protected and maintained. Manufactured housing is permitted with specific conditions."

Permitted uses within the R-2 District include apartments, condominiums, and dwellings that do not exceed the maximum density of 15 dwelling units per acre. Cemetery, church, community building, and schools are a few of the special uses permitted in the R-2 District. The R-2 District is designated for a portion of the City that is north of the MainStreet District and west of Pershing Street. R-2 zoning is also found to the north of East Third Avenue and to the east of Oak Street.

R-3 High Density Residential District

The intent of the R-3 District is "to accommodate multiple family dwelling units and accessory structures and uses. The District is intended to maintain and protect high density residential development that is characteristic of apartment, townhouses, condominiums and manufactured home subdivisions. This District also permits one and two family homes, modular homes, and manufactured homes."

Special uses allowed by the R-3 zone include bed and breakfast inn, church, community building, gas station, offices, and schools. R-3 is the predominant zoning district in the City and surrounds the MainStreet District, runs along the Rio Grande, and to the area north of E. Fourth Avenue.

Recommendations: The City of Truth or Consequences Affordable Housing Plan includes a recommendation that the City, in coordination with property owners, rezone existing vacant land to R-2 and R-3 in order to accommodate additional higher density residential housing projects.

R-4 Rural Residential District

The R-4 district is comprised of "single-family frame, modular and /or manufactured dwellings. It is intended that the R-4 district provide a pleasant and fairly low-density rural setting for those who desire to live within the City limits of the City of Truth or Consequences and have a country atmosphere."

Detached single-family and manufactured homes are permitted uses within the R-4 district. There are no special uses in the R-4 district. The R-4 district is designated for a small portion of land located east of Silver Street and north of E. Eighth Street.

RR-1 Riverside Residential District

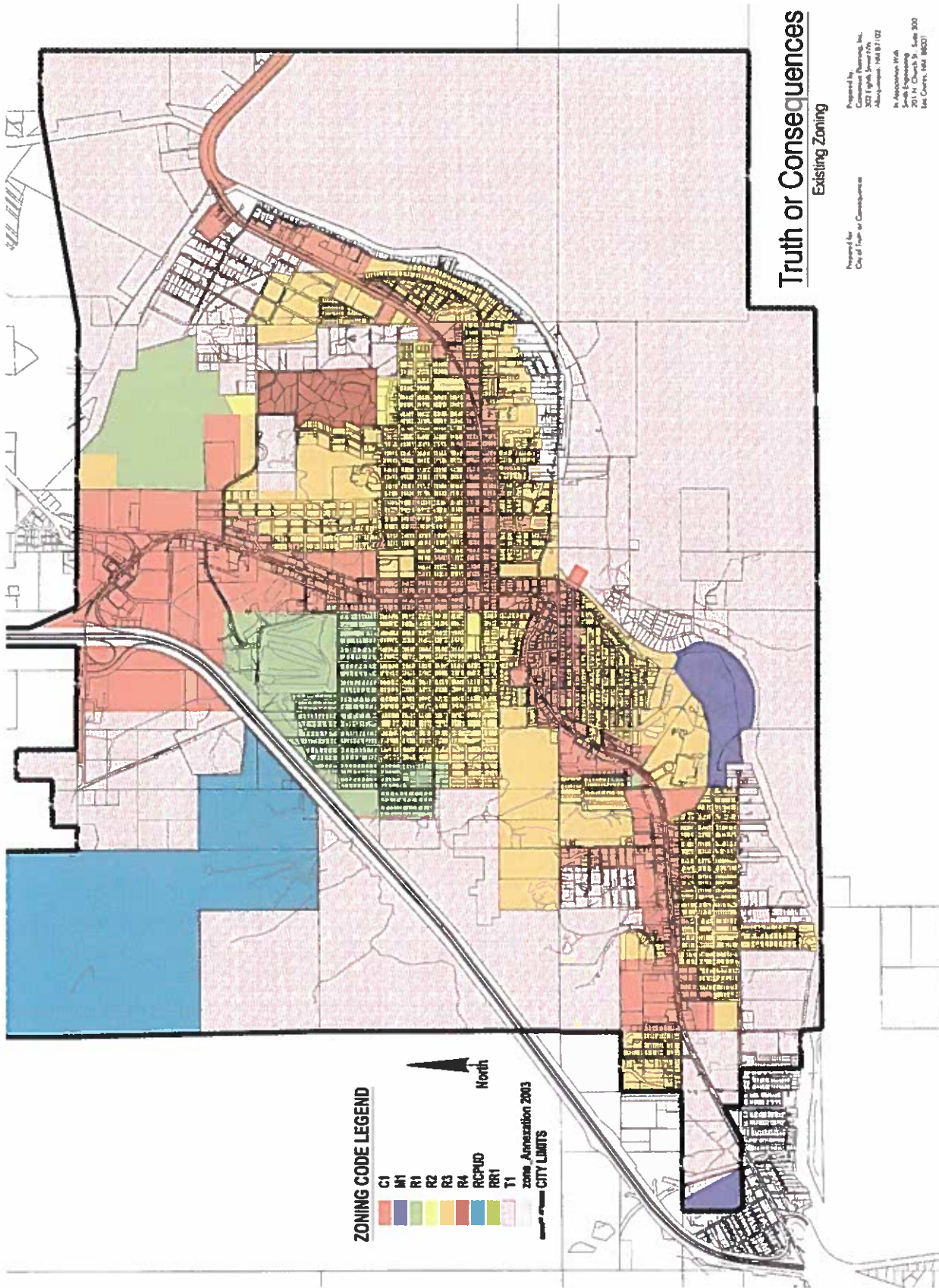
The RR-1 district is intended for "a low density residential District comprised primarily of single family frame and/or manufactured dwellings. It is intended that the RR-1 District provide a pleasant and fairly low density setting for those who desire to live near the Rio Grande."

The RR-1 district is similar to the R-1 and R-4 districts in that it allows for single-family, low density residential development. This zone is distinguished from the others based on its concentration and location of homes along the Rio Grande. Special Uses permitted within the RR-1 district are similar to the R-1 district. The RR-1 district is designated in three locations within the City, including a small sliver of land located north of Camino Drive and southwest of the Main Street District, north of W. Ninth Avenue and southwest of the Interstate, and north of Smith Street, just south of the City limits.

C-1 General Commercial District

The intent of the C-1 district is "to provide for certain commercial/retail uses which serve both transient and local trade. The District is intended for areas surrounding major arterial or collector streets where a wide range of automobile-related service facilities, convenience goods, and personal services are desirable and appropriate as a land use."

The C-1 district includes development standards, permitted uses, permitted uses with conditions, and special uses. It is assumed that since the C-1 district is the only commercial district in the Zoning Code, the permitted uses (92 in total) need to cover a wide range of land uses. These include the typical office, retail, and service uses common to commercial districts, but it also includes some more intensive land uses than what might be considered appropriate for a community's tourist destination and primary shopping area. Examples of land uses normally associated with heavy commercial zoning districts include heavy equipment sales; hospitals or overnight clinic; auto and camper sales, service, and rentals; farm machinery; etc.



Land Use

There are also 26 conditional uses included in the C-1 district. Conditional uses require compliance with certain distance requirements, access to major streets, and/or visual buffering, and approval by the Planning and Zoning Commission. Examples of these conditional uses include adult entertainment uses; automobile body and repair shop; car washes; construction or contractor's yard; heavy equipment repair; gas pressure control stations; etc.

There are 14 special uses in the C-1 district, including single family homes, apartments (with a 10 unit minimum) and townhouses, racetrack, concrete sales and ready mix; etc. These uses do not carry unique requirements, but do require approval by the City Commission. Dwelling units on lots located adjacent to Broadway Avenue, Main Street, or Date Street require special use permits; however, dwelling units located elsewhere in Downtown are permitted by right.

The C-1 District is designated for the MainStreet District and extends north towards W. Ninth Avenue and beyond to the City limits. The C-1 District also runs east along E. Third Avenue, just northwest of the Rio Grande.

Recommendations: The City of Truth or Consequences Downtown Master Plan includes a recommendation that the City create a new zone for the Downtown area that would be more in keeping with the existing urban character of buildings built to the sidewalk, less on-site parking, and allow for vertical mixed use with residential on the second story and commercial on the ground story. There are also a number of permissive uses contained in the C-1 zone that are not considered conducive to the pedestrian retail shopping environment desired for Downtown (see *Downtown Master Plan* for more detail on these recommendations).

M-1 Light Manufacturing District

The intent of the M-1 district is to "accommodate a wide variety of light packaging, compounding, wholesaling and distribution operations with no limitations on size. Such uses shall be constructed and operated to insure that there is no excessive noise, vibration, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare, at or beyond any lot line of the parcel on which it is located. Excessive is defined as a degree exceeding that caused in their customary manner of operation by uses permitted in the M-1 District, a degree injurious to the public health, safety, welfare or to a degree in which it is a nuisance by reason of excessiveness. Residential uses shall not be permitted except for a resident watchman, caretaker or proprietor of a commercial use."

There are a total of 92 permitted uses within the M-1 District. These include hardware store, welding shop, warehousing and storage, heavy equipment sales, mining and mineral excavation, roofing and sheet metal shop and the manufacturing of consumer goods to name a few. The M-1 district allows for

14 conditional uses, ranging from adult entertainment uses to theaters, banks, and body shops. The M-1 zone allows for 10 special uses including junk yard, racetrack, gravel pit, etc. The M-1 District can be found in two locations: south of the MainStreet District, along the Rio Grande and at the southwestern edge of the City limits.

T-1 Transition District

The intent of a T-1 district is for “a low density semi-rural residential district comprised primarily of single family frame and manufactured housing units. This is a temporary classification intended to allow development of a predominantly undeveloped area.”

Permitted and special uses within the T-1 zone are similar to those identified by the R-1 and R-4 Districts. The undeveloped lands surrounding the developed or developing areas are zoned T-1.

3.4 ANNEXATION

The City of Truth or Consequences completed two large annexations in the northwestern portion of the City for the area surrounding the Municipal Airport. In 2003, the City annexed an area of approximately 6,200 acres of sparsely developed land around the Airport. The “Future Land Use Plan” in the 2004 Comprehensive Plan indicated that the area should be a combination of reserve, commercial, and industrial land uses. A significant portion of this land was owned and controlled by the Bureau of Land Management. At this time, no development has occurred on these lands.

In 2008, the City annexed an additional 7,387.56 acres in and around the 2003 annexation. Simultaneously, the City approved a zone change for 8,200 acres that included Residential/Commercial Planned Unit Development (3,532 acres), Industrial Planned Unit Development (2,736 acres), 325 acres allotted to roadways, and 1,608 acres for open space, golf course, and parks. The following information concerning anticipated development was provided in support of the Master Plan:

- A 300-acre Industrial Park for Light Manufacturing to support the Spaceport, Airport and Motorplex.
- A 140-acre R&D Park, anchored by New Mexico Tech.
- Development of 900 acres around the Municipal Airport for commerce and tourism.
- A 180-acre Luxury RV Complex with residential, recreational and service amenities.
- A 1,400-acre Residential area of 2,500 units for Active Adults – modular housing for efficiency and affordability.
- A 1,200-acre Residential area of 1,500 units for Single Family and Resort Living.
- A 1,200-acre Residential area for 100 Ranchettes on 10-acre parcels.
- A Resort Hotel, Conference Center with Golf, Tennis, Spa and more on

240 acres.

- Retail areas with 1,000' setbacks along 4 miles of interstate, state and county roads for fuel, food, hotels and high-performance themes.
- A Signature Motorplex.

These two annexations more than tripled the amount of land within the City's municipal limits, and represent an area more than twice the size of the developed portion of the City. To date, no development has occurred in these areas. The two annexation areas are not served by infrastructure.

The City should focus on the area immediately adjacent to and including the Municipal Airport for future economic development. Any larger scale development of this area will require significant participation from the private land developer to assist in the design and implementation of transportation, water, wastewater, and storm drainage facilities.

The City should restrict future annexations to those areas with access to existing infrastructure and community facilities such as schools, parks, commercial services, etc.

3.5 NUISANCE ORDINANCE

The City of Truth or Consequences adopted a Nuisance Ordinance (Ord. No. 646) on November 12, 2013. During the planning process for the 2014 Comprehensive Plan, the public indicated their desire to improve the appearance of the community and noted the need for the City to be more proactive in addressing nuisance properties and structures in an effort to protect the public health, safety, and welfare. Since adoption of the Nuisance Ordinance, the City has done a good job of enforcement and should continue its efforts to improve the built environment. This should include placing liens on abandoned and/or dilapidated properties where necessary, and regulating the removal of junk, weeds, litter, and abandoned cars.

3.6 PLANNING and ZONING COMMISSION (P&Z)

The Planning and Zoning Commission (P&Z) consists of five members whom are appointed by the City Commission. The P&Z is tasked with interpreting the Zoning Code, and making recommendations to the City Commission on requests for zone changes, subdivisions, special use permits, variances, and annexations. The P&Z has the authority to grant final approval or denial of a home occupation or a condition use permit. Recommendations and decisions are based on the review of applicable plans and determined whether the request will:

- Impair an adequate supply of light and air to adjacent property;
- Unreasonably increase the traffic in public streets;
- Increase the danger of fire or endanger the public safety;
- Deter the orderly and phased growth and development of the community;

- Unreasonably impair established property values within the surrounding area;
- In any other respect, impair the public health, safety, and general welfare of the City; or
- Constitute a spot zone, and therefore, adversely affect adjacent property values.

All actions by the P&Z are to be based on findings of facts using the above criteria. Currently, the P&Z does not have any appointed members and the City Commission has been filling this role.

3.7 LAND USE GOALS, OBJECTIVES, and IMPLEMENTATION STRATEGIES

Land Use Goal 1: Support infill development of vacant and/or dilapidated properties where City infrastructure is currently available.

Objective A: To encourage sustainable development that results in a more compact city form.

Objective B: To allow for a more efficient and cost effective delivery of City services.

Objective C: To encourage development that enhances the quality of life for residents.

Land Use Implementation Strategy 1.1: Develop incentives that encourage infill development, including but not limited to, reductions or waivers in impact fees, density increases, reduction in required minimum building sizes, vertical mixed use in the Downtown area, etc.

Land Use Implementation Strategy 1.2: Inventory and encourage redevelopment of City-owned vacant properties, with a focus towards affordable housing.

Land Use Goal 2: Improve the appearance of the built environment, including community gateways and all types of residential and commercial structures throughout Truth or Consequences.

Objective A: To protect the health, safety, and general welfare of residents by removing dilapidated and abandoned structures, and nuisance properties that pose a danger to the community and contribute to blighted conditions in Truth or Consequences.

Objective B: To protect, preserve, and enhance the Hot Springs Bathhouse and Commercial Historic District.

Objective C: To promote community pride and volunteerism through clean-up and improvements to private and public properties.

Land Use

Objective D: To create a more welcoming arrival to Truth or Consequences from Interstate 25 and Date Street, Broadway Avenue, and Third Street.

Land Use Implementation Strategy 2.1: Through the recently adopted Nuisance Ordinance, follow procedures in citing those properties, structures, and vehicles determined to be a nuisance to the community, and placing liens where necessary.

Land Use Implementation Strategy 2.2: Create new community gateways that include signage and landscaping that welcome visitors to the community and to the Downtown area.

Land Use Implementation Strategy 2.3: Expand the plant materials list contained in the Zoning Code to include additional species that are adapted to the local climate and can be used for commercial and residential applications. The plant materials list will be made available to the general public on the City's web site and at City Hall.

Land Use Implementation Strategy 2.4: Continue to participate in New Mexico Clean and Beautiful grant program. Continue to sponsor and support community organizations and volunteers, including youth, to participate in clean-up activities.

Land Use Goal 3: Create new areas that are appropriate for the development of industrial and manufacturing businesses.

Objective A: To ensure industrial and manufacturing uses respect natural environmental conditions and carrying capacities, and are sited where there are no land use conflicts with adjacent residential use.

Objective B: To ensure that industrial and manufacturing uses are located in areas where City infrastructure is currently available or can be extended at a reasonable cost.

Objective C: To diversify the available land use stock to allow for recruitment of new employment uses.

Land Use Implementation Strategy 3.1: Develop an inventory of properties that would be suitable for industrial and manufacturing uses. Criteria should include, but not be limited to, access from the major street network, adjacency to other similarly intense land uses or adequately buffered from residential areas, access to municipal utility systems, and environmental conditions and carrying capacity.

Land Use Implementation Strategy 3.2: In coordination with property owners, amend the Zoning Map to include additional areas suitable for industrial

and manufacturing uses where City infrastructure (water, sanitary sewer, electricity) is currently available or can be extended without an undue cost burden. The amendment will also include a rezone of the property along the Rio Grande that is currently zoned M-1 to a less intense zone category.

Land Use Goal 4: Preserve and promote the Hot Springs Bathhouse and Commercial Historic District.

Objective A: To celebrate the Historic District's development as a unique southwestern health resort during its period of significance (1916-1950).

Objective B: To increase tourism activity to the Historic District and the Geronimo Springs Museum.

Land Use Implementation Strategy 4.1: Work with MainStreet Truth or Consequences and the New Mexico Historic Preservation Department on the development of an educational program designed to promote the benefits of the Historic District to property owners.

Land Use Implementation Strategy 4.2: Promote the use of the New Mexico State Tax Credit for Registered Cultural Properties and the Historic Preservation Loan Fund to encourage the rehabilitation of historic buildings within the Hot Springs Bathhouse and Commercial Historic District.

Land Use Implementation Strategy 4.3: Co-sponsor community events within the Downtown District with MainStreet Truth or Consequences.

Land Use Implementation Strategy 4.4: Create a Downtown zoning district that provides development standards that are in keeping with the existing character, including setbacks that allow buildings to be built to the sidewalk, require less on-site parking, and allow for vertical mixed use with residential on the second story and above and commercial on the ground story.

Land Use Goal 5: Coordinate land use decisions with other neighboring jurisdictions, including the Village of Williamsburg, City of Elephant Butte, and Sierra County.

Objective A: To ensure the City of Truth or Consequences is kept apprised of land use and growth plans of the other jurisdictions in order to assess how they may impact the City.

Objective B: To ensure the regional watershed is protected.

Land Use Implementation Strategy 5.1: Initiate and participate in annual meetings with the Village of Williamsburg, City of Elephant Butte, and Sierra County regarding land use, growth, and development issues.

Land Use Implementation Strategy 5.2: Work with Sierra County to determine the feasibility of adopting an extraterritorial zone in order to ensure zoning and new development adjacent to the municipal boundaries (within the unincorporated area of Sierra County) is compatible with the City's interest in protecting the public health, safety, and welfare.

4.1 OVERVIEW

The Economic Development element addresses the current status of the City's economy and economic issues facing the City today. It is intended to provide direction for improving, strengthening, and diversifying the economy by capitalizing on its strengths and opportunities. Enhancing the economic status for Truth or Consequences will, in turn, help to support and enhance the community's quality of life. Encouraging young people to remain in the community as they become adults is another important overarching goal.

Economic indicators are provided, including income data, gross receipts, occupations, etc. Economic development resources and initiatives available to the City, and changes that have occurred since the 2004 Comprehensive Plan are also provided in this section.



Economic development goals, objectives, and implementation strategies are focused on support for existing businesses, expansion of existing and potential business clusters and cottage industries, maintenance of the Downtown area as the City's primary retail center, and support for the growth of a creative economy in Truth or Consequences. Tools and techniques for addressing economic development are also identified.

4.2 LOCAL ECONOMIC DEVELOPMENT (LED A) ORDINANCE

Existing LED A Ordinance

The City of Truth or Consequences adopted a Local Economic Development Ordinance (LED A) in June 1997 (Ordinance No. 447-97), but has not yet been updated to reflect critical legislative amendments approved in 2007 and 2013. The existing Ordinance includes an economic development plan, based largely on the Sierra County Economic Development Strategic Plan, of which the City was a participant. The Ordinance includes findings; goals, strategies, and priorities; and evaluation criteria in conformance with the State Local Economic Development Act. The Ordinance allows for the City to provide resources to support those qualifying businesses including land, buildings, infrastructure, money, and/or industrial revenue bonds. The purpose of the Ordinance is to create jobs, improve the economic environment, and improve the economic diversity of the City. The City should continue to explore opportunities to implement the goals and strategies as provided for in the Ordinance and as resources are available.

In addition to updating the LEDA Ordinance to reflect legislative amendments, the City should amend the Ordinance to add “artist and artisan” related businesses to the Targeted Business Criteria for Eligibility in order to promote those activities. The Ordinance should also be amended to include prioritized projects identified in the City of Truth or Consequences Downtown Master Plan/Metropolitan Redevelopment Plan.

The City should also consider the imposition of a Local Option Gross Receipts Tax (LOGRT) designed specifically for economic development projects. The LOGRT works together with the LEDA Ordinance to advance and fund economic development projects.

LEDA Case Studies

LEDA funds have been used recently by the City of Albuquerque to provide direct assistance to two economic development projects. The first grant is being provided to Eclipse Aviation to support the company’s additional space needs for increased airplane production. The City funds are being combined with state funds for a total amount of over \$600,000. The second grant is being provided to Canon ITS, Inc., which is intended to support the company’s space needs that will allow it to locate a new operation in Albuquerque. For Canon, the support includes state and Bernalillo County funds. Both of these projects have specific job and salary requirements over time and clawback provisions if these requirements are not met. The City of Albuquerque performs a detailed Fiscal Impact Analysis for each project to ensure that the project meets the intent and safeguards established in the LEDA Ordinance.

4.3 ECONOMIC CHARACTERISTICS

Employment Status

As shown in Table 4.1, the American Community Survey estimated the population within Truth or Consequences that was 16 years and older (i.e., working age population) to be 4,980 and the civilian labor force participation rate to be 2,111 (42.4%). In comparison, the civilian labor force for the state was significantly higher at 61.9%, but lower in Sierra County where the civilian labor force was 37.7%. Between 2000 and 2010, the civilian labor force of Truth or Consequences decreased from 2,628 to 2,111 (-19.7%). In 2010, a relatively small segment of the City’s civilian labor force, 131 persons (2.6%) was unemployed, which was significantly lower than that of the state, but slightly higher than Sierra County. Between 2000 and 2010, the City’s unemployed labor force experienced a 41.3% decrease, from 223 in 2000 to 131 in 2010. These employment characteristics reinforce the observation regarding the growing number of retirees in Truth or Consequences.

Income and Benefits

In 2010, the median household income in Truth or Consequences was \$21,862, which was slightly less than half the median household income was for the state (\$43,820) and approximately 17% less than Sierra County (\$25,583). Per capita income was approximately 18% lower in Truth or

Consequences (\$13,673) than Sierra County (\$16,667) and approximately 40% lower than the state (\$22,966).

Poverty Level

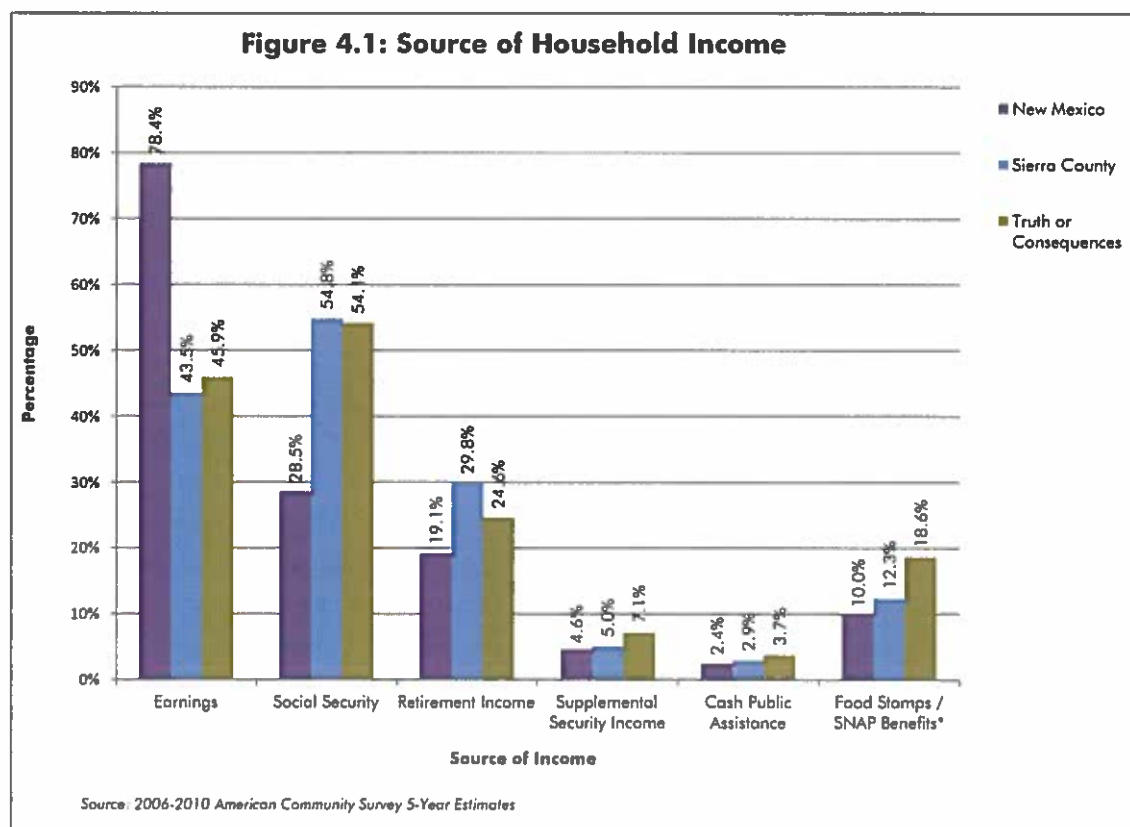
In 2010, there were 1,021 families in Truth or Consequences, and 23.8% (243) of them had income below the poverty level. In comparison, 15.6% of families in Sierra County and 13.9% of families in the state were below the poverty level. The number increased to 37.7% (385) for families with a female householder. In 2000, although the percentage of the total was higher, there was a significantly smaller number of families (142) with a female householder with income below the poverty level. In 2010, there was also a higher percentage of people in Truth or Consequences with income below the poverty level than there was for Sierra County and the state.

TABLE 4.1: ECONOMIC CHARACTERISTICS					
	New Mexico	Sierra County	Truth or Consequences		
Economic Categories	2010	2010	2010	2000	% Change 2000-10
Employment Status					
Population 16 years and over	1,561,181	10,072	4,980	6,037	-17.5%
In civilian labor force	61.9%	37.7%	42.4%	43.5%	
			2,111	2,628	-19.7%
Unemployed	7.2%	1.6%	2.6%	3.7%	
			131	223	-41.3%
Income and Benefits - Total Households					
Less than \$10,000	9.3%	17.2%	17.4%	22.3%	-40.0%
			460	767	
\$10,000 to \$14,999	6.6%	15.2%	19.8%	14.3%	6.3%
			524	493	
\$15,000 to \$24,999	12.8%	16.6%	22.1%	20.0%	-16.3%
			584	689	
\$25,000 to \$34,999	11.9%	13.3%	14.1%	14.4%	-24.6%
			374	496	
\$35,000 to \$49,999	15.2%	12.7%	9.5%	15.9%	-53.9%
			252	547	
\$50,000 to \$74,999	17.9%	15.4%	12.2%	8.1%	16.2%
			323	278	
\$75,000 to \$99,999	10.9%	3.6%	2.4%	2.5%	-25.6%
			64	86	
\$100,000 to \$149,999	10.0%	4.1%	1.8%	1.5%	-6.0%
			47	50	
\$150,000 to \$199,999	3.2%	0.8%	30.0%	0.3%	-11.1%
			8	9	
\$200,000 or more	2.4%	1.0%	0.4%	60.0%	0.0%
			10	22	
Median household income	\$43,820	\$25,583	\$21,862	\$20,986	4.2%
Per capita income	\$22,966	\$16,667	\$13,673	\$14,415	-5.1%
Families and People With Income Below Poverty Level					
All families	13.9%	15.6%	23.8%	15.6%	-15.9%
			243	289	
Families with female householder	33.8%	25.1%	37.7%	45.1%	171.1%
			385	142	
All people	18.4%	22.5%	28.8%	23.2%	15.1%
			1,865	1,620	

Source: US Census Bureau, 2006-2010 American Community Survey 5-Year Estimates and 2000 Census. *Percentage change is calculated on raw numbers.

Source of Household Income

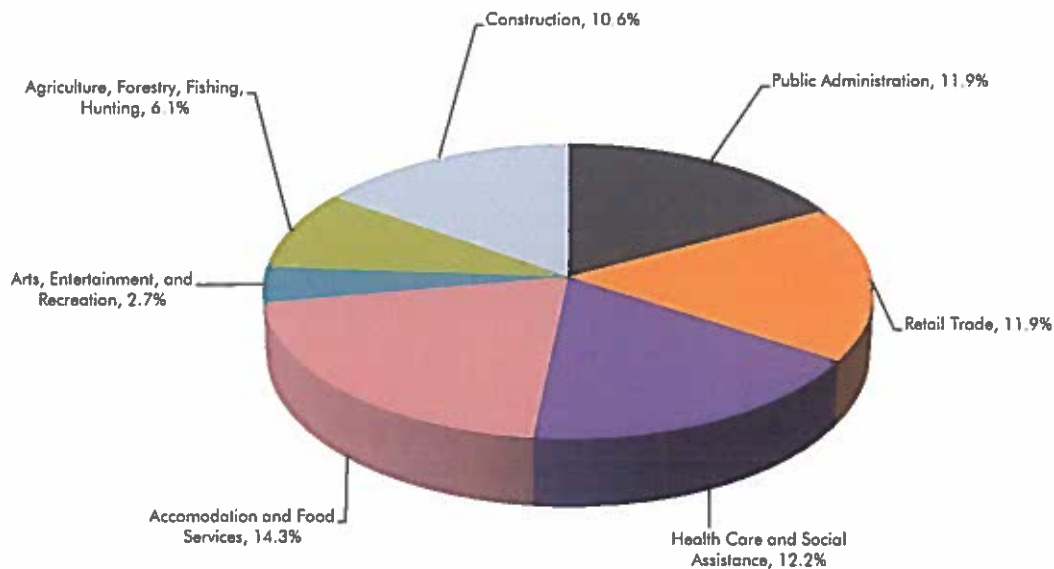
The source of household income and benefits in 2010 for Truth or Consequences, Sierra County, and the state is shown in Figure 4.1. The most notable difference that sets Truth or Consequences apart is the low percentage of income coming from earnings (45.9%). Not surprisingly, a greater percentage of household income is coming from Social Security and retirement income, which is another indicator of the high number of retirees in Truth or Consequences and Sierra County. Another notable difference is the higher percentage of Truth or Consequences households receiving food stamps / SNAP benefits; 18.6% versus 12.3% for Sierra County and 10.0% for the state.



Employment

The New Mexico Department of Workforce Solutions tracks the distribution of industries by county on a quarterly basis. The breakdown of industries in Sierra County are provided in Figure 4.2. Jobs are broken down into ten industry sectors. The industry sector with the most jobs in Sierra County is Health Care and Social Assistance at 27.3% of the jobs. Retail Trade and Accommodation and Food Service are the industries with the next highest percentage of jobs, 13.1% and 12.2% respectively. Education Services and Finance and Insurance industries are listed in the data set as "confidential".

Figure 4.2: Industry Employment Distribution in Sierra County, 2Q 2013



Source: New Mexico Department of Workforce Solutions' QCEW Unit

Major Employers

The major employers in Sierra County are provided in Table 4.2. Health care employers, including NM State Veterans Home, Sierra Vista Hospital, and Sierra Home and Health Hospice, represent the employers with the largest number of employees. Other major employers are schools, restaurants, public safety, and other commercial retailers.

TABLE 4.2: MAJOR EMPLOYERS IN SIERRA COUNTY	
Employer / 100 - 249 Employees	
New Mexico State Veterans Home	Sierra Vista Hospital
Sierra Home and Health Hospice	City of Truth or Consequences
Employer / 50-99 Employees	
Ambercare Hospice	M A and Sons (in Arrey)
Truth or Consequences Elementary School	Smithco Construction
Denny's	Walmart Supercenter
Bullock's Grocery Store	Percha Creek Traders
Employer / 20-49 Employees	
Hot Springs High School	Truth or Consequences Middle School
St Cloud Mining Co (in Winston)	City of Elephant Butte Fire Dept.
Mesilla Valley Chili Co (in Arrey)	Sonic Drive-In
VA Truth or Consequences Clinic	Coordinated Home Health
Caballo Dairy (in Arrey)	La Cocina Restaurant
Elephant Butte Inn and Spa (in Elephant Butte)	Arrey Elementary School (in Arrey)
Bartoo Sand and Gravel	New Mexico Boating Training
Los Arcos Steak and Lobster House	Holiday Inn Express
Applefree Educational Center	Sierra Elementary Complex
Ken James Senior Center	ALCO Discount Store
Comfort Inn	MBJ Packing LLC (in Arrey)
Café Bellalucca	Sierra County Jail
Club at Sierra Del Rio Restaurant	Ambercare Medical Supply Co
Parks and Recreation (in Elephant Butte)	Whitehead Chevrolet
Los Arcos Package Liquors	McDonald's

Source: New Mexico Department of Workforce Solutions.

Agriculture

Agriculture plays a relatively important role in Sierra County's economy. This section provides data from the USDA Census of Agriculture, which tracts agricultural data by county and state. The most recent data available for New Mexico and, specifically, Sierra County from the Census of Agriculture is for 2007. Based on this data, a snapshot of Sierra County's agricultural economy is provided below.

The number of farms in Sierra County increased by 19% from 2002 (223) to 2007 (265). The State of New Mexico experienced a 38% increase in number of farms during the same time period. The average size of a farm in Sierra County decreased by 17% from 2002 (6,112 acres) to 2007 (5,073 acres). In comparison, the average size of a farm in the state of New Mexico is significantly smaller than Sierra County and the rate of change from 2002 (2,954 acres) to 2007 (2,066 acres) reflects an acreage decrease of 30%.

TABLE 4.3: SIERRA COUNTY AGRICULTURE MARKET, 2002 & 2007			
	2002	2007	% Change
Number of Farms	223	265	19%
Land in Farms (acres)	1,362,866	1,344,399	-1%
Average Size of Farm	6,112	5,073	-17%
Market Value of Products Sold	\$19,386,000	\$23,556,000	22%
Average Net Farm Income	\$86,934	\$88,891	2%

Source: U.S. Department of Agriculture Census of Agriculture, 2007.

The market value of agricultural products sold in Sierra County in 2007 ranked 15th in the state, totaling \$23,558,000 in sales. Livestock and poultry made up about 74% of the total sales while the remaining 26% was acquired from the sale of crops, including those raised in a nursery or greenhouse. The following three tables provide a summary of the 2007 value of sales by commodity group, top crops, and top livestock inventory in Sierra County. The top livestock inventory items in 2007 for Sierra County were cattle and calves followed by horses and ponies, layers, and quail. The top crops for that same year included forage, vegetables, peppers, pecans, and corn.

TABLE 4.4: SIERRA COUNTY 2007 VALUE OF SALES BY COMMODITY GROUP		
Commodity	Value	State Rank
Total value of agricultural products sold	\$23,556,000	15
Value of crops including nursery and greenhouse	\$6,210,000	17
Value of livestock, poultry, and their products	\$17,346,000	14
Grains, oilseeds, dry beans, dry peas	\$291,000	15
Cotton and cottonseed	(D)	10
Vegetables, melons, potatoes, sweet potatoes	\$2,934,000	6
Fruits, tree nuts, berries	(D)	6
Nursery, greenhouse, floriculture, sod	(D)	24
Other crops and hay	(D)	18
Poultry and eggs	\$7,000	25
Cattle and calves	(D)	23
Milk and other dairy products from cows	(D)	9
Hogs and pigs	(D)	31
Sheep, goats, and their products	\$12,000	30
Horses, ponies, mules, burros, donkeys	\$130,000	22
Other animals and other animal products	(D)	4

Source: U.S. Department of Agriculture Census of Agriculture, 2007.

(D) Cannot be disclosed.

FIGURE 4.5: 2007 TOP CROPS (ACRES)		
Crops	Acreage	State Rank
Forage - land used for all hay and haylage, grass silage, and greenchop	2,660	25
Vegetables harvested for sale	1,070	6
Peppers, other than Bell	854	3
Pecans, all	617	6
Corn for silage	461	13

Source: U.S. Department of Agriculture Census of Agriculture, 2007

(D) Cannot be disclosed

FIGURE 4.6: 2007 TOP LIVESTOCK INVENTORY		
Livestock	Quantity	State Rank
Cattle and calves	23,878	22
Bison	(D)	2
Horses and ponies	863	27
Layers	518	21
Quail	500	2

Source: U.S. Department of Agriculture Census of Agriculture, 2007

(D) Cannot be disclosed

Bountiful Alliance

The Bountiful Alliance is a local non-profit group dedicated to creating community sustainability through projects such as the Sierra County Farmers' Market, the Bountiful Kitchen and Shop, and the 4th Street Community Garden. The Sierra County Farmers' Market is held at Ralph Edwards Park every Saturday during the growing season and is a wonderful amenity for the Downtown District. The Bountiful Kitchen, located at 614 McAdoo Street, is a commercial kitchen available for renting by the hour. The 4th Street Community Garden, located on 4th Street between Silver and Gold Streets, grows organic produce and donates a portion of the harvest to the local food pantry and the Senior Center. Gardeners pay a fee of \$10 per year. The City supports the 4th Street Community Garden by providing water, mulch, and compost. The Bountiful Alliance is a wonderful community resource that the City should continue to partner with on sustainability projects.

4.4 SPACEPORT AMERICA

Spaceport America is located on 18,000 acres west of the White Sands Missile Range. It has been providing commercial space launch services since 2006, and has the potential of being a real game changer for economic development in Truth or Consequences and the region as a whole. As stated on the Spaceport America website:

"Southern New Mexico's combination of low population density, controlled air space, excellent launch trajectories, and more than 4,000 foot elevation provide all the natural elements needed to establish a permanent and lucrative spaceport. Combine these naturally occurring components with the vision of community and political leaders throughout the state, and the role of New Mexico as a leader in the space industry is assured."

The Spaceport contains a 12,000 foot spaceway and accommodates commercial space tenants and customers. Virgin Galactic, which operates WhiteKnightTwo and SpaceShipTwo, is the Spaceport's anchor tenant. In addition to Virgin Galactic, the Spaceport is also home to SpaceX's Falcon 9R. In addition to space launches, the Spaceport also hosts special events, photo-shoots, filming, and air-related activities.



SpaceShipTwo.

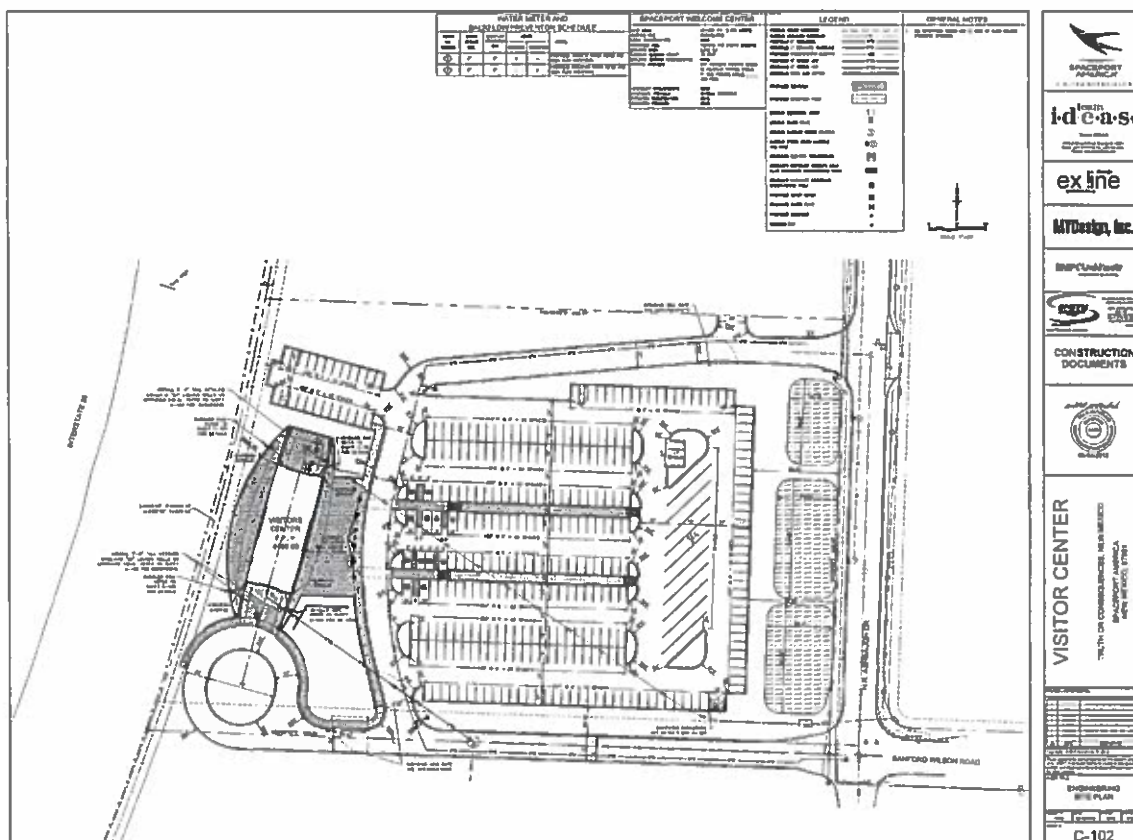
The economic impact of launches, tourism, and new construction at Spaceport America has had a positive impact on economic development in Truth or Consequences, Sierra County,

and throughout New Mexico. The New Mexico Spaceport Authority continues to make company referrals to its spaceport customers. Virgin Galactic has been utilizing local firms, as has SpaceX, for support services, supplies, and construction related activities. The contract for construction of a permanent Spaceport main entrance was recently awarded to a Las Cruces company. It is anticipated that the Spaceport will continue to attract new space related companies and need support services, including a lodging.

Virgin Galactic and Spaceport signed a joint agreement with the Federal Aviation Administration (FAA) in May 2014 that helps clear the path for commercial flights of SpaceShipTwo. The agreement provides procedure for the safe integration of commercial, licensed space launch operations into the National Airspace System from the Spaceport. The New Mexico Spaceport Authority also has an agreement in place with White Sands Missile Range to support space launch activities with its airspace.

Economic Development

Three hour tours of the Spaceport are offered on Friday and Saturday at 9:00 a.m. and 1:00 p.m. and on Sunday at 9:00 a.m. There are two pick up locations; one is in Truth or Consequences at the Holiday Inn Express and the other is in Elephant Butte. Spaceport America predicts that attendance will grow to more than 200,000 visitors annually. Plans include the construction of an off-site visitor center in Truth or Consequences in an area off I-25, across from the Walmart on H.R. Ashbaugh Drive.



Truth or Consequences Spaceport Visitor Center site plan.

A temporary visitor information center for Spaceport America is located at the Geronimo Trail National Scenic Byway Interpretive & Visitor Center located at 529 N. Broadway. It is open on Monday through Saturday, from 9:00 a.m. to 4:00 p.m. and Sunday from 12:00 p.m. to 4:00 p.m.

4.5 CREATIVE PLACEMAKING

As noted in the Downtown Master Plan, building on and investing in Truth or Consequences as an arts and cultural community is an obvious and important component of economic development. The City has been gaining a well deserved reputation as a small town with a burgeoning arts and cultural center based in the Downtown area.

Downtown Truth or Consequences already has some important elements in place to build upon and strengthen its position as an arts and cultural based community. This includes the monthly Second Saturday Art Hop, which attracts residents and visitors to mingle and view art in the Downtown galleries, the Sierra County Arts Council, and numerous galleries and art studios occupying Downtown buildings. The historic El Cortez Theater is another important element that attracts visitors to the MainStreet District and will add to the economic impact of clustering creative businesses.

There is very strong community support for the arts, as evidenced in the public meetings held for the Comprehensive Plan update, as well as at the public open houses held for the Downtown Master Plan. This is an excellent opportunity for Truth or Consequences to set itself apart from many of the small towns in south central New Mexico.

Public Arts Board

The Public Arts Board consists of five members appointed by the City Commission. The members include one City government representative, one Tourism Advisory Board representative, one local business owner, one local artist, and one representative from the Sierra County Arts Council. The Public Arts Board is tasked with making recommendations to the City Commission concerning the location and type of public art work to be erected in the City; investigation of available sites for public art; advertisement county-wide for design submissions and judging those submissions; advocating and searching for funding for the purchase, reproduction, and installation of public art; recommendations on future ordinances related to public art.

There are a number of recommendations in regard to expansion of the public art program in Truth or Consequences, both in this Comprehensive Plan and the Downtown Master Plan, that would require coordination with and review by the Public Arts Board.

4.6 COPPER FLAT MINE

New Mexico Copper Corporation (NMCC) has proposed to restart mining at the Copper Flat Mine in Sierra County. The mine is located approximately four miles northeast of Hillsboro. This project, if approved, would bring needed jobs to Sierra County and increased tax revenue during construction and for on-going operations. Sierra County Board of County Commissioners adopted a resolution (No. 100-075) in support of copper mining and encouraging the granting of state and federal permits needed to facilitate Copper Flat Mine.

NMCC submitted a mining plan of operations to the Bureau of Land Management (BLM) in December 2010 and an Environmental Impact Statement Scoping Report. The BLM Las Cruces District Office will prepare the EIS to assess the restart, development, and operations of Copper Flat at the existing mine site (*Source: Proposed Copper Flat Copper Mine Bureau of Land Management Las Cruces District, Environmental Impact Statement Scoping Report, April 18, 2012*).

Total surface disturbance associated with the proposed mining plan of operations would be 1,586 acres, divided between public lands (745 acres) and private estate (841 acres). The existing pit would eventually be enlarged to 2,500 feet by 2,500 feet and would reach an ultimate depth of 900 feet. No smelting of copper ore would occur on-site. Mill concentrate would be transported by truck approximately 41 miles on State Road 152 and I-25 to rail facilities in Rincon, where it would be shipped either to a smelter in Miami, Arizona or to port facilities. NMCC currently projects an operational life for the mine of 17 years, commencing in 2015, an additional three years for closure/reclamation, and 12 years for post-closure monitoring.

Public scoping meetings were held at the Civic Center in Truth or Consequences and in Hillsboro in 2012. The purpose of the scoping meetings was to provide information to the public regarding the proposed project, answer questions, identify concerns regarding potential environmental impacts that may result from development and operation of the project, and gather information to determine the scope of issues to be addressed in the EIS. A variety of concerns were expressed by participants at the meetings, which covered issues related to water treatment, water rights, groundwater, noise associated with the mining operation, endangered and threatened species and habitat, exposure to waste products, soil and water contamination, pumping impacts, recycling, visual impacts, blasting and vibration, traffic and congestion, hazardous chemicals, community need for jobs, maintenance of infrastructure, impacts to Gila Wilderness Area, tailings pond, cultural resources, etc.

4.7 ECONOMIC DEVELOPMENT GOALS OBJECTIVES, and IMPLEMENTATION STRATEGIES

Economic Development Goal 1: Achieve a sound and balanced local economy which supports existing businesses, attracts new investment, increases the tax base, creates employment opportunities, and generates public revenues.

Objective A: To enhance the quality of life and ensure that families and residents can earn a decent living and be self-supportive.

Objective B: To ensure that young adults can find work and stay in Truth or Consequences.

Objective C: To help bolster and retain local businesses and jobs.

Objective D: To increase coordination and cooperation with the local business community and economic development agencies, including the Sierra County and Truth or Consequences Chamber of Commerce, Elephant Butte Chamber of Commerce, MainStreet Truth or Consequences, New Mexico State Economic Development Department, New Mexico MainStreet, and Sierra County Tourism Advisory Board.

Economic Development Implementation Strategy 1.1: Work with the Chamber of Commerce on developing and promoting a "Support Local Business" program to help retain and grow existing businesses in Truth or Consequences.

Economic Development Implementation Strategy 1.2: Amend the City's LEDA Ordinance to add "artist and artisan" related businesses to the Targeted Business Criteria for Eligibility and to encourage projects within the Downtown / Metropolitan Redevelopment Area.

Economic Development Implementation Strategy 1.3: Participate in and represent the interests of Truth or Consequences in all regional economic development initiatives for Sierra County and New Mexico.

Economic Development Implementation Strategy 1.4: Ensure there is an adequate supply of land that is appropriately zoned and serviceable with municipal utilities for location of new industries.

Economic Development Goal 2: Diversify the local economy by supporting new and existing business clusters.

Objective A: To identify and market the community's unique assets and resources to prospective employers, including the temperate climate, hot springs and other natural resources, Rio Grande, Elephant Butte Lake, Truth or Consequences Airport, Spaceport America, and Downtown Truth or Consequences.

Objective B: To market and expand access to available resources for job training and educational advancement.

Objective C: To attract new employment opportunities in the aerospace and aviation industries by marketing New Mexico's available tax credits associated with the operation of Spaceport America, selling or performing services on aircraft or aircraft components, or aerospace research and development.

Objective D: To attract new businesses that utilize the by-products of other existing businesses.

Economic Development Implementation Strategy 2.1: Assemble detailed information related to community assets, land availability, infrastructure, and incentives for economic development in order to encourage new investment and job creation. Make this information available on-line and on social media.

Economic Development Implementation Strategy 2.2: Encourage and support the Gardner Learning Center (Western New Mexico University) in developing workforce training programs related to new and existing business clusters (e.g., art-related employment, tourism and hospitality, food service, alternative energies, aerospace, etc.).

Economic Development Implementation Strategy 2.3: Provide information to companies looking to expand or relocate to Truth or Consequences on the State of New Mexico incentives including the Job Training Incentive Program (JTIP).

Economic Development Goal 3: Affirm and strengthen Downtown Truth or Consequences position as the City's primary retail center and tourism attraction.

Objective A: To allow for adaptive reuse of older commercial structures and development of new structures that complement the historic character.

Objective B: To recognize and market the Downtown District as a community and cultural asset.

Objective C: To invest public money into improving the sidewalks, streets, lighting, and other amenities to make it safer and more attractive for visitors and more conducive to private investment.

Objective D: To encourage additional hospitality and restaurant uses within the Downtown District.

Economic Development Implementation Strategy 3.1: Prioritize capital improvement projects identified in the City of Truth or Consequences Downtown Master Plan and incorporate these projects into the ICIP.

Economic Development Implementation Strategy 3.2: In collaboration with the Chamber of Commerce, MainStreet Truth or Consequences, Sierra County, and the New Mexico Tourism Department (i.e., New Mexico True Campaign), develop a targeted marketing and community branding program that includes, but is not limited to:

- Defining the tourist market;
- Establishing strategies for reaching target markets;

- Highlighting the City's hot springs, arts and cultural community, and special events;
- Promoting the Truth or Consequences as an unique cultural destination; and
- Providing advertising throughout New Mexico and the United States through print and social media.

Economic Development Implementation Strategy 3.3: Allocate a larger portion of the lodgers' tax towards advertising for Downtown Truth or Consequences.

Economic Development Implementation Strategy 3.4: Encourage new sit down restaurants, retail businesses, and entertainment venues to rehabilitate and locate in existing vacant commercial buildings within the Downtown District.

Economic Development Implementation Strategy 3.5: Disseminate information on the hospitality services associate degree programs (i.e., Food and Beverage / Culinary Arts and Lodging and Tourism) at Doña Ana Community College.

Economic Development Implementation Strategy 3.6: Work with the Chamber of Commerce and MainStreet Truth or Consequences on educating business owners on the importance of keeping regular hours.

Economic Development Implementation Strategy 3.7: Work with MainStreet Truth or Consequences on providing information regarding existing loan programs, tax incentives, and funding sources for rehabilitation of historic structures and commercial storefronts.

Economic Development Implementation Strategy 3.8: Investigate the feasibility of creating a joint City / County office as an anchor building that complements the existing architectural style within the Downtown area.

Economic Development Goal 4: Encourage the formation and growth of cottage industries in Truth or Consequences.

Objective A: To provide more opportunities for self-employment and economic independence.

Objective B: To work with local lenders on providing micro-loans to cottage industry owners.

Objective C: To support small scale farmers and sale of locally grown produce at the Sierra County Farmers Market.

Economic Development Implementation Strategy 4.1: Disseminate information on New Mexico organizations that provide loans and

lines of credit to small businesses, business start-ups, and non-profit organizations (i.e., The Loan Fund, WESST, and ACCION).

Economic Development Implementation Strategy 4.2: Determine the feasibility for establishing a community greenhouse at the 4th Street Community Garden to expand the growing season.

Economic Development Implementation Strategy 4.3: Coordinate with the Bountiful Alliance on promoting and advertising the Sierra County Farmers' Market at Ralph Edwards Park.

Economic Development Goal 5: Foster the growth of a creative economy through support for the arts.

Objective A: To promote Truth or Consequences as an arts and cultural destination.

Objective B: To support and strengthen the ability for artists to produce, present, and market their work.

Objective C: To communicate the value of arts education in the schools.

Economic Development Implementation Strategy 5.1: In collaboration with the Sierra County Arts Council, MainStreet Truth or Consequences, City Arts Advisory Board, and other interested organizations, investigate the feasibility of creating an arts center / gathering space for visual arts, art classes, and artist studios.

Economic Development Implementation Strategy 5.2: Coordinate with Truth or Consequences Municipal Schools on promoting arts education and highlighting career opportunities in the creative arts to high school students.

Economic Development Implementation Strategy 5.3: Expand the City's public art program and adopt a % for the Arts (Capital Improvement) Ordinance.

5.1 OVERVIEW

The Community Services element provides a summary of the various services and facilities that constitute some of the most essential components of the community that help ensure the quality of life in Truth or Consequences. They range from public health, safety, and emergency services to community centers, parks, and educational facilities. Most are managed by the City of Truth or Consequences and some by other governmental agencies, such as Sierra County and the Truth or Consequences Municipal Schools District. This section identifies the existing condition and needs as identified by the public and City staff, and as evaluated by the consultants.

5.2 PUBLIC SAFETY

Police Department

The Truth or Consequences Police Department is located at 507 McAdoo Street. Staffing includes 16 police officers and a police chief. The officers fall under the following staffing levels: chief, captain, sergeant, officer, and officers who are assigned to detectives.

The Police Department currently has 17 squad cars. According to the Police Chief, the department is in need of new vehicles. In an effort to update the fleet, the Police Department has attempted to purchase one or two vehicles per year.

The Police Department also has identified the need to hire more officers. As the City grows, the Department will need to add at least five more officers in the next few years. Currently, half of the Department has under a year of experience in the field. The Department recently lost its canine and canine officer, and would like to see the canine unit reinstated.

The Department's has also indicated that the current evidence room is too small and needs an update. There have been ongoing discussions about moving the Department into a new building that was formerly used for domestic abuse and is currently owned by the National Guard. If this building is acquired by the City, it could potentially house the Sheriff's office, the Police Station, and the Animal Shelter. The City Manager is hoping to accomplish this in the next two years. In the interim, the Police Department would like to add safety measures to protect its current building by installing security cameras.

With respect to training, the officers undergo in-house, biannual training. A couple of the current officers are looking into instructor certification.

In summary, the Police Department has identified some significant staffing, equipment, and facility needs:

- The addition of at least five new officers in the next few years
- New vehicles to replace the old fleet of squad cars
- A new building and a larger evidence room

- Security cameras for the department's current building
- Canine unit

Fire Department

The Truth or Consequences Fire Department is all-volunteer, consisting of 25 firefighters. There is one fire station in Truth or Consequences that is located on E. 9th Avenue and another fire station is located in Williamsburg. Equipment includes four fire engines and one ladder truck.

The Fire Department has identified some training and equipment needs, including:

- A training center with a smoke room, a burn house, and a three-story burn tower.
- A ladder truck. The approximate cost of this vehicle is \$650,000.

5.3 COMMUNITY FACILITIES

Truth or Consequences Public Library

The Truth or Consequences Public Library is comprised of two facilities, including the Main Library, located at 325 Library Lane, and the Branch Library located Downtown at 401 Foch Street. Library staff includes a director and five other staff members. The staff members rotate between the two library facilities.



Truth or Consequences Main Library.

The Main Library is open Monday and Tuesday from 9:00 a.m. to 6:00 p.m., Wednesday through Friday from 9:00 a.m. to 5:00 p.m., and Saturday from 9:00 a.m. to 12:00 p.m. The Branch Library is open Monday through Friday from 9:00 a.m. to 11:45 p.m.

The Library offers general fiction and nonfiction, western fiction, mystery fiction, science fiction, large print books in both fiction and nonfiction, southwest and regional materials, genealogy materials, and children's books, as well as audio books, video recordings, and talking books for the blind. The Library also offers interlibrary loan service for books, but not for audio-visual materials. There are ten public internet access computers available at the Main Library and two at the Downtown branch.

Space is limited at the Library. According to the Library Director, there is a need to physically expand the space, as well as to add new staff members.

Library Board

The Library Board consists of five members who serve a period of three years. The Library Board meets a minimum of ten times per year. Responsibilities include making recommendations to the City Commission regarding general rules and policies, preparing an annual budget, and planning for a 10-year time period.

Civic Center

The Truth or Consequences Civic Center and Ralph Edwards Auditorium, located at 400 W. Fourth, is a multi-purpose facility with four conference rooms, a sound and lighting system, and an auditorium capable of seating up to 825 people. The meeting rooms and auditorium can be rented out at varying rates based on the room ranging from \$50 per day to \$500 per day for the Auditorium. The Civic Center has audio-visual equipment available for rent, on-site catering, and a WiFi connection.



Civic Center.

Senior Facilities

The Kenneth W. James Senior Center is located at 360 W. 4th Street in the old high school that was converted in 1995. Programs and services offered include social services, transportation, congregate meals, Meals on Wheels, homemakers' service, and recreational activities. There is an exercise room located on-site and a Retired Seniors Volunteer Program (RSVP) that allows interested seniors to volunteer at various facilities, including the Senior Meal Site.



Kenneth W. James Senior Center.

The Lee Belle Johnson Senior Recreation Center is located at 301 S. Foch Street within the Downtown District. It provides meeting space and schedules various activities and programs for seniors. Some of the activities include shuffleboard, ping pong, and puzzles. The Center also has a library and offers scheduled classes Monday through Friday from 8:00 a.m. to 3:00 p.m., including exercise classes, line dancing, and Tai Chi.

5.4 PARKS and RECREATION

Introduction

Parks are places that people go to participate in group activities, exercise, or just relax and take in the sights, sounds, and connect with nature. Parks improve the air we breathe, provide visual relief from development, and are a major factor in the perception of quality of life in a given community. Parks provide a sense of public pride and cohesion to every community, and it is for these reasons that the parks and recreation facilities are regarded as a critical component of the City of Truth or Consequences Comprehensive Plan.



Someone enjoying a walk through Ralph Edwards Park.

The Parks and Recreation section identifies the parks and recreation facilities within the City of Truth or Consequences and provides a discussion on the various entities that maintain and provide oversight to the facilities. It also is intended to provide guidance to the elected officials for future initiatives to improve and expand these important community amenities.

Existing Park Facilities

There are a total of 22 park facilities that the City Parks and Recreation Department maintains, covering approximately 204 acres of land (see *Parks and Recreation Facilities graphic, page 60, for locations*). This includes a wide range of facilities, from cemeteries and the Municipal Golf Course to more traditional parks with playgrounds. The ten traditional park facilities cover approximately 21 acres of land, comprising approximately 10% of the total park land in Truth or Consequences. Only four of the parks include a playground.

The City of Truth or Consequences Parks and Recreation facilities include:

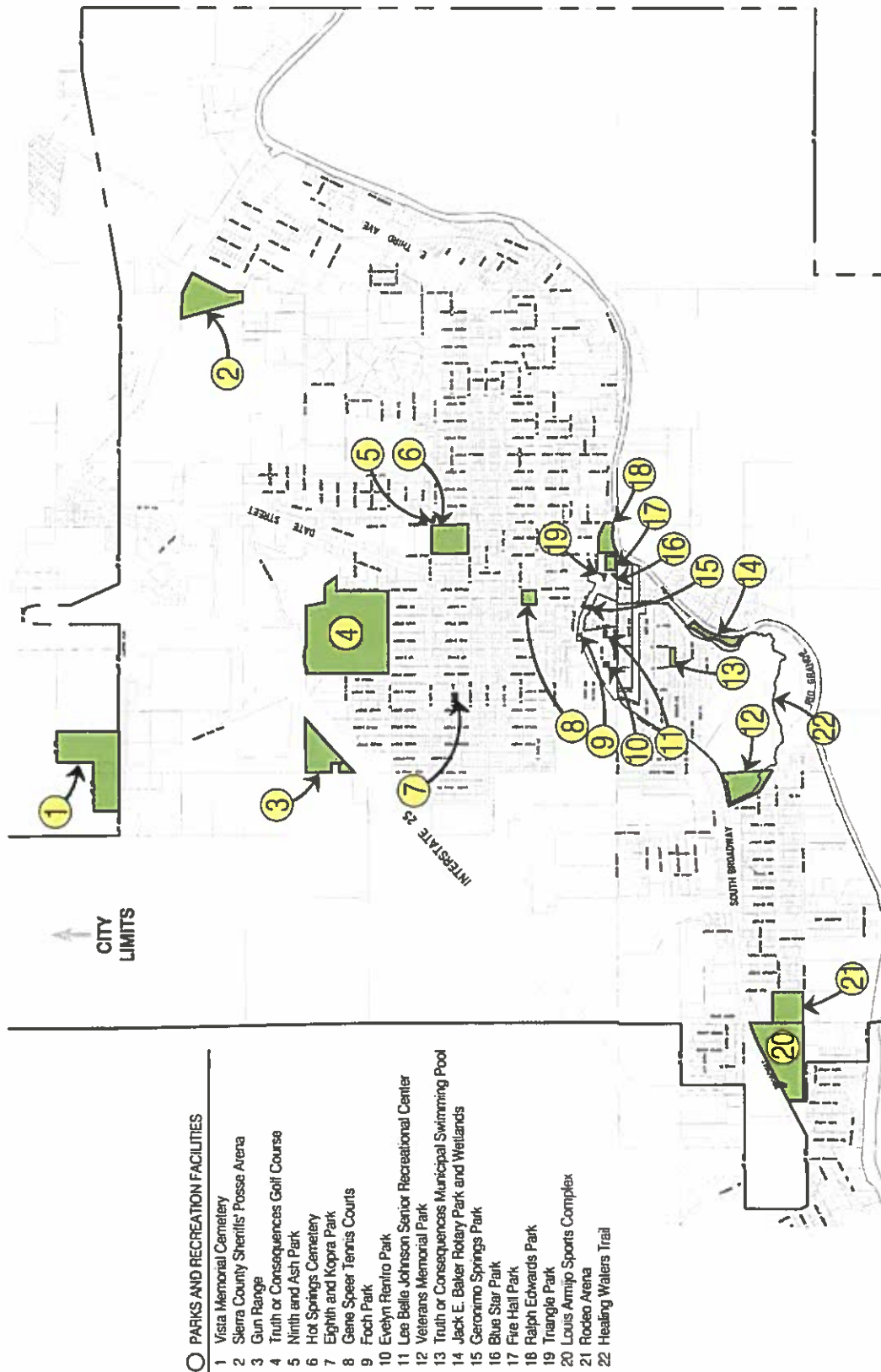
- Vista Memorial Cemetery
- Sierra County Sheriffs' Posse Arena
- Municipal Golf Course
- Eighth and Kopra Park
- Foch Park
- Lee Belle Johnson Senior Recreation Center
- Municipal Swimming Pool
- Geronimo Springs Park
- Fire Hall Park
- Triangle Park
- Rodeo Arena
- Hot Springs Cemetery
- Gun Range
- Ninth and Ash Park
- Gene Speer Tennis Courts
- Evelyn Renfro Park
- Veterans' Memorial Park
- Jack El Baker Rotary Park
- Blue Star Park
- Ralph Edwards Park
- Louis Armijo Sports Complex
- Healing Waters Trail

The distribution of these parks is relatively concentrated in certain areas, rather than evenly distributed throughout the City. The parks and facilities also range in size and specific use from the larger Municipal Golf Course and cemeteries to the smaller pocket parks. Other than the Golf Course, which is not a traditional park facility, the northwest area of the City is not served by any park facilities.

To address existing and future needs, particularly for families with children, development of future park facilities should focus on traditional parks in areas of the City that are currently void of these facilities in order to achieve a more equitable distribution. Opportunities to co-locate future parks adjacent to public schools should be evaluated.



Healing Waters Trail sign along Main Street.



City of Truth or Consequences
Comprehensive Plan

PARK AND RECREATION FACILITIES

Prepared by:
Community Planning, for
City of Truth or Consequences
Approved: Nov 27, 2020

Scale: 1" = 100'
North Arrow

Parks Maintenance

In the past, the Parks and Recreation Department was comprised of 15 to 20 employees. Due to budget cuts, the number of employees have been reduced to five, two of which are part-time. The lack of maintenance makes it difficult to host City events at the parks. For example, the Truth or Consequences Fiesta is annually celebrated during the first weekend of May at Ralph Edwards Park. In previous years, event coordinators had difficulty with the lack of electricity, pond pump failures, and bathroom vandalism. These issues could be addressed with additional maintenance staff and an increased budget for the City's park facilities and activities.

Recreation Advisory Board

The Recreation Advisory Board consists of seven members. Two of the members are the City Recreation Director (currently unfilled) and the City Parks Director; both positions are non-voting.

The Advisory Board is tasked with making recommendations to the City Commission on park facilities and recreation programs, including budget and rates charged in connection with such facilities and programs. The Municipal Golf Course and the Municipal Airport are excluded from the Advisory Board's jurisdiction.

At a recent meeting of the Advisory Board, the lack of programming available specifically for youth was noted by both the Advisory Board and members of the general public. Suggestions were made for establishing a new teen recreation center in order to provide an indoor space for youth. The Advisory Board identified parks and recreation goals and actions that address a variety of operations and management issues, including:

- Focus on rehabilitation of existing park facilities
- Creating an interactive database of park facilities and mapping that shows these facilities
- Site visits to each of the City's parks, as a group, to note existing condition
- More public participation to gain input on existing park issues and the public's vision for the future
- More use of the parks by community youth
- Allow for organized events by recreation groups
- Establishment of a designated dog park
- Increased maintenance through hiring of additional employees and increased budget
- Programming for youth and adult recreation, including sports leagues
- Hiring of an Activities Director
- Completing a recreation needs assessment as part of creating a Parks and Recreation Master Plan

Healing Waters Trail

The Healing Waters Trail is a new trail system in Truth or Consequences with three trail segments; the Downtown Segment, the Rotary Park and Wetlands Segment, and the Carrie Tingley Hill Segment. The Downtown Segment is the main loop of the Healing Waters Trail and is three miles in length. It travels through the Hot Springs Bathhouse and Commercial Historic District and connects to the Rotary Park and Wetlands Segment south of Downtown. The Rotary Park and Wetlands Segment follows along the Rio Grande and is intended to provide opportunities for picnicking, fishing, and viewing wildlife. The Trail then connects to the Carrie Tingley Hill Segment, which goes up to Veterans' Memorial Park and then loops back to the Geronimo Springs Museum on Main Street.

Planning for the Healing Waters Trail began in 2008 as a collaboration between community members and partnerships with the City of Truth or Consequences, the Sierra Soil and Water Conservation District, Sierra County Tourism, Geronimo Springs Museum, and the National Park Service's Rivers, Trails, and Conservation Assistance Program. The Healing Waters Trail provides a myriad of benefits; social, health, economic, and historic, cultural, and natural.

Friends of Ralph Edwards Park

In addition to the Parks and Recreation Advisory Board, there is a citizen group called "Friends of Ralph Edwards Park", which is dedicated to the preservation, protection, and enhancement of the facilities at Ralph Edwards Park. This group has provided positive input to the Parks and Recreation Advisory Board and the City Commission, and has worked to improve Ralph Edwards Park through its volunteer efforts.

Golf Course Advisory Board

The Golf Course Advisory Board consists of five members, two of which must be female members. The Advisory Board is tasked with making rules and regulations for the use and care of the Municipal Golf Course, providing recommendation to the City Commission regarding maintenance, supervision, and expenditures.

Veterans' Memorial Park Advisory Board

The Veterans' Memorial Park Advisory Board consists of seven members, including one member each from the VFWs in Williamsburg and Elephant Butte, one member each from the American Legion Post and the American Legion Riders from Elephant Butte, one from the New Mexico Veterans' Home, one from the City of Truth or Consequences, and one City of Truth or Consequences member-at-large. The Advisory Board is responsible for making recommendations concerning the budget, maintenance, capital improvements, and events for the Veterans' Memorial Park. It is also tasked with providing recommendations on future ordinances related to the Veterans' Memorial Park and other veteran related issues.

5.5 EDUCATION

Truth or Consequences Municipal Schools District

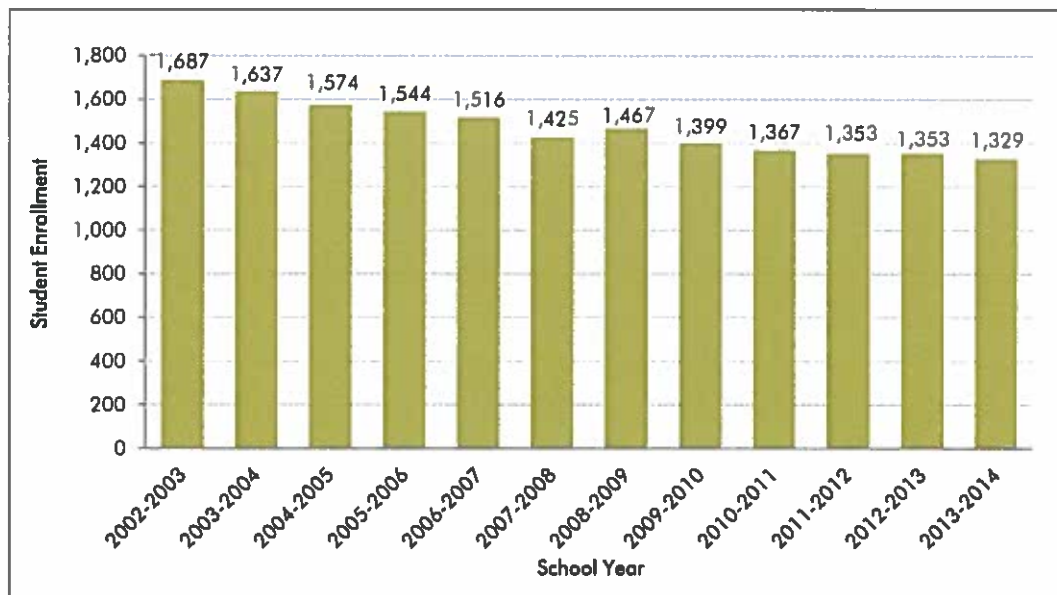
Truth or Consequences Municipal Schools District maintains five school facilities (three elementary schools, one middle school, and one high school) and three administration/support facilities. With the exception of one elementary school located in Arrey, all of the facilities are located within Truth or Consequences. Sierra Elementary School is located at 1500 N. Silver and Truth or Consequences Elementary School is located at 1500 Silver Street. Truth or Consequences Middle School is located at 1802 Pershing Street and Hot Springs High School is located at 1801 N. Pershing Street.



Hot Springs High School.

District-wide, enrollment has decreased over the past decade from 1,687 students in the 2002-2003 school year to 1,329 for the 2013-2014 school year (see Figure 5.1).

Figure 5.1: Student Enrollment - Truth or Consequences Municipal Schools



According to the New Mexico Public Education Department, four-year graduation rates for Truth or Consequences Municipal Schools in 2013 was 65.2%, which was lower than other school districts in the region, including Hatch Public Schools (65.9%), Cobre Consolidated Schools (93.5%), Reserve Public Schools (90.4%), Magdalena Public Schools (79.9%), and Deming Public Schools (73.5%). Although not uncommon, there is a large discrepancy in the graduation rate between males (54.4%) and females (78.1%) at Truth or Consequences Municipal Schools.

TABLE 5.1: 2013 4-YEAR GRADUATION RATES	
School District	Graduation Rates
TRUTH OR CONSEQUENCES MUNICIPAL SCHOOLS	65.2%
Socorro Public Schools	64.9%
Hatch Public Schools	65.9%
Cobre Consolidated Schools	93.5%
Reserve Public Schools	90.4%
Magdalena Public Schools	79.9%
Deming Public Schools	73.5%

Source: New Mexico Public Education Department.

Gardner Learning Center

Gardner Learning Center, located at 601 Sunset Street, is one of four satellite campuses for Western New Mexico University. Established in 1994, this satellite campus has provided undergraduate college classes to Sierra County. The Truth or Consequences University campus offers 100 and 200 level, lower division classes in General Studies, Social Work, and Criminal Justice. Gardner Learning Center supports an online campus with an on-campus computer lab and a combination of live classes and online classes that can be taken to earn a Bachelor's degree, in addition to an Associate Arts degree.

The Gardner Learning Center is an important community asset. There is interest in the community to expand the classes offered to include job training in order to enhance the City's ability to attract new industries.



Gardner Learning Center

5.6 COMMUNITY HEALTH CARE

The community has identified the lack of available health care as a primary concern. Due to the higher median age in Truth or Consequences, this issue rises in importance and is one of the reasons people cite for leaving the community. Though the City of Truth or Consequences does not have direct control over community health care, staying involved and participating in discussions, where feasible, with health care providers such as the Sierra Vista Hospital, is an important goal.

Sierra Vista Hospital

The Sierra Vista Hospital is located on 800 E. Ninth Avenue. It is a community-owned, 15-bed Critical Access Hospital, which serves residents in the City of Truth or Consequences, Williamsburg, Elephant Butte, and Sierra County. Sierra Vista is a member of the New Mexico Hospitals and Health Systems Association. Services provided by Sierra Vista include:

- Ambulance Service
- Community Health Center
- Emergency Services
- Cardiopulmonary Services
- Laboratory Services
- Counseling Center
- Radiology Services
- Specialty Clinics (*cardiology, orthopedics, podiatry*)
- Physical Therapy
- Rural Health Clinic (*includes a sliding scale fee*)

Ben Archer Health Center

The Ben Archer Health Center in Truth or Consequences, located at 1960 Date Street, provides primary care services, including medical, dental, and behavioral health care to all ages. It serves all of the communities within Sierra County, and also provides medical and social services to Veterans. Prescriptions are provided to patients at a discounted rate. Hours of operation are Monday, Wednesday, and Friday from 8:00 a.m. to 5:00 p.m., and Tuesday and Thursday from 8:00 a.m. to 7:00 p.m.

The Ben Archer Health Center provides free transportation services within Sierra and Doña Ana counties for clients that are below the poverty level, as well as the general public, under the Job Access and Reverse Commute (JARC) program. This service is run out of the Hatch Ambulance Service building next to the Ben Archer Health Center in the Village of Hatch. Ten vans run from 5:45 a.m. to 7:45 p.m., with approximately 1,200 trips made per month. The Health Center also provides Medicaid transportation for patients of Lovelace Salud, Molina Salud, and Xerox Medicaid (Straight Medicaid).

5.7 COMMUNITY SERVICES GOALS, OBJECTIVES, and IMPLEMENTATION STRATEGIES

Community Services Goal 1: Create and maintain recreational opportunities for residents of all ages.

Objective A: To engage the City's youth and teens in safe and wholesome recreational activities.

Objective B: To promote community health and wellness through organized, self-led, and City sponsored recreational activities.

Objective C: To work with local youth organizations on recreational programming at the City's parks and Municipal Swimming Pool.

Objective D: To increase access to recreational activities on and along the Rio Grande, including rafting, kayaking, canoeing, and fishing.

Objective E: To increase recreational and cultural programming at the Lee Belle Johnson Senior Recreation Center and the Civic Center.

Community Services Implementation Strategy 1.1: Create and implement a Parks and Recreation Master Plan that includes, but is not limited to:

- Recreation needs assessment geared towards youth, adults, and seniors;
- Comprehensive GIS database of existing park facilities and conditions;
- Public involvement;
- Population trends and projections;
- Site selection criteria for new park facilities, including a teen center and a dog park;
- Identification of new park land in areas not currently served;
- Park operations and management program that includes best practices and funding requirements;
- Outdoor and indoor recreational programming for youth, adults, and seniors; and
- Implementation program for capital improvements.

Community Services Implementation Strategy 1.2: Plan for and implement systematic improvements to parks and recreation facilities.

Community Services Implementation Strategy 1.3: Acquire land for the purpose of developing new neighborhood parks that include a children's playground, benches, picnic tables, family community center, etc.

Community Services Implementation Strategy 1.4: Work with the Bureau of Reclamation to determine the feasibility of installing access ramps for rafting, canoeing, and kayaking on the Rio Grande from Ralph Edwards Park and Rotary Park.

Community Services Goal 2: Support the completion of the Healing Waters Trail network.

Objective A: To promote outdoor recreational activities.

Objective B: To recognize the unique social, health, economic, and historical, cultural, and natural benefits that the Healing Waters Trail provides to the community and visitors.

Objective C: To enhance the use of Rotary Park for picnicking, fishing, and viewing wildlife.

Objective D: To provide access to open space and preserve views of Turtleback Mountain, Sierra Caballo, and the Rio Grande.

Community Services Strategy 2.1: Continue to support and work with the Healing Waters Trail Partnership, and pursue available funding for completing the trail network and associated amenities.

Community Services Goal 3: Improve the delivery of health care to all residents in the community.

Objective A: To support the continued operation and expansion of Sierra Vista Hospital.

Objective B: To market Truth or Consequences as a community for the healing arts and alternative medicine.

Objective C: To improve the quality of life for seniors and people with disabilities.

Objective D: To ensure that residents remain in the community and not relocate due to a lack of health care options.

Community Services Implementation Strategy 3.1: Coordinate with Ben Archer Health Center and Sierra Vista Hospital on disseminating information to the general public on available community health services.

Community Services Implementation Strategy 3.2: Promote the University of New Mexico's medical school mentorship program, which recruits high school seniors from rural New Mexico towns that show a proclivity and

passion for the health sciences into its School of Medicine to train them to be physicians that will practice in Sierra County.

Community Services Implementation Strategy 3.3: Ensure that branding and marketing for Truth or Consequences highlights the City's reputation as a community for the healing arts and alternative medicine.

Community Services Goal 4: Maintain and enhance public safety in Truth or Consequences.

Objective A: To maintain the community's sense of safety and security.

Objective B: To ensure efficient and expedient response to emergency calls.

Objective C: To ensure the Police Department and Volunteer Fire Department are adequately equipped and receive on-going training.

Community Services Implementation Strategy 4.1: Support on-going training and certification for all current and future City police officers and volunteer firefighters.

Community Services Implementation Strategy 4.2: Hire five additional police officers and reinstate the canine unit.

Community Services Implementation Strategy 4.3: Develop a Public Safety Strategic Capital Plan that includes, but is not limited to:

- Replacing the current fleet of squad cars;
- Installation of security cameras at the current police station; and
- Relocating the police station to a larger, more suitable building that includes a larger evidence room.

Community Services Goal 5: Enhance and provide access to quality education.

Objective A: To provide educational opportunities geared towards children, teens, and adults.

Objective B: To attract more families with school aged children to Truth or Consequences.

Objective C: To work cooperatively with the Truth or Consequences School District on addressing access to educational resources.

Community Services Implementation Strategy 5.1: Pursue funding to expand the existing Truth or Consequences Public Library, hire additional staff, and expand programming geared towards children and youth.

Community Services Implementation Strategy 5.2: Provide greater access for youth, adults, and seniors to computers and the internet at community facilities, including the Kenneth James Senior Center, Lee Belle Johnson Senior Recreation Center, and/or the Truth or Consequences Public Library.

Community Services Implementation Strategy 5.3: Pursue the joint use of school facilities during non-school hours through a Memorandum of Understanding between the City of Truth or Consequences and Truth or Consequences Municipal Schools.

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6.1 OVERVIEW

The Infrastructure element focuses on the water, wastewater, and electrical systems. These systems are critical elements in the day-to-day functions of the City, as well as in the future growth and development of the community. The following sections provide an overview of the existing conditions for each infrastructure system and identifies issues related to the systems. The Infrastructure element also includes a discussion of storm drainage issues.

Maintaining and improving the existing infrastructure is the most pressing issue currently facing the City of Truth or Consequences. Much of the existing City utility infrastructure, which includes water, wastewater, and electricity is old and needs to be replaced or upgraded before it is expanded upon in the future. In addition, the Village of Williamsburg, the neighboring municipality to the west, shares the infrastructure of Truth or Consequences and is seeking to annex land to expand its boundaries.

In order to provide for the health, welfare, and safety of the citizens, now and in the future, the City of Truth or Consequences must develop a comprehensive approach to maintaining and improving the water, wastewater, drainage, and electrical infrastructure. The City needs to both ensure that the necessary infrastructure is in place to serve existing development as well as anticipate future growth.

6.2 WATER SYSTEM

Overall Water System and Water Supply

The City of Truth or Consequences relies on groundwater from the Hot Springs Artesian Groundwater Basin aquifer for its water supply. The City uses groundwater from the aquifer for three distinct purposes: potable water for municipal use, non-potable water for landscape irrigation, and geothermal water for use in private spas. The municipal potable water system is separate from the landscape irrigation system. A wastewater effluent reuse program is being implemented for irrigation of the Municipal Golf Course and to supply water for construction purposes to reduce the use of the potable water groundwater supply.

The City has a total appropriation of 2,751.28 acre feet of municipal water rights per year for the six wells currently permitted under well HS -11 (OSE File # HS-11), which supply the potable system (see *Table 6.1*). The maximum amount of water produced by the municipal water system in a single year was 1,920.05 acre feet, which occurred in 1995. The Hot Springs Artesian Groundwater Basin aquifer may not be capable of producing the entire 2,751.28 acre feet. For this reason, the City needs to study different aquifers through a program of exploratory drilling to find wells that may aid the City in meeting its future water needs. The city also owns water rights in the Rio Grande Groundwater Basin. Fortunately, the City has made efforts to conserve water to reduce the impact of its pumping. In 2010, the City only needed to produce 1,428.42 acre ft, a 25% decrease from 1995.

Infrastructure

The non-potable landscape irrigation water system also has appropriated water rights. The City holds irrigation water rights of 498.0 acre feet (OSE file # LRG-5223/HS590) for the irrigation of 83 acres, including an existing Municipal Golf Course (61 acres), and a cemetery (11 acres). The City has an additional 100 acre feet of water rights for irrigation (OSE file # RG-51589, used for city properties) and 3 acre feet for domestic and sanitation (OSE file # RG-9669 for the Hot Springs Municipal Airport).

The City has an additional appropriation of 50 acre feet (permitted under OSE file #HS-24, and OSE file #HS-401) of geothermal water for the swimming pool, heating buildings, and related purposes. These wells are not currently in production.

TABLE 6.1: CITY WELL INFORMATION			
City Well ID #	Office of State Engineer File #	Well Type	Location
1	HS-11-S-2	Artesian	Hyde & Cook St.
2	HS-11	Artesian	Cook St.
2	HS-147 into HS-11	Artesian	Cook St.
2	HS70 into HS-11	Artesian	Cook St.
2	HS70-A-B into HS-11	Artesian	Cook St.
2	HS-365 into HS-11	Artesian	Cook St.
4	HS-11-S-5	Artesian	Ridge St.
6	HS-11-S-4	Artesian	West of Fair Barn
7	HS-11-S-10	Artesian	Hyde & Veater St.
8	HS-11-S-9	Artesian	Michigan St.
-	HS-11-S-3	Shallow*	Armijo Park
-	HS-11-S-7	Shallow*	Ralph Edwards Park

* Non-potable

Municipal Potable Water Supply and Storage System

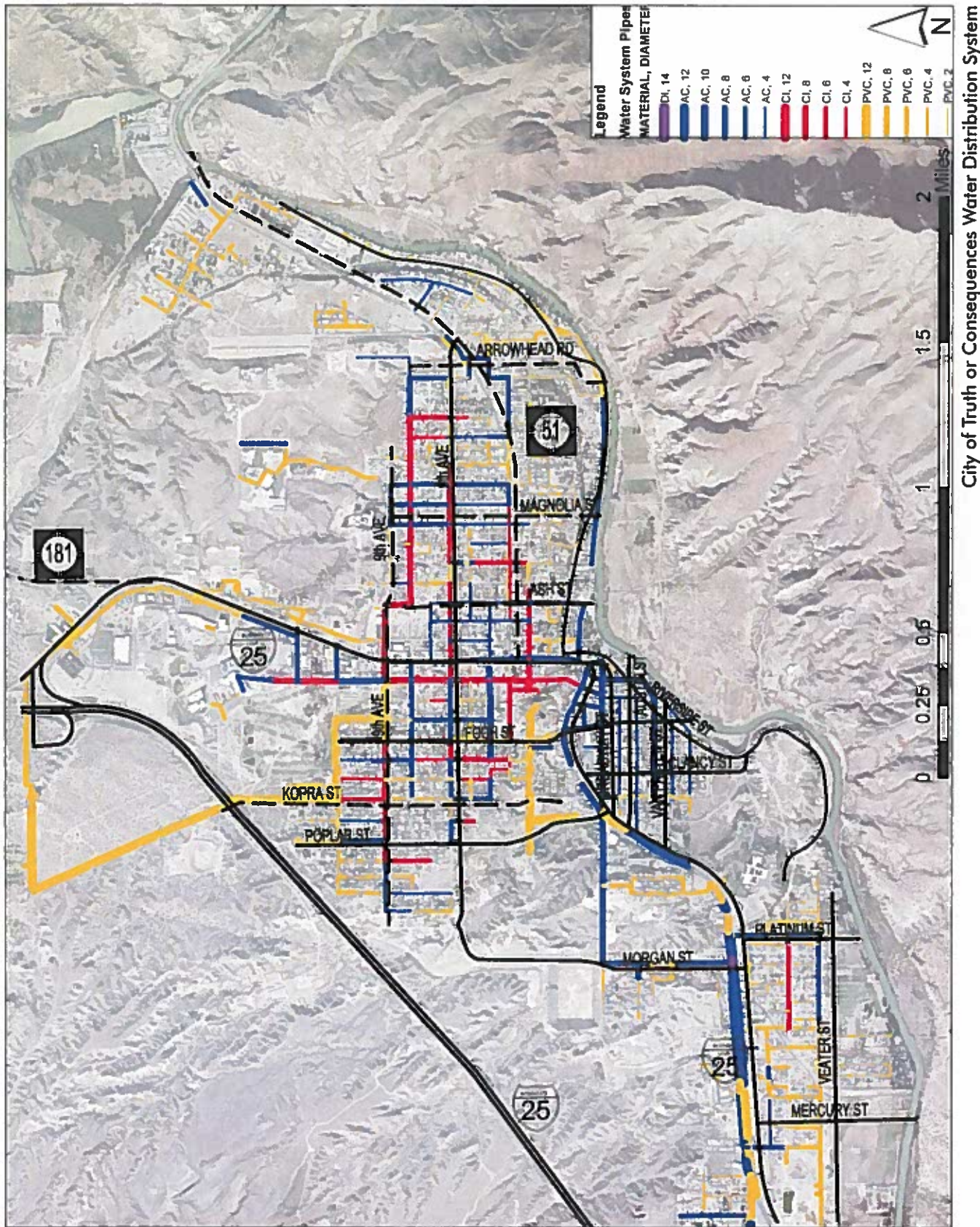
The City of Truth or Consequences municipal potable water system delivers potable water to all the residents and commercial businesses in the City and the Village of Williamsburg. The City of Truth or Consequences municipal water system bills residents of both communities monthly for use of the system and maintains the system within both of the communities. As a result, planning for the water system relies heavily on mutual collaboration.

The existing municipal potable water system serving the two communities consists of six groundwater wells (Wells #1, #2, #3, #4, #6, #7, and #8 – see Table 6.1), three ground-level storage tanks and a centralized chlorination facility with associated pump stations, and 79 miles of distribution pipeline. The majority of the distribution system waterlines serving the City are located underneath the roadway network with individual properties being tied into the system. Only a few lines serve the residences located north of the Interstate. Many homes in that area obtain their water from private wells.

Disinfection of potable water is currently accomplished at one centralized disinfection facility. The City uses chlorine gas to disinfect its potable water supply prior to distribution. The disinfection facility has a 200,000 gallon chlorine contact/detention tank and a pump station that distributes disinfected water throughout the City. The chlorine contact tank was rehabilitated in 2012. Other equipment including pumps, controllers, etc. are in need of repairs and upgrades to meet the increasing demand for potable water.

Currently, three ground-level water storage tanks are in use, including one 1.2 million gallon tank and two 3 million gallon tanks. All three of the tanks are in good condition because they were recently constructed or rehabilitated. The 1.2 million gallon tank, located on Cemetery Road, was constructed in 2004. One of the 3 million gallon tanks, located on Broad Street, was rebuilt/rehabilitated. The second 3 million gallon tank, located on Cemetery Road, was rehabilitated in early 2013. The three existing storage tanks have a total water storage capacity of 7.2 million gallons. The City plans to add additional storage capacity to ensure an adequate water supply during emergencies, such as power outages and well pump breakdowns, as well as to meet future demands for potable water as population increases.

The City's existing municipal potable water distribution pipe network consists of ductile iron, cast iron, asbestos cement, and PVC waterlines (see *Water Distribution System graphic, page 74*). A large portion of the distribution system is old and deteriorated. During the year 2010, the potable water system produced approximately 437,131,000 gallons and had approximately 94,555,000 gallons which were unaccounted for (WHPacific, 2012). This is a loss of approximately 22% of annual production, which is considered high as the average loss in municipal systems is 16%. The majority of the water loss is attributed to leaks in the distribution and transmission lines, leakage and overflows from water system's storage tanks, water meter malfunctions, and leakage from service connections up to the meter. Other causes of unaccounted for volumes are unauthorized consumption (un-metered), customer meter inaccuracies, and potential errors in the reading and billing processes. Due to tight budget constraints, leaking waterlines are repaired as they break and only water meters that are completely inoperative are replaced, usually with meters rehabbed in-house.



Improvement of Municipal Potable Water Distribution System within the Service Area

The City's municipal potable water distribution system needs to be updated and improved. Many of the existing waterlines have reached the end of their expected operational life, resulting in leaks and frequent pipeline breaks. Water pressure in some areas of the city is low, which could be a direct result of leaks associated with the old system. The waterlines serving the residential areas of the city vary in size from 4" to 12". The system contains some 4" and 6" lines in potential residential growth areas as identified by the Future Land Use Plan. For growth and development, especially in the area of commercial uses and light industrial uses, 8" or larger lines should be provided. Larger lines should be used at water sources such tanks and wells. Larger lines should also be installed in the Downtown area where buildings have common walls, and therefore, greater fire flow demands. A logical solution is to install a looped 12-inch water (size to be determined by water models) line to improve fire flows.

The City of Truth or Consequences should collaborate with the Village of Williamsburg in obtaining grants or legislative appropriations to improve the overall quality and reliability of the water system. They might also consider raising the user cost of water to increase funds for operation and maintenance (see Table 6.2). Improvements to the lines, tanks, and wells are all needed to ensure an adequate and high quality supply of water for the future, for both communities.

TABLE 6.2: USER WATER RATES

Residential	\$8.15 Customer Charge
	\$1.75 per 1,000 gallons for first 7,000 gallons
	\$1.93 per 1,000 gallons from 7001 gallons to 29,000 gallons
	\$2.12 per 1,000 gallons from 29,001 gallons to 50,000 gallons
	\$2.33 per 1,000 gallons for amount over 50,000 gallons
Commercial	\$8.15 Customer Charge
	\$1.75 per 1,000 gallons for first 7,000 gallons
	\$1.93 per 1,000 gallons from 7001 gallons to 29,000 gallons
	\$2.12 per 1,000 gallons from 29,001 gallons to 50,000 gallons
	\$2.33 per 1,000 gallons for amount over 50,000 gallons
Industrial	\$91.91 Customer Charge for first 50,000 gallons
	\$1.84 per 1,000 gallons from 50,001 gallons to 100,000 gallons
	\$2.02 per 1,000 gallons from 100,001 gallons to 150,000 gallons
	\$2.22 per 1,000 gallons for amount over 150,000 gallons
Effluent Water	\$100 deposit
	\$1.35 per 1,000 gallons

Infrastructure

Infrastructure Capital Improvement Plan

The City's Infrastructure Capital Improvement Plan (FY 2015-2019) lists the following projects:

Water Lines Replacement

- \$85,000 (2015)
- \$1.116 million (2016)
- \$1.5 million (2017)

New Water Well North

- \$50,000 (2015)
- \$900,000 (2016)
- \$1.0 million (2017)

Effluent Water to Cemetery

- \$500,000 (2016)

6.3 WASTEWATER COLLECTION SYSTEM

The City's wastewater collection system conveys liquid waste from both the City of Truth or Consequences and the Village of Williamsburg to the wastewater treatment plant (WWTP) located at the southwest end of Truth or Consequences. In Williamsburg, the collection system is owned by the Village; it pays the City a fee for processing of the waste once it reaches the wastewater treatment plant.

The wastewater collection system consists of over 44 miles of underground gravity flow pipelines; ranging in size from 4" to 21", with lift stations and force mains; ranging in size from 4" to 6", located within the roadway network. The gravity pipelines are made of vitrified clay pipe, asbestos cement, and PVC. The force mains are all asbestos cement. The 665 manholes are clay brick and precast concrete.

Sewer is available to most Truth or Consequences residents, with the exception of the area located north of I-25. These homes are not connected to the wastewater system and rely on septic tanks. The current sewer rates are shown in Table 6.3.

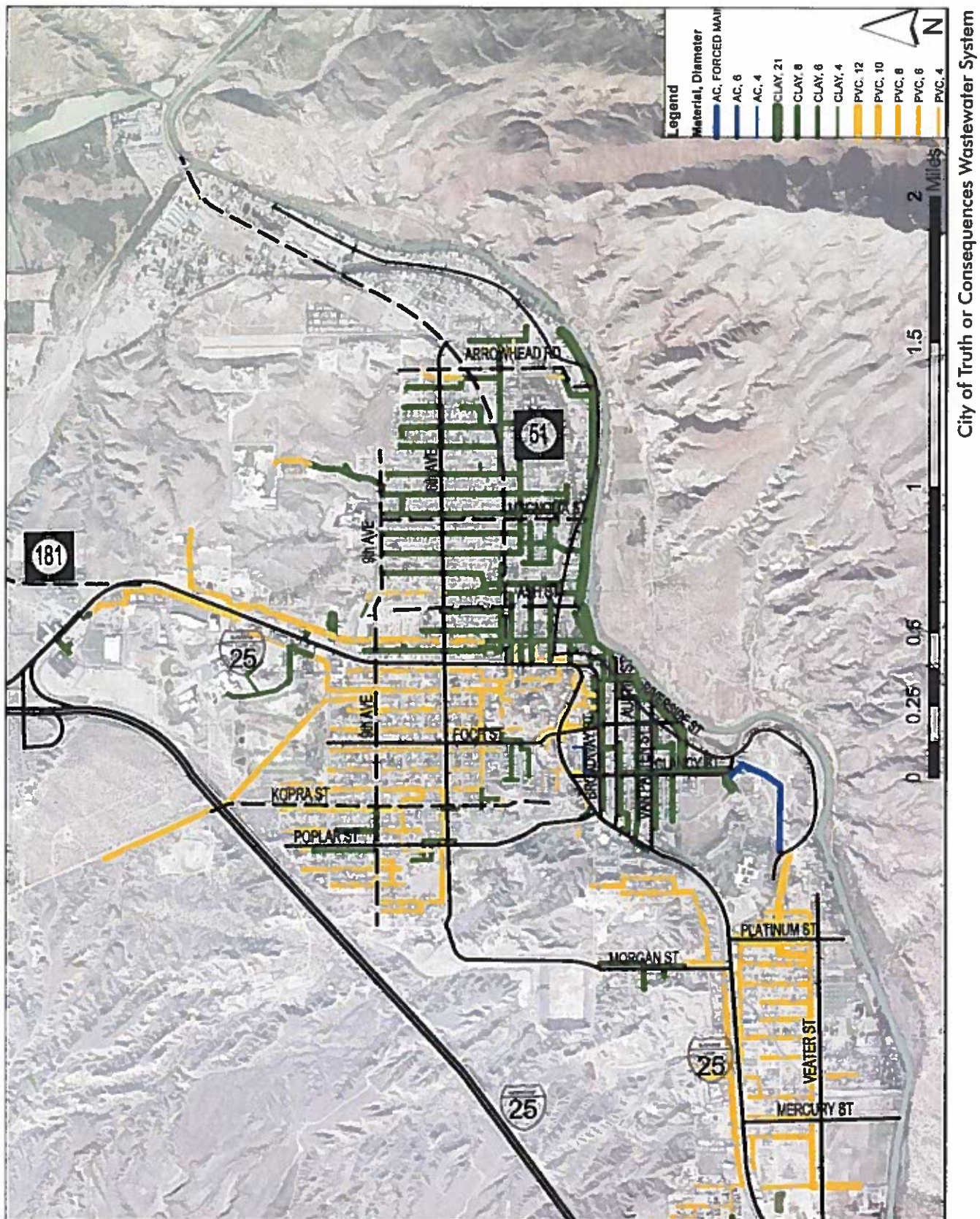
TABLE 6.3: SEWER RATES

Residential	\$7.10 Customer Charge \$2.40 per 1,000 gallons based on averaged water use of 3 lowest months in December, January, February, March
Residential - New	\$19.10 per month
Commercial	\$7.10 Customer Charge \$2.40 per 1,000 gallons
Williamsburg - Commercial	\$8.75 Customer Charge \$1.60 per 1,000 gallons
Williamsburg - Residential Avg.	\$8.75 Customer Charge \$1.60 per 1,000 gallons based on averaged water use in 3 lowest months in December, January, February, March
Williamsburg - New Residential	\$16.75 per month
Sewer Bathhouse	\$30.75 per month

Wastewater Treatment Plant

The communities of Truth or Consequences and Williamsburg are currently served by a wastewater treatment plant (WWTP) that is almost 40 years old. Many process components at the WWTP have reached the end of their design life, and some treatment processes currently require excessive operations and management in order to maintain consistent treatment performance. The existing WWTP is permitted to discharge treated effluent to the Rio Grande and, at the moment, is operating adequately to meet the current regulatory requirements of its permit. However, the WWTP is currently operating at approximately 70% of its original design flow of 1.06 MGD (million gallons per day), and in previous years has operated at almost 95% of its design flow, so future population growth will require expansion and improvements to the WWTP. Furthermore, anticipated future discharge permit requirements will include more stringent nutrient limitations for nitrogen and phosphorus, and the existing WWTP processes must be improved to meet these requirements. At the same time, increased reuse demands for reclaimed wastewater over the next 20 years and beyond will also require WWTP process upgrades. Ideally, all these issues can be addressed simultaneously by implementing WWTP improvements that will provide increased capacity to produce high quality wastewater effluent for subsequent irrigation reuse or direct discharge to the Rio Grande.

A recently completed Preliminary Engineering Report (PER) (*Smith Engineering, 2012, Revised 2014*) provides a detailed evaluation of the existing treatment processes at the City WWTP, analyzes several alternatives for improving and expanding these treatment processes, and makes final recommendations for WWTP improvements, including estimated costs and their impact on the current wastewater billing rate structure for Truth or Consequences and the Village of Williamsburg. The total cost of all the improvements to the WWTP are anticipated to cost approximately \$9.8 million. Due to funding constraints, the design and construction of the WWTP improvements will be phased over several years.



The City recently secured a \$3.6 million grant from the United States Department of Agriculture (USDA) Rural Development for the Phase 1 improvements to the WWTP. The City also secured \$750,000 in grant money from the New Mexico Finance Authority (NMFA) Colonia Program for Phase 2A of the WWTP improvements.

Infrastructure Capital Improvement Plan

The City's Infrastructure Capital Improvement Plan (FY 2015-2019) lists the renovation to the Wastewater Treatment Plant Renovation in three phases:

Wastewater Treatment Plant Renovation

- \$4.491 million (2015)
- \$3.764 million (2016)
- \$1.869 million (2017)

6.4 40-YEAR WATER DEVELOPMENT PLAN

A 40-Year Water Development Plan (WHPacific, Inc. 2012) was recently prepared for Truth or Consequences and it focuses on current and future water demands, population growth, and water rights. The City municipal potable water system currently has 2751.28 acre-feet per year of water rights. The 40-Year Water Development Plan estimates a potable water demand of 2795 acre-feet by the year 2050. The estimated demand is not much more than the water rights currently owned by the City for the municipal potable water system because the 40-Year Water Development Plan concluded that the average usage of potable water has dropped from 194 gallons/capita/day (GPCD) in the 2001 to 177 GPCD (from water use reports up to December 2010). This decrease in potable water use reflects the efforts that the City of Truth or Consequences has made to more efficiently use other sources of water for irrigation, including the use of treated wastewater effluent.

Waste water that is received by the WWTP is treated to remove contaminants and bacteria. The resulting treated effluent, can be used for irrigation or is discharge into the Rio Grande. At present, 16% of the treated effluent is used for irrigation on the Municipal Golf Course and for construction water. The remaining 84% of the treated effluent is returned to the Rio Grande. The treated effluent returned to the Rio Grande will qualify for Return Flow Credits, allowing for the City of Truth or Consequences to obtain additional water rights and be able to pump more water, meeting the 2050 requirement projection. This has helped supplement the amount of fresh water that is used for irrigation purposes.

The report makes recommendations for obtaining additional water rights and the use of the existing water rights, which includes Return Flow Credits, water conservation efforts, and increasing the amount of effluent water used for irrigation.

The City of Truth or Consequences has already shown that treated effluent can effectively be used for irrigation purposes. The system already in place could be

expanded to irrigate more areas. As more effluent water is used for irrigation it will reduce the amount of potable water required for irrigation. If these efforts are continued, it could diminish the need for additional water rights.

6.5 ELECTRIC SYSTEM

The City of Truth or Consequences operates its own electric utility and has been providing electrical services since 1934, including electrical transmission systems, distribution systems, and equipment. This includes, but is not limited to, power lines, poles, switching equipment, meters, and transformers. The utility currently serves 4,005 customers, including residential, commercial, and governmental. There are currently seven staff members in the department and the City is looking to add two additional employees.

The City purchases electric power from two sources, including Western Area Power Administration (WAPA) and Sierra Electric Cooperative, Inc. It does not currently generate any of its own energy. Electricity is delivered to the Hot Springs substation through Tri State power lines, and then is distributed throughout the City to commercial and residential users.

Portions of the distribution network are antiquated. The area around Date Street, 3rd Street, and Ash Street is serviced by a low voltage network that needs to be updated with a newer higher voltage system. Inherent inefficiencies and the age of the old transformers and distribution network cause excessive loss of energy. Approximately 15 to 20% of the City's annual cost of electricity is due to the losses from this older portion of the distribution system. The current rate schedule is provided in Table 6.4.

TABLE 6.4: ELECTRIC RATES	
Residential	\$8.00 Customer Charge
\$0.09	\$0.1314 per kilowatt-hour
Small Commercial	\$10.00 Customer Charge
Single-Phase	\$0.136 per kilowatt-hour
\$0.095	
Small Commercial	\$12.00 Customer Charge
Three-Phase	\$0.136 per kilowatt-hour
\$0.095	
Large Commercial	\$23.25 per month
Single-Phase	\$0.118 per kilowatt-hour
\$0.077	\$8.00 per kilowatt
Large Commercial	\$25.50 Customer Charge
Three-Phase	\$0.118 per kilowatt-hour
\$0.095	\$8.00 per kilowatt
Yard Lights	\$5.57 per light per month

The City currently does not have a backup transformer for this portion of its distribution network. The City should purchase a backup transformer.

Lightning strikes are a frequent occurrence around the City. As part of an ongoing program to reduce power outages, the City should include the installation of lightning arrestors at key locations within its distribution network. The City currently has a study underway to assess the system and recommend improvements.

The City's substation was threatened in September 2013 after heavy rains. Options are being explored for financing a new substation. The City Manager is working with elected officials to ensure that electric revenues are reinvested in the utility infrastructure.

The City's Infrastructure Construction Improvements Program (ICIP) currently has two loops identified to be replaced. Should adequate funding become available, the City will immediately begin the upgrade process.

Under its existing contracts with WAPA and the Sierra Electric Cooperative, the City can construct and operate its own power generation facility. This has prompted the City to pursue the development and operation of a solar photovoltaic system as a renewable source of energy and incorporate it into its power grid. Affordable Solar, Inc. was selected to "finance, design, construct, commission, operate, and maintain" a 1.5 megawatt photovoltaic solar plant in order to provide the lowest levelized cost of energy. The project will be located on an 11-acre site on the north side of S. Broadway Street at the old shutter factory site.

6.6 STORM WATER DRAINAGE SYSTEM

Drainage must be planned and coordinated in and around the City. Generally, there is good drainage of the local streets; however, there are several areas of concern. In the Downtown and Hot Springs area, pooling occurs during heavy rains. A flood plain exists from Broadway Avenue south to the Rio Grande. Areas adjacent to Riverside Drive are subject to flooding.

There is a strong community desire for the City to address drainage issues, particularly in the Downtown area. As identified during the community input process as part of the Downtown Master Plan / Metropolitan Redevelopment Plan (and confirmed during the Comprehensive Plan process), Downtown business owners are justifiably concerned that their businesses flood during heavy storms, which has a negative ripple effect on tourism activity within the City's primary retail center. The Metropolitan Redevelopment Plan prioritizes improvements to the drainage system within Downtown (*for more detail on Downtown storm drainage issues, see the City of Truth or Consequences Downtown Master Plan / Metropolitan Redevelopment Plan*).

Infrastructure

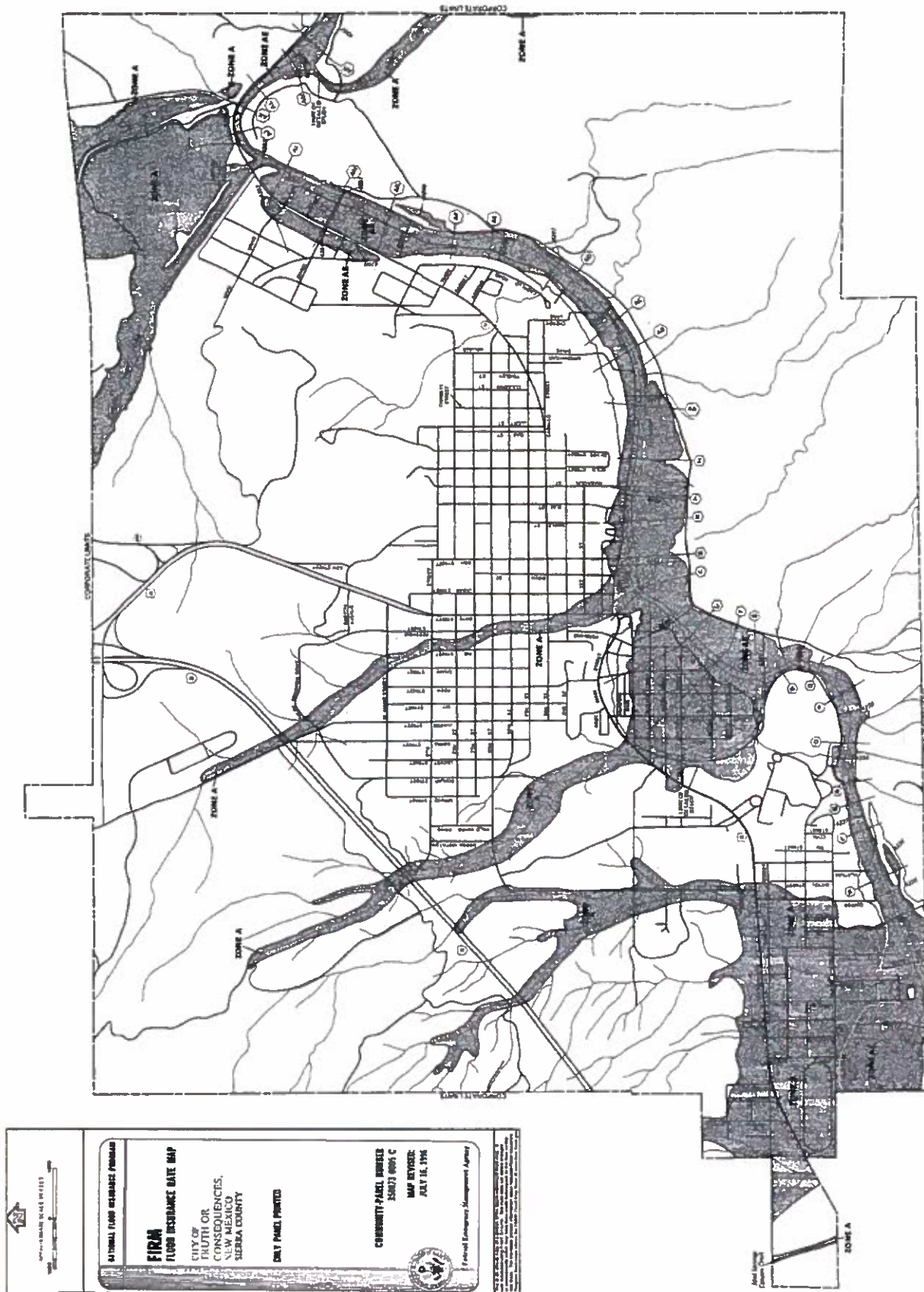
There are five arroyos-creeks crossing Interstate 25 and connecting to the Rio Grande. Two of these creeks are the cause of the flooding from Broadway Avenue to the Rio Grande (one runs through Poplar Street). A third, unnamed creek crossing the existing Municipal Golf Course creates flooding problems within the developed areas of Truth or Consequences corporate limits. All five creeks create flooding problems at the existing water crossings through the streets within City limits.

A Master Drainage Study would highlight the causes and specific areas of flooding, identify methods for improving drainage in those areas, and identify the cost of the improvements. A combination of retention, detention, water harvesting, and percolation methods shall be implemented as the main objective of the Master Drainage Study (see page 83, *FEMA FIRM Community Panel Number 350073 0005 C Revised July 16, 1996*).

The City's Infrastructure Capital Improvement Plan (FY 2015-2019) lists Storm Drainage Improvements in Downtown; \$2.06 million (2016).



Ponding after a storm in Downtown.



6.7 SUMMARY OF KEY INFRASTRUCTURE FINDINGS

- The existing water and wastewater systems are old and need to be improved and/or replaced, storm water seepage into the wastewater lines needs to be resolved.
- Future growth in Truth or Consequences must be coordinated and planned so as to avoid placing pressure on the existing system.
- The City of Truth or Consequences has plans to improve the effluent re-use system, which is costly, but will result in a decrease in the use of potable water for City parks and the Municipal Golf Course.
- The City's force main for the wastewater system is in very poor condition and the current wastewater treatment plant, constructed in 1978, is operating at 75-90% of capacity. The estimated cost for improvements is approximately \$9.8 million.
- Drainage is generally good; however there are several areas of concern. After heavy rains, flooding occurs along Broadway Avenue in Downtown, Riverside Drive is subject to flooding, and there are five creeks crossing the corporate limits of T or C that also may create flooding problems. A master drainage study would highlight the causes and specific areas of flooding and identify methods for improving drainage in those areas.
- The Electrical System Study will provide recommendations for improvements to the system. Many parts of the system are old or undersized and in need of replacement.

6.8 INFRASTRUCTURE GOALS, OBJECTIVES, and IMPLEMENTATION STRATEGIES

Infrastructure Goal 1: Maintain, upgrade, and optimize the City's water production and distribution system.

Objective A: To protect the public health, safety, and welfare by prioritizing the safe and efficient delivery of basic services.

Objective B: To ensure adequate capacity for existing and future development.

Objective C: To attract new private investment into the community.

Objective D: To ensure adequate water pressure and fire hydrant spacing for fire protection.

Objective E: To improve the City's ISO rating to allow for lower homeowner insurance rates.

Infrastructure Implementation Strategy 1.1: On an on-going basis, collect information on the existing water system in order to develop a functional database.

Infrastructure Implementation Strategy 1.2: Prepare a 5-year Water Infrastructure Improvement Plan. The Water Infrastructure Improvement Plan will detail needed improvements, replacements, expansions, etc., and will be reviewed on an annual basis as funding becomes available and projects are completed. The Water Infrastructure Improvement Plan shall be coordinated with the City's capital outlay program and any other available funding sources.

Infrastructure Implementation Strategy 1.3: Improve the existing water system in order to generate more fire flow by looping and properly sizing water lines, where possible.

Infrastructure Implementation Strategy 1.4: Utilize the Water Asset Management Plan for guidance on replacing and/or upgrading the water system.

Infrastructure Implementation Strategy 1.5: Work with other municipalities on encouraging the retention of water rights in the region in order to conserve regional underground water and allowing ground water to remain in situ.

Infrastructure Implementation Strategy 1.6: Enforce Municipal Code Section 15-20 F (water rights transfers from subdividers to the City).

Infrastructure Goal 2: Promote the sustainable and efficient management of water resources through community conservation efforts and education.

Objective A: To ensure the water supply is adequate during drought conditions.

Objective B: To balance water conservation with community needs.

Objective C: To conserve potable water for drinking purposes and to use treated effluent for irrigation purposes and construction activities.

Infrastructure Implementation Strategy 2.1: Create a Drought Management Plan, in coordination with the Village of Williamsburg. The Drought Management Plan should include, but not be limited to:

- Defining the conditions and stages that represent a drought;
- Developing water conservation measures that are stepped so that as drought conditions worsen, more stringent controls are implemented;
- Encouraging voluntary water conservation measures;
- Creating rebate incentives for water conservation measures taken by residents and business owners; and
- Implementing a graduated rate structure for high water users and fines for water waste.

Infrastructure

Infrastructure Implementation Strategy 2.2: Develop a Water Conservation Program for all construction taking place within City limits. The program should be developed in coordination with representatives from the local construction industry, include the use of recycled water for construction activities, and set a rate schedule for the use of recycled water in construction activities.

Infrastructure Implementation Strategy 2.3: Work with the hospitality industry on developing water conservation initiatives.

Infrastructure Implementation Strategy 2.4: Implement a Water Loss Control Program consisting of three major steps:

- Water audit, which will identify and quantify water uses and losses from the water system;
- Intervention process, which will implement the controls to reduce the water losses; and
- Evaluation, which will determine the success of the intervention process.

Infrastructure Implementation Strategy 2.5: Implement a customer meter replacement program for domestic and landscaping purposes to improve the accuracy of the reading and billing processes. The new meters shall be selected based in their availability to be improved in the future to an Automatic Meter Reading System (AMR).

Infrastructure Goal 3: Preserve and maintain the City's geothermal resource in the Downtown Historic District.

Objective A: To ensure that Truth or Consequences maintains its status as a tourist destination.

Objective B: To encourage sustainable use of the resource.

Objective C: To ensure that pumping does not negatively impact the artesian well in the Downtown Historic District.

Infrastructure Implementation Strategy 3.1: Evaluate the conditions of the existing geothermal wells not in production. This evaluation will help guide the City in replacing and/or upgrading the existing wells system, and will consider all environmental and hydro-geological conditions of the well and surrounding areas.

Infrastructure Goal 4: Maintain and improve the City's wastewater collection system.

Objective A: To protect the public health, safety, and welfare by prioritizing the safe and efficient delivery of basic services.

Objective B: To protect the groundwater supply.

Objective C: To allow for higher quality of life by addressing the odor from the existing sewer lift station.

Infrastructure Implementation Strategy 4.1: Implement the 2012 Preliminary Engineering Report for Wastewater Treatment Plant renovations. On an on-going basis, collect information on the existing wastewater system for the purpose of developing a functional database.

Infrastructure Implementation Strategy 4.2: Complete the 5-year Wastewater Infrastructure Improvement Plan. The Wastewater Infrastructure Improvement Plan will detail needed improvements, replacements, expansions, etc., and will be updated on an annual basis as funding becomes available and projects are completed. The Wastewater Infrastructure Improvement Plan shall be coordinated with the City's capital outlay program and any other available funding sources.

Infrastructure Implementation Strategy 4.3: Service old or damaged sewer lines to prevent infiltration. The sewer lines that are affected by the Rio Grande water table shall be a high priority.

Infrastructure Implementation Strategy 4.4: Replace or rehabilitate old manholes in the system to prevent infiltration.

Infrastructure Implementation Strategy 4.5: Consider the use of trenchless sewer rehabilitation technologies.

Infrastructure Goal 5: Maintain and expand the existing storm drainage system to decrease the likelihood of flooding.

Objective A: To protect the community from flooding and preserve property values.

Objective B: To lower property owners' flood insurance rates.

Objective C: To allow for the greater use of on-site drainage and water harvesting methods within the City's regulatory framework.

Infrastructure

Infrastructure Implementation Strategy 5.1: Prepare a Drainage Master Plan that includes, but is not limited to, identifying drainage issues, corrective actions, and priorities that would correct the areas of concern related to drainage, with particular attention paid to the Downtown flooding issues. A combination of retention, detention, water harvesting, and percolation methods shall be implemented as the main objective of the Master Drainage Plan.

Infrastructure Implementation Strategy 5.2: Implement a policy to require on site drainage retention for all new developments or when existing sites are improved and to encourage existing areas to implement on-site drainage and water harvesting.

Infrastructure Goal 6: Promote the use of renewable resources to improve energy efficiency.

Objective A: To allow the City to generate its own energy through the development of a solar photovoltaic system and incorporate it into the existing power grid.

Objective B: To provide the lowest standardized cost of energy to the community.

Objective C: To pursue the placement of utilities underground.

Objective D: To allow the residents and businesses to harness renewable energies.

Infrastructure Implementation Strategy 6.1: Pursue options for the use of renewable energy alternatives, which include solar panels, wind mills, and/or geothermal sources of energy.

Infrastructure Implementation Strategy 6.2: Start construction of the 1.5 megawatt AC solar farm in 2014, as per the agreement with Sierra Electric Cooperative Inc.

Infrastructure Implementation Strategy 6.3: Evaluate the feasibility of requiring new or upgraded utility lines to be buried underground within City limits.

Infrastructure Goal 7: Promote and expand access to high speed data transmission and telecommunications.

Objective A: To pursue greater diversity of service providers and lower cost to the community.

Objective B: To ensure higher quality data transmission.

Infrastructure Implementation Strategy 7.1: Initiate the formation of a telecommunications planning committee comprised of City staff, representatives from active telecommunication providers in the region, and the general public. The committee will provide a forum to communicate the community's existing and future needs to industry officials, and for the industry officials to describe upcoming technology, marketplace considerations, and funding issues.

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7.1 INTRODUCTION

The transportation system within the City of Truth or Consequences is highly influenced by Interstate 25, the I-25 Business Loop, NM 51, and NM 181. The City has grown around these intersecting highways, which are used for primary means of transportation. The Interstate and the New Mexico state roads provide access to/from Truth or Consequences from the south, north, and east.

Background

7.2 STREET NETWORK

The City of Truth or Consequences has various transportation facilities consisting of state highways and City streets that terminate within or traverse through the City. The Interstate 25 Business Loop (Date/Broadway) enters the City from the southwest and continues through to the northern City limits. The Interstate 25 Business Loop is maintained by the New Mexico Department of Transportation (NMDOT). Most of the existing City streets are two lanes and utilize curb and gutter for drainage.

7.3 EXISTING STREET CONDITIONS

The City of Truth or Consequences maintains approximately 60 miles of streets. Of the 60 miles, 42 miles are paved and 18 miles are dirt roads. In general, approximately 65% of the paved roads were constructed with Plant Mix Bituminous Pavement (Hot Mix) and the remaining 35% was constructed using the surface treatment (chip seal) materials and methods.

The City has used various state funding sources, including COOP funds in combination with its own matching funds to improve existing streets and to reduce the number of streets in the poor category. The City has pothole repair equipment that is used as needed. NMDOT COOP funds have been used to repair streets typically utilizing the pavement overlay application method. The City is currently capable of performing Chip Sealing (Surface Treatment) operations to seal various streets. This effort will be accomplished with their labor, chip spreader, haul trucks, and roller equipment.

In order to grow within the serviced core, the City of Truth or Consequences needs to make the paving of roads a high priority, especially those roads that are currently unpaved. There is also a great need to improve sidewalks and install ADA compliant ramps, and the City does not appear to have enough funding in place to address these critical needs.

Preventive Maintenance

In order to provide adequate maintenance of the existing street system, it is estimated that the City should forecast an annual budget of \$380,000 for preventive maintenance of streets. The preventive maintenance should have a 20-year cycle. All existing paved roads within the City limits should receive maintenance within this time period and then a new cycle will start.

Transportation

In addition to street maintenance, the City should also forecast an annual budget of \$190,000 for the installation of ADA compliant ramps. All ADA compliant ramps should be installed in a 20-year cycle.

7.4 STREET FUNCTIONAL CLASSIFICATION SYSTEM

The Street Functional Classification summary in this section contains a list of streets that are estimated to have the greatest amount of traffic. These are separated into five main classifications based on their function (see *Street Functional Classification exhibit, page 91*). The City streets are maintained by the City of Truth or Consequences, except for the I-25 Business Loop, Broadway Street, Date Street, NM 51, and NM 181.

The roadway characteristics for each of the functional classifications relevant to Truth or Consequences are briefly described below (*per the FHWA Highway Functional Classification Concepts, Criteria and Procedures Manual, 2013 Edition*). The Comprehensive Plan proposes a reclassification of the roadways according to their function, as follows:

Major Arterials

Major Arterials serve major centers of Metropolitan Areas and provides a high degree of mobility; abutting land uses may be directly served by them.

- I-25 Business Loop (Main/Date/Broadway) from I-25 South (exit 75) to I-25 north (exit 79)

Minor Arterials

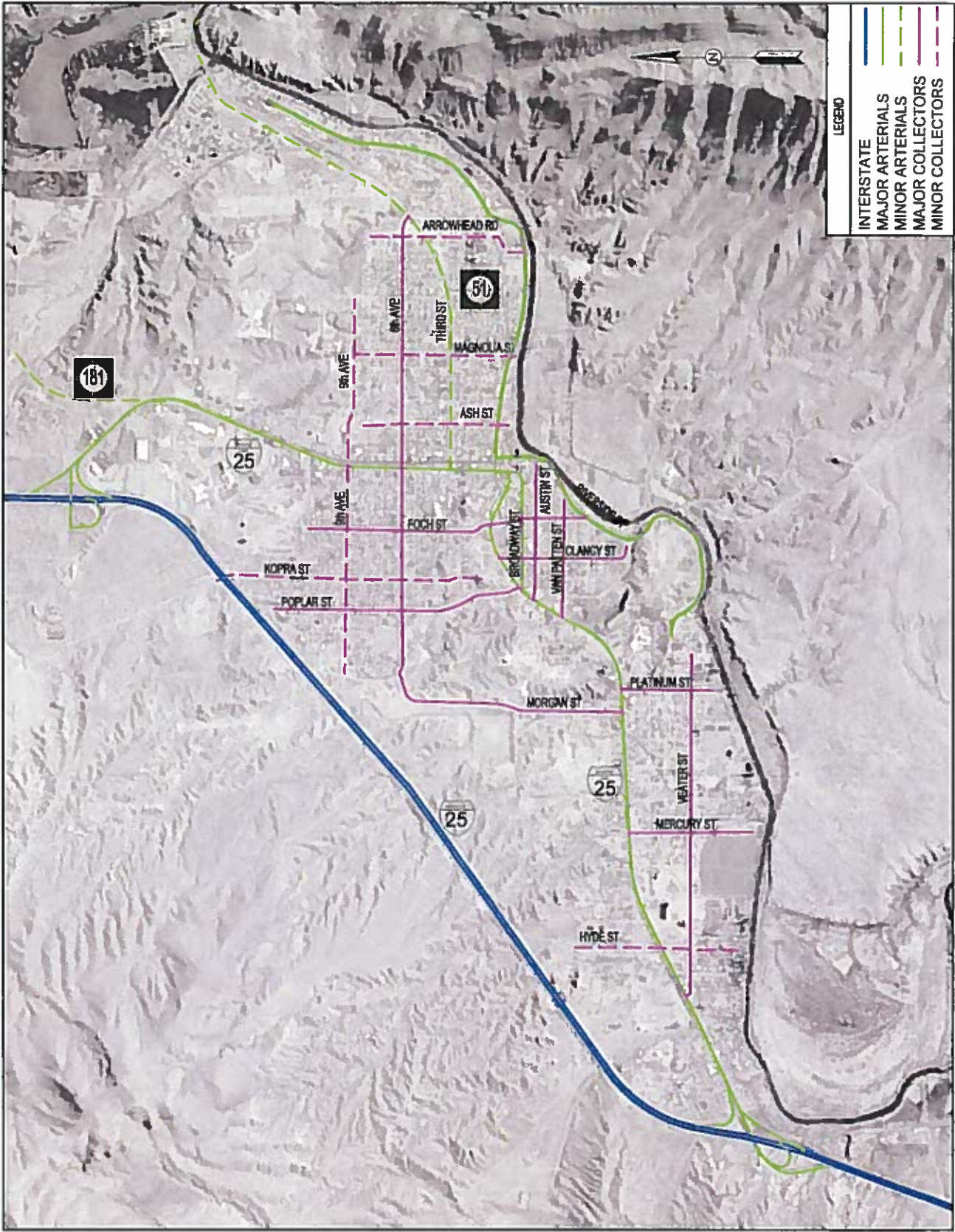
Minor Arterials are used for trips of moderate length, and offer connectivity to the higher arterial system (Principal Arterials). These roads may carry local bus routes. They offer less mobility than Principal Arterials, but more accessibility.

- Third Street (NM 51) from Date Street to the east City Limits
- NM 181 from Date Street to the north City limits

Major Collectors

Major Collectors are longer in length than Minor Collectors, connect larger traffic generators to the Arterial network; have lower connecting driveway densities, higher speed limits, higher vehicle miles travelled (VMT), more travel lanes, and are spaced at greater intervals (than Minor Collectors); Major Collector mileage is less than Minor Collector mileage.

- | | |
|------------------|---------------------|
| • Poplar Street | • Foch Street |
| • Clancy Street | • Van Patten Street |
| • Austin Street | • Veater Street |
| • Mercury Street | • Platinum Street |
| • 6th Avenue | • Morgan Street |



City of Truth or Consequences Street Functional Classification

Transportation

Minor Collectors

Minor Collectors have lower speed limits, located in under-served and clustered residential areas; have more connecting driveways, lower VMT than Major Collector.

- Hyde Avenue
- Kopra Street
- Magnolia Street
- 9th Avenue
- Arrowhead Road
- Ash Street

Local Streets

The remaining streets within City limits should be considered local streets and account for the highest percentage of all roadways in terms of mileage. Local roads carry no through traffic movement and are used to provide access to adjacent land.

7.5 REGIONAL TRANSPORTATION

New Mexico Department of Transportation (NMDOT)

The NMDOT District 1 controls two roadway facilities within Truth or Consequences, including Date/Main Street and Broadway Avenue. These two facilities are in good condition, and represent the only streets in the community that include handicap ramps. Within the Downtown area, Main Street and Broadway Street are one-way and include bulb-outs at the intersections. The Downtown Master Plan identified the community's desire to slow traffic through Downtown and add a one-way bike lane and other improvements to increase walkability through the area. Flooding is also a concern that needs to be jointly addressed by the City and NMDOT (*see City of Truth or Consequences Downtown Master Plan for more information*).

The NMDOT recently concluded sidewalk improvements on Date Street to meet American Disability Act (ADA) requirements. The City of Truth or Consequences should initiate discussions with the NMDOT to continue streetscape improvements (and initiate drainage improvements, where needed, along Date Street, Main Street, and Broadway Street).

South Central Regional Transit District

In 2014, a pilot project spearheaded by the South Central Regional Transit District was proposed to expand the number of bus stops and transit connections. This includes a proposed connection between Truth or Consequences, Village of Hatch, and the City of Las Cruces. The District Board, comprised of elected officials, voted in April 2014 to place the transit tax on the ballot for the November 2014 general election. The increase is $\frac{1}{4}$ of 1% sales tax increase, which would add an extra \$.025 to a \$100 purchase of goods and/or services. The proposed connection would be an excellent step towards improving mobility between these communities.

South Central RPO, Las Cruces MPO, and El Paso MPO Coordinated Public Transit – Human Services Coordination Plan (HSC Plan)

The HSC Plan was prepared by the NMDOT and outlines strategies and recommendations for the transit needs of special needs populations (elderly persons, persons with disabilities, zero-car households, and persons living below the poverty line). The HSC Plan focuses on Socorro, Sierra, and Doña Ana counties. There are several federally funded special needs transit programs that are available for special needs populations, as highlighted by the New Mexico State Management Plan:

- Section 5310: This program funds are available for elderly persons and persons with disabilities to ensure the right that elderly citizens and people with disabilities have to utilize public transportation facilities and services. This program also ensures that efforts are made in the planning and design of transportation facilities and services to guarantee their accessibility and effectiveness for elderly citizens and people with disabilities.
- Section 5316: The Job Access and Reverse Commute (JARC) program develops and expands transportation services that connect welfare recipients and low income persons to jobs and other employment related services.
- Section 5317: The New Freedom Program encourages facility improvements and new service to address the transportation needs of persons with disabilities that go beyond those required by the Americans with Disabilities Act.
- Section 5311: This program assists states and localities in developing and expanding transit services in rural areas with populations of less than 50,000.

The HSC Plan considered the population distribution of the study area as a means of measuring cost-effective transportation. The HSC Plan included population projections between 2015 and 2025, and showed projections for Sierra County at 16%. Projections also specifically called out increases in special needs populations of 16 to 18%, and identified a high transit need for special needs populations in Truth or Consequences and Las Cruces. This is consistent with input given by Sierra County residents at public meetings.

To accommodate these needs, the HSC Plan called for prioritizing transit service to areas with high concentrations of special needs populations, and collaboration between various regional and state service providers to increase the level of service to unserved or underserved populations. The City of Truth or Consequences is currently served by Tresco and Ben Archer Health Center providers for a total number of seven service vehicles, which will not meet the

Transportation

projected increase in the City and County's special needs population over the next decade.

Regional Bicycle Network

There is an opportunity for the three municipalities within Sierra County to collaborate in the development of a regional bicycle trail network. Such a trail system could provide a link between the City of Truth or Consequences, Village of Williamsburg, City of Elephant Butte, and the State Park, and assist with economic development efforts in diversifying the recreational base of the area. Community input at the public meetings indicates support for a regional trail.

7.6 OTHER TRANSPORTATION ISSUES

Another transportation issue concerns the use of sidewalks for walking, and bike lanes which could be planned and developed. There are RV parks within the limits of the City that bring in "snowbirds" in the winter. The pedestrian traffic that is generated by these parks, combined with the local pedestrian traffic, could benefit from sidewalk improvements that include ADA access. The sidewalks are currently being replaced and updated along Date Street. A sidewalk project is slated along the south side of Broadway (I-25 Business Loop) from Williamsburg to the Veterans Memorial.

City Land North of Interstate 25

The City's annexed land north of the Interstate should be developed very carefully given its limited access. Currently, there are a few houses in this area and the Municipal Airport. Access to the area is provided SR 181 north of town towards the Airport and Kopra Road, which is near the Golf Course, both utilize an underpass. Full development of the area without seeking other access points would put tremendous strain on the Kopra Road access. While the annexed lands represent a significant amount of vacant and developable land for the City, the access issue (along with the topography and utility service constraints identified previously) presents a major obstacle to this area being viable for further development. The City should complete a transportation study for this area to explore the potential of additional access points or other transportation related issues before allowing additional growth and development in this area.

Railways

The railroad routes converge at Engle, New Mexico approximately 20 miles east of the City of Truth or Consequences. There are no railways within City limits.

7.7 TRUTH OR CONSEQUENCES MUNICIPAL AIRPORT

The Truth or Consequences Municipal Airport is located west of Interstate 25, approximately five miles north of Downtown, on Highway 181 North. The Municipal Airport was established in this location in the 1940s. It serves as a fueling stop for aircraft for numerous state agencies and military branches, and provides a port of entry for pilots and passengers.

Current Facilities

The Municipal Airport currently has five runways as described below:

- Runway 13-31: medium duty, paved surface, and 7,200 feet by 75 feet. This runway is designed as a Category B-II runway.
- Runway 11-29: gravel surface, 7,108 feet by 150 feet
- Runway 1-19: gravel surface, 3,301 feet by 130 feet
- Runway 7-25: gravel surface, 2,932 feet by 130 feet
- Runway 15-33: gravel surface, 2,900 feet by 120 feet

Hours of operation are 7:00 a.m. to 5:00 p.m. Monday through Friday and from 7:30 a.m. to 5:00 p.m. on Saturday and Sunday. Airport attendants are on call and available after hours for fueling aircraft.

Recent Improvements

Recent improvements at the Municipal Airport include the reconstruction of Taxiway B in 2012 and resurfacing of Taxiway A in 2013. Facilities at the Municipal Airport include an airport terminal building, five hangar buildings, a parking ramp, and an airport fire building. The Airport features Automated Surface Observing Systems, a joint effort of the National Weather Service, the Federal Aviation Administration, and the Department of Defense, and is designed to support weather forecasting and aviation operations. Supporting navigation systems include VHF Omnidirectional Radio Range and Area Navigation.

Municipal Airport Needs and Future Studies

There are two fueling tanks at the Municipal Airport; one is 3,000 gallons and the other is 4,000 gallons. The tanks are outdated and undersized. Replacement of these fueling tanks with larger tanks will provide a cost savings to the City on fuel deliveries.

The City has initiated two studies for the Municipal Airport. A Terminal Area Plan will evaluate all of the facilities in the immediate area of the existing terminal. It will examine the configuration of parking and tie-downs, terminal, storage hangars, fuel facilities, and other support buildings. The Terminal Area Plan will examine the functional relationship of the facilities, and make recommendations for future development. An important feature of the Plan will be the location of the fuel farm and replacement of the existing fuel tanks. A companion study to the Terminal Area Plan will be an Airport Business Plan.

Transportation

The Municipal Airport provides opportunities to provide general support for Spaceport America activities; new businesses involved in aircraft repair, parts, and service companies; expanded fueling capacities; and aircraft testing. It is an important asset to the community that should be expanded.

Airport Advisory Board

The Airport Advisory Board consists of five members that are appointed by the City Commission. The Advisory Board is tasked with making rules and regulations for the utilization and care of the Municipal Airport facilities. It also provides recommendations to the City Commission in regard to maintenance and supervision, as well as expenditures. The Airport Advisory Board meets at a minimum on a quarterly basis.

7.8 TRANSPORTATION GOALS, OBJECTIVES, and IMPLEMENTATION STRATEGIES

Transportation Goal 1: Maintain and improve street conditions throughout Truth or Consequences.

Objective A: To promote community pride by revitalizing and improving the major corridors through the City through an annual schedule of resurfacing and paving, and installation of landscaping, lighting, sidewalks, handicap ramps, and street furniture.

Objective B: To provide a more walkable streetscape.

Transportation Implementation Strategy 1.1: Prepare a Street Paving Plan that prioritizes which streets will be paved or rehabilitated, with particular focus on existing unpaved streets and major streets, and coordinate with the City's capital outlay program and ICIP.

Transportation Implementation Strategy 1.2: Develop a preventative street maintenance schedule to ensure streets are adequately maintained and to increase the lifespan of asphalt paving through regular crack sealing, seal coating, patching, hot mixed asphalt over cold milling, etc.

Transportation Implementation Strategy 1.3: Initiate a transportation study for the land north of the Interstate and near the Municipal Airport. The purpose of the study will be to identify additional access points and/or transportation improvements to the area that would be necessary to accommodate future development.

Transportation Goal 2: Support the regional transportation system in Sierra County.

Objective A: To coordinate with Williamsburg, Elephant Butte, and Sierra County on regional transportation planning efforts.

Transportation Implementation Strategy 2.1: Participate in a Regional Transportation Plan, in conjunction with the Village of Williamsburg, City of Elephant Butte, Sierra County, and the South Central Council of Governments, that addresses transportation issues that impact all of the communities within Sierra County. This may include, but not be limited to, road improvements to principal arterials shared by all the communities (e.g., Broadway Avenue), improving access to the area, expanding multi-modal systems, and addressing the transportation needs of seniors, low income residents, and other groups that do not have adequate access to transportation.

Transportation Implementation Strategy 2.2: Pursue and coordinate funding requests with other municipalities within Sierra County for improvements to the regional transportation system.

Transportation Implementation Strategy 2.3: In conjunction with the U.S. Bureau of Reclamation and the U.S. Army Corps of Engineers, determine the feasibility of constructing a bridge across Rio Grande in the vicinity of Austin Avenue or South Riverside Drive in order to provide access to the area south of the Rio Grande.

Transportation Goal 3: Promote and maintain a safe, convenient transportation system that balances the needs of vehicular, pedestrian, and bicycle traffic.

Objective A: To encourage children to walk and bicycle to school by participating in the Safe Routes to School program.

Objective B: To ensure alternative modes of transportation.

Transportation Implementation Strategy 3.1: Pursue funding and implementation of projects to increase pedestrian safety and improve the pedestrian and bicycling experience through sidewalk improvements, bicycle lanes and bicycle facilities, additional street furnishings and crosswalks, lighting improvements, traffic calming measures, and ADA accessibility along the I-25 Business Loop (including Downtown), Third Street, NM 181, and all major collector streets.

Transportation Implementation Strategy 3.2: Work with the NMDOT Safe Routes to School program to identify existing potential bike/walk routes.

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Transportation Implementation Strategy 3.3: Participate in regional planning for a community trail system within and outside municipal limits that connects neighborhoods, schools, Downtown commercial district within the City of Truth or Consequences and to the Village of Williamsburg and City of Elephant Butte.

Transportation Goal 4: Improve and promote the Truth or Consequences Municipal Airport.

Objective A: To encourage greater use of the airport for commercial and general aviation.

Objective B: To enhance the region's ability to attract companies that engage in aircraft testing operations, and aircraft repair, parts, and service.

Objective C: To support the use of the airport as a fueling and training base for government agencies, including the U.S. Forest Service, New Mexico Game and Fish, New Mexico State Police, Civil Air Patrol, etc.

Transportation Implementation Strategy 4.1: Develop an Airport Infrastructure Plan that phases the availability and improvement of wastewater, water, and electric utilities.

Transportation Implementation Strategy 4.2: Complete a Terminal Area Plan that evaluates existing facilities in the immediate area of the existing terminal, makes recommendations for improvements to accommodate future development, and identifies implementation steps for expansion of facilities at the Municipal Airport.

Transportation Implementation Strategy 4.3: Complete an Airport Business Plan that examines current and historical airport revenues and expenditures, forecasts future financial outcomes, and benchmarks the Municipal Airport against similar facilities.

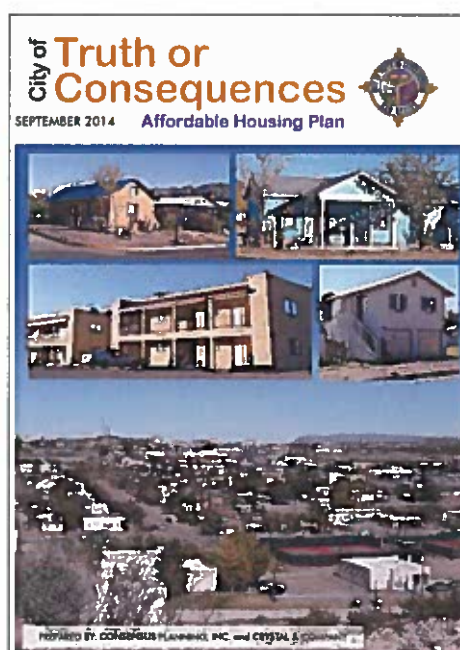
8.1 OVERVIEW

The Housing element of the Comprehensive Plan has primarily been addressed in the City of Truth or Consequences Affordable Housing Plan, which was completed as a component of the Comprehensive Plan. The Affordable Housing Plan is a very detailed, technical study that delves deeper into housing needs than a typical Comprehensive Plan. While the Affordable Housing Plan is generally targeted to “cost burdened” households that pay more than 30% of its annual income towards housing cost and utilities, the Comprehensive Plan addresses housing on a more broad level as one of the most important building blocks of the community.

8.2 CITY OF TRUTH OR CONSEQUENCES AFFORDABLE HOUSING PLAN

The stated purpose of the Affordable Housing Plan is to “provide a comprehensive assessment of the existing and future housing needs of the community, and to provide recommendations for addressing those needs.” The Affordable Housing Plan was adopted by the City Commission concurrently with an Affordable Housing Ordinance and the Comprehensive Plan. The Affordable Housing Plan was written to be in full compliance with the New Mexico Affordable Housing Act, NMSA 1978, §6-27-1 et seq. (Act).

As required under the rules of the Act, the Affordable Housing Plan provides the following elements:



- Community and Housing Profile, including demographic characteristics, household characteristics, and housing market analysis;
- Housing Needs Assessment, including descriptions of existing and projected needs;
- Land Use, including general analysis of land use parcels; evaluation of suitability, availability, and development capacity of developable sites; identification of regulatory constraints; and minimum density calculations targeted to affordable housing populations; and
- Goals, Policies, and Quantifiable Objectives, including an estimate of the number and percentage of unit increases; identification of needed programs and agencies responsible for constructing new or improving existing housing stock, promoting access and equal opportunity to

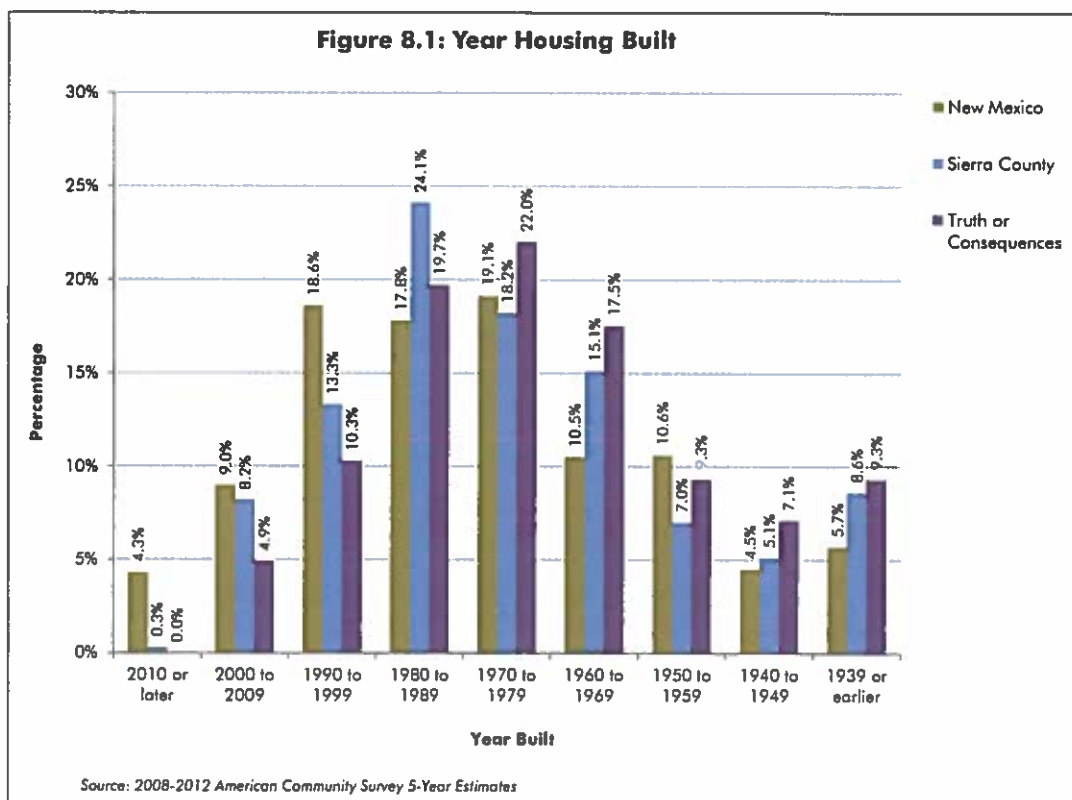
affordable housing, and increasing the capacity of residents, etc., plan to promote regulatory concessions and incentives; identification of potential sources of federal, state, and local financing and subsidies to support affordable housing; and a consideration of related issues.

8.3 EXISTING CONDITIONS

This section provides a brief summary of the existing housing conditions in Truth or Consequences. For more detail, see the City of Truth or Consequences Affordable Housing Plan.

Year Housing Built

The median year for housing built in Truth or Consequences is 1973, which is older than that of Sierra County and the state. In comparison, the median year was 1978 for Sierra County and 1981 for the state. Figure 8.1 shows the year housing built by decade. The peak time period for home building in Truth or Consequences was 1970 to 1979, with 22.0% of the structures built during that time.



Housing Inventory Characteristics

Current housing occupancy estimates are estimated at about 62% ownership and 38% rental. The bulk of rental properties are comprised of single-family dwellings, followed by mobile homes/other units, while 98% of the ownership housing consists of single-family and mobile homes/other properties. Of major consequence is the fact that the occupied inventory has dropped substantially from 2000 to the present, with ownership having declined by 40% and rental by 22%. Just over 50% of the decline in the ownership inventory was attributable to mobile

homes and 30% for detached single family properties. The City Utilities Department has observed this decrease through the number of cancelled municipal services and attributes it to residents moving to find better medical care and a significant drop in the number of snowbirds due to aging and the price of gas.

Windshield Survey

As part of the Affordable Housing Plan, Consensus Planning performed a windshield survey of housing conditions in Truth or Consequences on November 7, 2013. Notes were taken on the general character and condition of the housing, and observations were documented through sample photographs. In order to avoid bias, the survey was performed prior to the collection of official data on the conditions of housing stock in the City and the route chosen for the survey was determined by geographical location to optimize efficiency.

One of the overall observations obtained from the windshield survey is that Truth or Consequences has a mix of single family, multi-family, and mobile homes of varying conditions located throughout the City. This made it difficult to group some areas according to housing type and/or condition. The Affordable Housing Plan identified the housing areas by overall housing characteristics and roadways.

The following photographs show a cross section of the housing inventory in Truth or Consequences, including single family and multi-family, mobile home parks, and RV parks. The largest multi-family projects are managed by the Truth or Consequences Housing Authority, and are exceptionally well maintained.



Housing



As part of the windshield survey, an attempt was made to provide an overall “grade” for the City’s housing stock condition, which was determined to be a “C” grade. For each Housing Area, a very general, overall condition to each area; good, moderate, or poor/deteriorating, with the criteria based on observed exterior condition. “Good” was based on an overall appearance that the housing was maintained, the roofs looked to be relatively new, no major structural cracking, and the doors and windows appearing to be in working order. “Moderate” was based on an overall appearance that the housing had some maintenance issues, including the need for roof repair, restucco or repainting, and/or some need for door or window replacement. “Poor” was based on an overall appearance that the housing had major structural issues evidenced through cracking, caving roofs, etc. *(for more detail on the windshield survey and each housing area, see the Affordable Housing Plan).*

8.4 HOUSING GOALS, OBJECTIVES, and IMPLEMENTATION STRATEGIES

The following Housing Goals, Objectives, and Implementation Strategies address housing on a more broad level than the Affordable Housing Plan, which contains more specific Goals, Policies, and Quantifiable Objectives geared towards “cost burdened” households.

Housing Goal 1: Encourage a variety of housing types, sizes, and price ranges throughout the community for all residents, regardless of age and income.

Objective A: To lessen the number of families that are considered to be “cost burdened” (i.e., paying more than 30% of their household income on housing).

Objective B: To increase the availability of rental and ownership housing throughout the City of Truth or Consequences.

Objective C: To accommodate the affordable housing options for young families, special populations, single persons, seniors, and female householders.

Objective D: To reduce regulatory and procedural constraints to affordable housing.

Objective E: To allow for vertical mixed use projects in Downtown commercial buildings.

Housing Implementation Strategy 1.1: Waive impact fees and utility hook-up fees for affordable housing projects that meet the goals of the City of Truth or Consequences Affordable Housing Plan.

Housing Implementation Strategy 1.2: Identify City-owned land that would be suitable for donation or selling at a reduced cost for affordable housing projects.

Housing Goal 2: Eliminate unsafe and blighted housing conditions in Truth or Consequences.

Objective A: To upgrade living conditions for households in single family and multi-family units, manufactured and mobile homes, mobile home parks, and RV parks.

Objective B: To prevent the loss and further deterioration of the existing housing stock that is suitable for rehabilitation.

Housing

Housing Implementation Strategy 2.1: Coordinate with the New Mexico Mortgage Finance Authority and qualified organizations, such as the Southwestern Regional Housing and Community Development Corporation, to apply for HOME Investment Partnership Program grants, USDA Rural Development rural repair and rehabilitation loans, and Section 504 grants, for rehabilitation of housing for income qualified homeowners and elderly persons (aged 62 or greater).

Housing Implementation Strategy 2.2: Obtain and provide information regarding rehabilitation and weatherization programs available to the City through the New Mexico Mortgage Finance Authority.

Housing Goal 3: Promote green building and sustainable housing development.

Objective A: To conserve resources and minimize impacts to the environment.

Objective B: To encourage new housing that is conveniently located near jobs, amenities, and support services.

Housing Implementation Strategy 3.1: Determine the feasibility of adopting a green building ordinance that addresses lot selection, design, and construction; construction materials and waste; minimum efficiency standards; indoor and outdoor water use; etc.

Housing Implementation Strategy 3.2: Provide information regarding Build Green NM to home builders and contractors.

Housing Implementation Strategy 3.3: Amend the Zoning Code and Subdivision Ordinance to address the following:

- Reduce minimum lot sizes and minimum setbacks in residential zones;
- Allow vertical mixed use and special setbacks for residential use in the Downtown area (consistent with recommendations contained in the City of Truth or Consequences Downtown Master Plan);
- Reduce the minimum dwelling unit size in the RR-1 and C-1 zones from 800 square feet to 550 square feet; and
- Reduce the right-of-way widths and pavement section requirements for local residential streets in order to reduce development costs.

9.1 OVERVIEW

The intent of the Hazard Mitigation section is to identify the potential natural, human-caused, and technological hazards in the City of Truth or Consequences that could result in the loss of life, property, economic hardship, or threats to public health and safety and to identify strategies to eliminate and/or reduce potential hazards. In general, the hazard with the highest potential of impacting Truth or Consequences is flooding.

The escalating cost of emergency relief aid has prompted the Federal Emergency Management Agency (FEMA) to focus on mitigation. In order to receive relief aid, state governments are required to have a hazard mitigation plan. Local city, county, and tribal governments must also have a hazard mitigation plan in order to receive FEMA money for mitigation efforts, and local relief monies are channeled through the state government. The majority of the time, the hazard mitigation plan is produced at the county level and the incorporated communities within the county participate in the process and subsequently, the plan is adopted by their individual governing bodies. FEMA strongly recommends, and provides incentives in the form of grants, creating a hazard mitigation plan. Completion of the plan makes the community eligible to apply for and receive FEMA and other federal grants for hazard mitigation actions.

The City of Truth or Consequences participated in the 2012 Sierra County Disaster Mitigation Plan, which was subsequently adopted by the City Commission. Recommendations are provided in this section regarding Truth or Consequences' approach to hazard mitigation based on the findings within the Sierra County Disaster Mitigation Plan.

9.2 KEY PRINCIPLES and INTEGRATION of HAZARD MITIGATION WITH PLANNING TOOLS

This section lists some key underlying principles for hazard mitigation. It is followed by a list of planning tools available to Truth or Consequences that can be used in hazard mitigation.

- Communicate and educate the public on the risks from hazards.
- Hazard mitigation requires patience, monitoring, and ongoing evaluation.
- Act before a disaster and utilize the planning process as an integral part of your hazard mitigation strategy.
- Champions are vital to ensuring that hazard mitigation is important to the community and implementation depends on political will.
- Emphasize multiple objective planning and seize opportunities for collaborative projects that include open space, trails, or recreational facilities with flood control facilities.
- Be both strategic and opportunistic, and look for opportunities for change.
- Mitigation has long term economic benefits to the community.

The City of Truth or Consequences has existing planning tools that can be used to assist in the community's hazard mitigation efforts. These tools can help keep future development out of known hazard areas, keep hazards from existing developed areas, and strengthen the City's ability to prepare for, minimize, and potentially avoid hazardous incidents.

9.3 HAZARD RATING

Ranking for each of the following identified hazards was consolidated and categorized in the 2012 Sierra County Disaster Mitigation Plan as high, medium, or low. A high ranking is likely to occur in any given year, a medium ranking is within five years, and a low ranking is likely to occur, but no large events have occurred in recent history.

Hazard	Ranking
• Floods	High
• Dam Failure	High
• Thunderstorms	Medium
• High Winds	High
• Winter Storm	Medium
• Wildfire	Medium

Flood History

According to the Sierra County Disaster Mitigation Plan, thunderstorm frequency in certain parts of New Mexico during the summer months of June through August is among the highest in the nation. On July 8, 2006, a sudden storm dropped at least 1.6 inches of rain on the City of Truth or Consequences (Sierra County Sentinel, July 12, 2006). Fierce wind during that storm disrupted electrical service in the county. Based on National Climatic Center Data, severe thunderstorms and torrential rains have been witnessed and recorded from 1995 to the present in the City of Truth or Consequences. Frequency ranges from one to three years and occurs during summer months. Based on this climactic data, there is a 100% probability of a flash flood somewhere in Sierra County every year. The total property damage associated with the recorded flood events amounted to \$2.335 million.

Dam Failure

The Elephant Butte Dam is located on the Rio Grande near Truth or Consequences in Sierra County. The dam was built in 1912 and is operated by the U.S. Bureau of Reclamation. It is rated as a High Hazard Dam, meaning that if it were to breach, it could cause damages over 175 miles away in Texas and Mexico. There are response levels in place to adequately respond to potential dam failure situations. According to the Sierra County Disaster Mitigation Plan, there is less than a 1% chance of dam inundation due to the decade long drought impacting the entire State of New Mexico. Additionally, there have been no occurrences of dam inundation from Elephant Butte Dam.

9.4 NATIONAL HAZARD PREVENTION PROGRAMS

Firewise Communities

Firewise is a NEPA program that encourages local solutions for safety by involving homeowners in taking individual responsibility for preparing their homes from the risk of wildfire. The program also encourages neighbors to work together and take action to prevent losses. Currently, there are no Firewise communities within Truth or Consequences. However, several can be found throughout the State including the Village of Ruidoso, which has been recognized as a Firewise community since 2003. Criteria for joining the Firewise program include obtaining a wildfire risk assessment from the State's forestry agency, forming a committee, creating an action plan based on the assessment, conducting a Firewise Day event, and investing a minimum of \$2 per capita in local Firewise actions for the year. In order to maintain the recognition status over time, a community must continue to conduct annual Firewise Day events and document their local investments.

StormReady Program

StormReady is the National Weather Service's program that started in 1999 to help American communities with the communication and safety skills needed to save lives and property before and during a hazardous weather event. There are recognition criterion related to weather disaster preparedness that determine the successful participation of a community in the StormReady Program. These include communication, National Weather Service information reception, hydrometeorological monitoring, local warning dissemination, community preparedness, and administrative duties.

9.5 ACTION SUMMARY

The following is a summary of the actions contained in the 2012 Sierra County Disaster Mitigation Plan.

County-wide and Individual Community Action Items

Action items were provided as part of the Disaster Mitigation Plan for Sierra County and specific to the City of Truth or Consequences. The following touches on some of these action items. For more detailed information, see the Sierra County Disaster Mitigation Plan.

Through local news venues, local government officials, and subject matter specialists, the Plan calls for educating the public on potential local hazards, such as flooding, dam failure, thunderstorms, high winds, winter storms, wildfire, and ways to prepare for emergencies. Furthermore, the Plan calls on the Sierra County Emergency Manager to facilitate the StormReady as well as the Firewise Community programs. In previous winter storms, the Civic Center (located on 400 W. 4th Street) has been utilized as a shelter. In the event of a power loss, Civic Center does not have a generator as a backup to the loss of electricity. Therefore, the Plan calls for heating and cooling station generators at Civic Center and other locations.

9.6 HAZARD MITIGATION GOALS, OBJECTIVES, and IMPLEMENTATION STRATEGIES

The following goals, objectives, and implementation strategies are based on the County's Hazard Mitigation Plan and are intended to reduce or eliminate the damage potential posed by the hazards discussed in this section. The goals, objectives, and implementation strategies are a combination of local government and county-wide actions. The county-wide actions require the cooperation of multiple agencies and jurisdictions.

Hazard Mitigation Goal 1: Make the City of Truth or Consequences less vulnerable to hazards and reduce the number of injuries and damages from hazards.

Objective 1.1: To prevent and protect the City of Truth or Consequences from future flooding caused by dam failure and storm events.

Objective 1.2: To better prepare for the effects of extreme weather such as thunderstorms and winter storms.

Objective 1.3: To reduce the risks of wildland fires to the City of Truth or Consequences properties and residents.

Hazard Mitigation Implementation Strategy 1.1: Educate the public (especially children) on potential local hazards, such as flooding, dam failure, thunderstorms, high winds, winter storms, and wildfire, and ways to prepare for emergencies.

Hazard Mitigation Implementation Strategy 1.2: Implement StormReady program to better prepare for and mitigate effects of extreme weather-related events, such as thunderstorms and winter storms, in Truth or Consequences.

Hazard Mitigation Implementation Strategy 1.3: Meet the criteria for becoming a Firewise Community. This will allow the community to connect with experts and continue to learn about fire and find resources to accomplish Firewise actions.

Hazard Mitigation Implementation Strategy 1.4: Provide heating and cooling station generators for power loss during a storm.

Hazard Mitigation Implementation Strategy 1.5: Collaborate with the Elephant Butte Irrigation District (EBID) and the Federal Emergency Management Agency (FEMA) to develop a Flood Hazard Mitigation Plan that outlines flood control projects, establishes priorities, and identifies potential funding sources.

10.1 OVERVIEW

The Comprehensive Plan is intended to be a living document that is referenced during decision making by the City Commission regarding community investment, capital expenditures for infrastructure and community services, land use planning and growth, etc. It should be reviewed on an annual basis and updated every five years to ensure that it stays relevant and useful.

10.2 IMPLEMENTATION PROCESS

Each planning element contained in the Comprehensive Plan identifies implementation strategies, which are intended to assist the City Commission by providing a logical pathway towards realizing the community's goals and vision for the future. The Implementation element contains a list of the implementation strategies categorized by plan element and provides projected time frames for completion. The time frames for implementing the strategies include short, mid, and long-term, as well as on-going. Objectives for implementation of the Comprehensive Plan include:

- Identifying the primary responsible party for implementing the strategies contained in the Plan. While most of the responsibility for implementation falls to the City of Truth or Consequences, the Plan also promotes the City engaging in strategic partnerships with other entities to accomplish the tasks.
- Linking the City's ICIP to implementation strategies contained in the Plan.
- Basing future grant applications on implementation strategies contained in the Plan.
- Appointing either a subcommittee of the City Commission or the Planning and Zoning Commission to oversee implementation of the Plan. Specific tasks in overseeing implementation include:
 - ▶ Development of criteria for determining whether implementation strategies have been or are being met;
 - ▶ Preparation and presentation of progress reports to the City Commission on implementation of the Plan, including project milestones and needs for revisions;
 - ▶ Monitoring of changed conditions in the community, which could impact the Plan and/or require revisions;
 - ▶ Recommendations for revisions and amendments to the Plan as needed;
 - ▶ Staying abreast of funding sources and programs that could be utilized for implementation of capital improvements;

Implementation

- ▶ Monitoring state legislation and plans in order to ensure consistency with state policy and programs; and
- ▶ Representing the City of Truth or Consequences in regional land use, water, infrastructure, and transportation planning efforts.

10.3 UPDATING THE COMPREHENSIVE PLAN

The Community Development Block Grant (CDBG) comprehensive planning process administered by the State of New Mexico, Department of Finance and Administration, requires communities to update their plans every five years. In addition to scheduling these major updates, there are other items contained in the Comprehensive Plan that should be reviewed on an annual basis, and potentially require an update if there are significant changed conditions. Those items include:

Changes in Population, Employment, and Housing Characteristics

New data comes out every 10 years from the U.S. Census Bureau and estimates are prepared by the American Community Survey annually. Data that should be reviewed includes:

- Population characteristics growth rates, age distribution, median age, etc.
- Economic indicators such as employment and unemployment, income levels, poverty, etc.
- Housing conditions, homeownership versus rentals, household size, etc.

Implementation Review

The City should keep track of implementation strategies that have been accomplished and/or what is planned. Regular reports should be given to the City Commission on implementation of the Comprehensive Plan. A focus should be paid to those items that have not been implemented on a timely basis or what is or what is not working in the Plan.

Implementation Tables

The following tables provide a list of implementation strategies organized by Plan element, and are supplemented by projected time frames for completion. Ultimately, implementation of the strategies depends on available funding, staff time, and the ability of the City to enter into and sustain partnerships. For more detail on each of the implementation strategies, refer back to the specific Plan element.

LAND USE IMPLEMENTATION STRATEGIES - PAGES 35-37*

Implementation Strategy	On-going	2015-2016	2017-2020	2020 & Beyond
Strategy 1.1: Develop incentives that encourage infill development, including but not limited to, reductions or waivers in impact fees, density increases, reduction in required minimum building sizes, vertical mixed use in the Downtown area, etc.		✓		
Strategy 1.2: Inventory and encourage redevelopment of City-owned vacant properties, with a focus towards affordable housing.		✓		
Strategy 2.1: Through the recently adopted Nuisance Ordinance, follow procedures in citing those properties, structures, and vehicles determined to be a nuisance to the community, and placing liens where necessary.	✓			
Strategy 2.2: Create new community gateways that include signage and landscaping that welcome visitors to the community and to the Downtown area.		✓		
Strategy 2.3: Expand the plant materials list contained in the Zoning Code to include additional species that are adapted to the local climate and can be used for commercial and residential applications. The plant materials list will be made available to the general public on the City's web site and at City Hall.		✓		
Strategy 2.4: Continue to participate in New Mexico Clean and Beautiful grant program. Continue to sponsor and support community organizations and volunteers, including youth, to participate in clean-up activities.	✓			
Strategy 3.1: Develop an inventory of properties that would be suitable for industrial and manufacturing uses. Criteria should include, but not be limited to, access from the major street network, adjacency to other similarly intense land uses or adequately buffered from residential areas, access to municipal utility systems, and environmental conditions and carrying capacity.	✓			
Strategy 3.2: In coordination with property owners, amend the Zoning Map to include additional areas suitable for industrial and manufacturing uses where City infrastructure (water, sanitary sewer, electricity) is currently available or can be extended without an undue cost burden. The amendment will also include a rezone of the property along the Rio Grande that is currently zoned M-1 to a less intense zone category.	✓			
Strategy 4.1: Work with MainStreet Truth or Consequences and the New Mexico Historic Preservation Department on the development of an educational program designed to promote the benefits of the Historic District to property owners.		✓		
Strategy 4.2: Promote the use of the New Mexico State Tax Credit for Registered Cultural Properties and the Historic Preservation Loan Fund to encourage the rehabilitation of historic buildings within the Hot Springs Bathhouse and Commercial Historic District.		✓		
Strategy 4.3: Co-sponsor community events within the Downtown District with Main-Street Truth or Consequences.	✓			
Strategy 4.4: Create a Downtown zoning district that provide development standards that are in keeping with the existing character, including setbacks that allow buildings to be built to the sidewalk, require less on-site parking, and allow for vertical mixed use with residential on the second story and above and commercial on the ground story.				
Strategy 5.1: Initiate and participate in annual meetings with the Village of Williamsburg, City of Elephant Butte, and Sierra County regarding land use, growth, and development issues.	✓			
Strategy 5.2: Work with Sierra County to determine the feasibility of adopting an extraterritorial zone in order to ensure zoning and new development adjacent to the municipal boundaries (within the unincorporated area of Sierra County) is compatible with the City's interest in protecting the public health, safety, and welfare.			✓	

*Refer to the Land Use element for goals and objectives, and more detail on the implementation strategies.

Implementation

ECONOMIC DEVELOPMENT IMPLEMENTATION STRATEGIES - PAGES 50-54*				
Implementation Strategy	On-going	2015-2016	2017-2020	2020 & Beyond
Strategy 1.1: Work with the Chamber of Commerce on developing and promoting a "Support Local Business" program to help retain and grow existing businesses in Truth or Consequences.		✓		
Strategy 1.2: Amend the City's LEDA Ordinance to add "artist and artisan" related businesses to the Targeted Business Criteria for Eligibility and to encourage projects within the Downtown / Metropolitan Redevelopment Area.		✓		
Strategy 1.3: Participate in and represent the interests of Truth or Consequences in all regional economic development initiatives for Sierra County and New Mexico.	✓			
Strategy 1.4: Ensure there is an adequate supply of land that is appropriately zoned and serviceable with municipal utilities for location of new industries.		✓		
Strategy 2.1: Assemble detailed information related to community assets, land availability, infrastructure, and incentives for economic development in order to encourage new investment and job creation. Make this information available on-line and on social media.			✓	
Strategy 2.2: Encourage and support the Gardner Learning Center (Western New Mexico University) in developing workforce training programs related to new and existing business clusters (e.g., art-related employment, tourism and hospitality, food service, alternative energies, aerospace, etc.).	✓			
Strategy 2.3: Provide information to companies looking to expand or relocate to Truth or Consequences on the State of New Mexico incentives including the Job Training Incentive Program (JTIP).		✓		
Strategy 3.1: Prioritize capital improvement projects identified in the City of Truth or Consequences Downtown Master Plan and incorporate these projects into the City's capital outlay program.		✓		
Strategy 3.2: In collaboration with the Chamber of Commerce, MainStreet Truth or Consequences, Sierra County, and the New Mexico Tourism Department (i.e., New Mexico True Campaign), develop a targeted marketing and community branding program (see section for more detail).	✓			
Strategy 3.3: Allocate a larger portion of the lodgers' tax towards advertising for Downtown Truth or Consequences.		✓		
Strategy 3.4: Encourage new sit down restaurants, retail businesses, and entertainment venues to rehabilitate and locate in existing vacant commercial buildings within the Downtown District.	✓			
Strategy 3.5: Disseminate information on the hospitality services associate degree programs (i.e., Food and Beverage / Culinary Arts and Lodging and Tourism) at Doña Ana Community College.	✓			
Strategy 3.6: Work with the Chamber of Commerce and MainStreet Truth or Consequences on educating business owners on the importance of keeping regular hours.	✓			
Strategy 3.7: Work with MainStreet Truth or Consequences on providing information regarding existing loan programs, tax incentives, and funding sources for rehabilitation of historic structures and commercial storefronts.		✓		
Strategy 3.8: Investigate the feasibility of creating a joint City / County office as an anchor building that complements the existing architectural style within the Downtown area.			✓	
Strategy 4.1: Disseminate information on New Mexico organizations that provide loans and lines of credit to small businesses, business start-ups, and non-profit organizations (i.e., The Loan Fund, WESST, and ACCION).	✓			
Strategy 4.2: Determine the feasibility for establishing a community greenhouse at the 4th Street Community Garden to expand the growing season.			✓	
Strategy 4.3: Coordinate with the Bountiful Alliance on promoting and advertising the Sierra County Farmers' Market at Ralph Edwards Park.	✓			
Strategy 5.1: In collaboration with the Sierra County Arts Council, MainStreet Truth or Consequences, City Arts Advisory Board, and other interested organizations, investigate the feasibility of creating an arts center / gathering space for visual arts, art classes, and artist studios.		✓		
Strategy 5.2: Coordinate with Truth or Consequences Municipal Schools on promoting arts education and highlighting career opportunities in the creative arts to high school students.	✓			
Strategy 5.3: Expand the City's public art program and adopt a % for the Arts (Capital Improvement) Ordinance.			✓	

*Refer to the Economic Development Element for goals and objectives, and more detail on the implementation strategies.

COMMUNITY SERVICES IMPLEMENTATION STRATEGIES - PAGES 66-69*				
Implementation Strategy	On-going	2015-2016	2017-2020	2020 & Beyond
Strategy 1.1: Community Services Implementation Strategy 1.1: Create and implement a Parks and Recreation Master Plan (see <i>Community Services</i> section for more detail on this strategy).			✓	
Strategy 1.2: Plan for and implement systematic improvements to parks and recreation facilities.			✓	
Strategy 1.3: Acquire land for the purpose of developing new neighborhood parks that include a children's playground, benches, picnic tables, family community center, etc.			✓	
Strategy 1.4: Work with the Bureau of Reclamation to determine the feasibility of installing access ramps for rafting, canoeing, kayaking on the Rio Grande from Ralph Edwards Park and Rotary Park.		✓		
Strategy 2.1: Continue to support and work with the Healing Waters Trail Partnership, and pursue available funding for completing the trail network and associated amenities.	✓			
Strategy 3.1: Coordinate with Ben Archer Health Center and Sierra Vista Hospital on disseminating information to the general public on available community health services.	✓			
Strategy 3.2: Promote the University of New Mexico's medical school mentorship program, which recruits high school seniors from rural New Mexico towns that show a proclivity and passion for the health sciences into its School of Medicine to train them to be physicians that will practice in Sierra County.	✓			
Strategy 3.3: Ensure that branding and marketing for Truth or Consequences highlights the City's reputation as a community for the healing arts and alternative medicine.	✓			
Strategy 4.1: Support on-going training and certification for all current and future City police officers and volunteer firefighters.	✓			
Strategy 4.2: Hire five additional police officers and reinstate the canine unit.			✓	
Strategy 4.3: Develop a Public Safety Strategic Capital Plan that includes, but is not limited to replacing the current fleet of squad cars; installation of security cameras at the current police station; and relocating the police station to a larger, more suitable building that includes a larger evidence room.		✓		
Strategy 5.1: Pursue funding to expand the existing Truth or Consequences Public Library, hire additional staff, and expand programming geared towards children and youth.			✓	
Strategy 5.2: Provide greater access for youth, adults, and seniors to computers and the internet at community facilities, including the Kenneth James Senior Center, Lee Belle Johnson Senior Recreation Center, and/or the Truth or Consequences Public Library.		✓		
Strategy 5.3: Pursue the joint use of school facilities during non-school hours through a Memorandum of Understanding between the City of Truth or Consequences and Truth or Consequences Municipal Schools.		✓		

*Refer to the *Community Services Element* for goals and objectives, and more detail on the implementation strategies.

Implementation

INFRASTRUCTURE IMPLEMENTATION STRATEGIES - PAGES 84-89*				
Implementation Strategy	On-going	2015-2016	2017-2020	2020 & Beyond
Strategy 1.1: On an on-going basis, collect information on the existing water system in order to develop a functional database.	✓			
Strategy 1.2: Prepare a 5-year Water Infrastructure Improvement Plan. The Water Infrastructure Improvement Plan will detail needed improvements, replacements, expansions, etc., and will be reviewed on an annual basis as funding becomes available and projects are completed. The Water Infrastructure Improvement Plan shall be coordinated with the City's capital outlay program and any other available funding sources.			✓	
Strategy 1.3: Improve the existing water system in order to generate more fire flow by looping and properly sizing water lines, where possible.				✓
Strategy 1.4: Utilize the Water Asset Management Plan for guidance on replacing and/or upgrading the water system.	✓			
Strategy 1.5: Work with other municipalities on encouraging the retention of water rights in the region in order to conserve regional underground water and allowing ground water to remain in situ.	✓			
Strategy 1.6: Enforce Municipal Code Section 15-20 F (water rights transfers from subdividers to the City).	✓			
Strategy 2.1: Create a Drought Management Plan, in coordination with the Village of Williamsburg (see <i>Infrastructure</i> section for more detail on this strategy).				✓
Strategy 2.2: Develop a Water Conservation Program for all construction taking place within City limits. The program should be developed in coordination with representatives from the local construction industry, include the use of recycled water for construction activities, and set a rate schedule for the use of recycled water in construction activities.			✓	
Strategy 2.3: Work with the hospitality industry on developing water conservation initiatives.			✓	
Strategy 2.4: Implement a Water Loss Control Program consisting of three major steps, including a water audit; an intervention process; and evaluation.				✓
Strategy 2.5: Implement a customer meter replacement program for domestic and landscaping purposes to improve the accuracy of the reading and billing processes. The new meters shall be selected based in their availability to be improved in the future to an Automatic Meter Reading System (AMR).	✓			
Strategy 3.1: Evaluate the conditions of the existing geothermal wells not in production. This evaluation will help guide the City in replacing and/or upgrading the existing wells system, and will consider all environmental and hydro-geological conditions of the well and surrounding areas.		✓		
Strategy 4.1: Implement the 2012 Preliminary Engineering Report for Waste Water Treatment Plan renovations. On an on-going basis, collect information on the existing wastewater system for the purpose of developing a functional database.	✓			
Strategy 4.2: Complete the 5-year Wastewater Infrastructure Improvement Plan. The Wastewater Infrastructure Improvement Plan will detail needed improvements, replacements, expansions, etc., and will be updated on an annual basis as funding becomes available and projects are completed. The Wastewater Infrastructure Improvement Plan shall be coordinated with the City's capital outlay program and any other available funding sources.		✓		
Strategy 4.3: Service old or damaged sewer lines to prevent infiltration. The sewer lines that are affected by the Rio Grande water table shall be a high priority.		✓		
Strategy 4.4: Replace or rehabilitate old manholes in the system to prevent infiltration.				✓
Strategy 4.5: Consider the use of trenchless sewer rehabilitation technologies.		✓		

Implementation

Strategy 5.1: Prepare a Drainage Master Plan that includes, but is not limited to, identifying drainage issues, corrective actions, and priorities that would correct the areas of concern related to drainage, with particular attention paid to the Downtown flooding issues. A combination of retention, detention, water harvesting and percolation methods shall be implemented as the main objective of the Master Drainage Plan.		✓		
Strategy 5.2: Implement a policy to require on site drainage retention for all new developments or when existing sites are improved and to encourage existing areas to implement on-site drainage and water harvesting.		✓		
Strategy 6.1: Pursue options for the use of renewable energy alternatives, which include solar panels, windmills, and/or geothermal sources of energy.	✓			
Strategy 6.2: Start construction of the 1.5 megawatt AC solar farm in 2014, as per the agreement with Sierra Electric Cooperative Inc.		✓		
Strategy 6.3: Evaluate the feasibility of requiring new or upgraded utility lines to be buried underground within City limits.			✓	
Strategy 7.1: Initiate the formation of a telecommunications planning committee comprised of City staff, representatives from active telecommunication providers in the region, and the general public. The committee will provide a forum to communicate the community's existing and future needs to industry officials, and for the industry officials to describe upcoming technology, marketplace considerations, and funding issues.		✓		

*Refer to the Infrastructure element for goals and objectives, and more detail on the implementation strategies.

Implementation

TRANSPORTATION IMPLEMENTATION STRATEGIES - PAGES 98-100*				
Implementation Strategy	On-going	2015-2016	2017-2020	2020 & Beyond
Strategy 1.1: Prepare a Street Paving Plan that prioritizes which streets will be paved or rehabilitated, with particular focus on existing unpaved streets and major streets, and coordinate with the City's capital outlay program and ICIP.		✓		
Strategy 1.2: Develop a preventative street maintenance schedule to ensure streets are adequately maintained and to increase the lifespan of asphalt paving through regular crack sealing, seal coating, patching, hot mixed asphalt over cold milling, etc.	✓			
Strategy 1.3: Initiate a transportation study for the land north of the Interstate and near the Municipal Airport. The purpose of the study will be to identify additional access points and/or transportation improvements to the area that would be necessary to accommodate future development.				✓
Strategy 2.1: Participate in a Regional Transportation Plan, in conjunction with the Village of Williamsburg, City of Elephant Butte, Sierra County, and the South Central Council of Governments, that addresses transportation issues that impact all of the communities within Sierra County. This may include, but not be limited to, road improvements to principal arterials shared by all the communities (e.g., Broadway Avenue), improving access to the area, expanding multi-modal systems, and addressing the transportation needs of seniors, low income residents, and other groups that do not have adequate access to transportation.	✓			
Strategy 2.2: Pursue and coordinate funding requests with other municipalities within Sierra County for improvements to the regional transportation system.	✓			
Strategy 2.3: In conjunction with the U.S. Bureau of Reclamation and the U.S. Army Corps of Engineers, determine the feasibility of constructing a bridge across Rio Grande in the vicinity of Austin Avenue or South Riverside Drive in order to provide access to the area south of the Rio Grande.			✓	
Strategy 3.1: Pursue funding and implementation of projects to increase pedestrian safety and improve the pedestrian and bicycling experience through sidewalk improvements, bicycle lanes and bicycle facilities, additional street furnishings and crosswalks, lighting improvements, traffic calming measures, and ADA accessibility along the I-25 Business Loop (including Downtown), Third Street, NM 181, and all major collector streets.	✓			
Strategy 3.2: Work with the NMDOT Safe Routes to School program to identify existing potential bike/walk routes.		✓		
Strategy 3.3: Participate in regional planning for a community trail system within and outside municipal limits that connects neighborhoods, schools, Downtown commercial district within the City of Truth or Consequences and to the Village of Williamsburg and City of Elephant Butte.		✓		
Strategy 4.1: Develop an Airport Infrastructure Plan that phases the availability and improvement of wastewater, water, and electric utilities.			✓	
Strategy 4.2: Complete a Terminal Area Plan that evaluates existing facilities in the immediate area of the existing terminal, makes recommendations for improvements to accommodate future development, and identifies implementation steps for expansion of facilities at the Municipal Airport.		✓		
Strategy 4.3: Complete an Airport Business Plan that examines current and historical airport revenues and expenditures, forecasts future financial outcomes, and benchmarks the Municipal Airport against similar facilities.		✓		

*Refer to the Transportation element for goals and objectives, and more detail on the implementation strategies.

HOUSING IMPLEMENTATION STRATEGIES - PAGES 105-106*

Implementation Strategy	On-going	2015-2016	2017-2020	2020 & Beyond
Strategy 1.1: Waive or reduce impact fees and utility hook-up fees for affordable housing projects that meet the goals of the City of Truth or Consequences Affordable Housing Plan.	✓			
Strategy 1.2: Identify City-owned land that would be suitable for donation or selling at a reduced cost for affordable housing projects.		✓		
Strategy 2.1: Coordinate with the New Mexico Mortgage Finance Authority and qualified organizations, such as the Southwestern Regional Housing and Community Development Corporation, to apply for HOME Investment Partnership Program grants, USDA Rural Development rural repair and rehabilitation loans, and Section 504 grants, for rehabilitation of housing for income qualified homeowners and elderly persons (aged 62 or greater).	✓			
Strategy 2.2: Obtain and provide information regarding rehabilitation and weatherization programs available to the City through the New Mexico Mortgage Finance Authority.	✓			
Strategy 3.1: Determine the feasibility of adopting a green building ordinance that addresses lot selection, design, and construction; construction materials and waste; minimum efficiency standards; indoor and outdoor water use; etc.			✓	
Strategy 3.2: Provide information regarding Build Green NM to home builders and contractors.	✓			
Strategy 3.3: Amend the Zoning Code and Subdivision Ordinance to address the following: reducing minimum lot sizes and minimum setbacks in residential zones; allowing vertical mixed use and special setbacks for residential use in the Downtown area; reducing the minimum dwelling unit size in the RR-1 and C-1 zones from 800 square feet to 550 square feet; and reducing the right-of-way widths and pavement section requirements for local residential streets in order to reduce development costs.		✓		

*Refer to the Housing element for goals and objectives, and more detail on the implementation strategies. Also reference the City of Truth or Consequences Affordable Housing Plan.

HAZARD MITIGATION IMPLEMENTATION STRATEGIES - PAGES 110*

Implementation Strategy	On-going	2015-2016	2017-2020	2020 & Beyond
Strategy 1.1: Educate the public (especially children) on potential local hazards, such as flooding, dam failure, thunderstorms, high winds, winter storms, and wildfire, and ways to prepare for emergencies.	✓			
Strategy 1.2: Implement StormReady program to better prepare for and mitigate effects of extreme weather-related events, such as thunderstorms and winter storms, in Truth or Consequences.		✓		
Strategy 1.3: Meet the criteria for becoming a Firewise Community. This will allow the community to connect with experts and continue to learn about fire and find resources to accomplish Firewise actions.		✓		
Strategy 1.4: Provide heating and cooling station generators for power loss during a storm.			✓	
Strategy 1.5: Collaborate with the Elephant Butte Irrigation District (EBID) and the Federal Emergency Management Agency (FEMA) to develop a Flood Hazard Mitigation Plan that outlines flood control projects, establishes priorities, and identifies potential funding sources.		✓		

*Refer to the Hazard Mitigation element for goals and objectives, and more detail on the implementation strategies.

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GLOSSARY OF TERMS

Access: A way or means of approach to provide vehicular or pedestrian physical entrance into a property.

Accessory Building or Use: A subordinate, non-dwelling, building or use, the use of which is incidental to and customarily found in connection with the principle building or use and located on the same lot with the principle building or use. An accessory use shall not exceed one-fourth (1/4) of the use or area of the main business or building.

Accessory Dwelling Unit: A subordinate dwelling, the use of which is incidental to the principle dwelling or commercial structure or use, and located on the same lot with the principle dwelling structure or use. An accessory dwelling unit shall not exceed one-fourth (1/4) of the livable area of the main dwelling, structure, or use.

Acre: A measure of land containing 43,560 square feet.

Affordable Housing: Defined by the U.S. Department of Housing and Urban Development as rental or ownership housing whose monthly cost burden represents no more than 30% of the gross income of a low to moderate income of an individual or a family and no more than 80% of the median income of an individual or a family.

Annexation: The process that a municipality undertakes to incorporate new territories into its existing boundaries.

Buffering: The use of walls, thick shrubbery, or similar material to minimize the potentially adverse impact of one land use on another.

Certified Communities Initiative (CCI): Developed by the New Mexico Economic Development Department, the program assists New Mexico communities in efforts to create jobs, retain and expand businesses, and facilitate economic growth.

Certified Local Government (CLG): A public/private partnership program operated through the National Park Service and the Historic Preservation Divisions, whereby communities become certified by institutionalizing historic preservation through local ordinances and receive grants to support historic preservation activities.

Cluster Housing: A development option that allows housing to be placed on smaller lots than is typically allowed under conventional zoning and grouped together in order to dedicate other parts of the property as common open space.

Glossary

Conditional Use: A use that is considered compatible to a permitted use and is described as conditional in specific districts in the City of Truth or Consequences Zoning Code.

Conservation Easements: Conservation easements limit land to specific uses that promote agriculture and protect the property from development. They are voluntary legal agreements between land owners (grantors) and qualified land trusts, conservation organizations, or government agencies (grantees). Grantors agree to use their land for agriculture or open space and not do anything that would promote development on the property. In return, grantors can qualify for certain tax benefits.

Community Facility: A building or structure owned and operated by a governmental agency to provide a service to the public.

Design Standards: A set of guidelines regarding the architectural appearance of a building, or improvement, that governs the alteration, construction, demolition, or relocation of a building or improvement.

Density: The number of dwelling units per acre.

Development: Substantial property improvement and, usually, a change of land use within a site. The act of using land for building, extractive, and/or agricultural purposes.

Development Standards: Standards controlling the size of structures and the relationships of structures and uses to each other and to open areas and lot lines. Development standards include regulations controlling maximum height, minimum lot area, minimum lot frontage, minimum size of yards and setbacks, among others.

Easement: A non-possessing interest held by one person, party, or entity in land of another, whereby, that person is accorded partial use of such land for a specific use and enjoyment of his/her land.

Enterprise Fund: Enterprise funds account for operations that: a) are financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

Extraterritorial Zone (ETZ): Authority granted to certain cities to exercise zoning, subdivision, and planning powers for 1 mile outside the municipal boundaries. The intent is to protect the use of land on the edge of communities

from being encroached on by incompatible activities that might degrade adjoining property or cause a nuisance. The City of Truth or Consequences does not currently have extra-territorial powers in Sierra County.

Fire Flow: The term firefighters use to describe how much water can be delivered by a water system through one or more hydrants to fight a fire at a specific location or to state the optimum amount (standard) of water flow firefighters require for a theoretical fire at a specific location.

Flood Zone: A special flood hazard area as defined by the Federal Emergency Management Agency or by the City of Truth or Consequences.

Floor Area Ratio (FAR): The total floor area of all buildings or structures on a lot divided by the total lot area.

Gallons Per Capita Per Day (gpcd): The total production from wells, including wells that are not part of the municipal water supply, divided by the estimated population served to determine the average number of gallons used per day per person. Per capita water use includes the water used at home, at work and play, plus the process water used by industries, leakage in the delivery system, and water used in schools and other public facilities.

Gateway: An entrance point that heralds the approach of a new landscape and defines the arrival point as a destination.

Gateway Entry Feature: A landscape feature and/or built decorative features located at the entrance to a development.

Geographic Information System (GIS): A computer based system for generating maps comprised of different informational elements such as topographical maps, solid maps, subdivisions, and property lines.

Grandfathering: The legal acceptance of a non-conforming use, which was legal under the applicable zoning in effect prior to adoption by the governing body. This definition excludes any use that was illegal under any applicable law, ordinance, or regulation prior to the enactment of the City of Truth or Consequences Zoning Code.

Gross Floor Area: The sum of the horizontal square footage of all existing, proposed, and phantom stories of a building; may or may not be completely enclosed within the exterior surface of the surrounding exterior walls.

Gross Receipts: The gross amounts realized on the sale or exchange of property, the performance of services, or the use of property or capital (including rents, royalties, interest and dividends) in a transaction which produces business income, in which income or loss is recognized under the Internal Revenue Code.

Glossary

Groundwater: The supply of freshwater under the surface in an aquifer or geologic formation that forms the natural reservoir for potable water.

Historic District: An area which contains, within definable geographic boundaries, properties or buildings that may or may not be landmarks but which contribute to the overall historic character of the designated area.

Historic Preservation: The protection, rehabilitation, and restoration of the districts, sites, buildings, structures, and artifacts, significant in history, architecture, archeology, or culture.

Home Occupation: A business or commercial activity that is considered compatible with residential areas within a district zoned for residential use.

Infrastructure Capital Improvement Program (ICIP): The multi-year scheduling of public physical improvements for the community that is typically prepared five years in advance with a clear priority of what is needed most by the City and includes a cost estimate.

Infill: Directing new development to built-up areas by creating new parcels through lots splits, filling vacant lots, and/or increasing allowed densities.

Infrastructure: The underlying foundation or basic framework of a city, including streets, parks, bridges, sewers, street lights, and other utilities

Land Use: Definitions of what current uses are in place, analyzing land developability, and assessing future requirements for various uses. Definitions of what activities are permitted on a parcel of land.

Light Industry/Industrial: Industry that does not negatively impact the environment, produce noise, or create air pollution and respects water quality.

Lot: A portion of a legally platted subdivision that is shown as a lot, tract, or parcel of land and held in separate ownership, as shown on the record of the County Assessor. A legal lot is a parcel that has been subdivided in accordance with present or past zoning and subdivision requirements.

Manufactured Housing: A single-family dwelling constructed in a factory to the standards of the U.S. Department of Housing and Urban Development (HUD), the National Manufactured Housing Construction and Safety Standards Act of 1974, and the Housing and Urban Development Zone Code II, as amended at the date of the unit's construction, and installed consistent with the Manufactured Housing Act (NMSA 1978, § 60-14-1 et seq.) and with the regulations made pursuant thereto relating to permanent foundations.

Manufactured housing is regulated by the State of New Mexico Manufactured Housing Division.

- A. A single section manufactured home is at least 54 feet by 14 feet and at least seven-hundred fifty-six (756) square feet of heated area.
- B. A multi-section manufactured home is a single-family dwelling with a heated area of at least 36 feet by 24 feet and at least eight-hundred sixty-four (864) square feet.

Medium Density: Land Use pattern characterized by lots sized 10,000 square feet.

Mil: A unit of measurement. For property tax rate measurements, one mil is equal to one dollar per \$1,000 of net taxable value.

Mobile Home: A movable or portable housing structure larger than 40 feet in body length, eight feet in width or eleven feet in overall height, designed for and occupied by no more than one family for living and sleeping purposes, that is not constructed to the standards of the U.S. Department of Housing and Urban Development (HUD), the National Manufactured Housing Construction and Safety Standards Act of 1974, and the Housing and Urban Development Zone Code II, as amended at the date of the unit's construction, or built to the standards of any municipal building code.

Mobile Home Park: A privately owned tract of land at least four acres in size in which mobile homes or mobile home spaces may be rented or leased for residential use; also know as a mobile home court.

Non-Conforming: The use of land or a building, or a portion thereof, which does not conform to the current land use regulations of the zoning district in which it is located.

Nuisance: The use of property or land, which creates unusual, unnecessary, or undue problems or situations for persons in the vicinity that would not have normally occurred otherwise.

Open Space: That area of a lot, tract, or parcel not devoted to any building or structure.

Ordinance: A municipal statute or legislative action adopted by a local government that has the force of law.

Overlay District: Supplemental regulations that have been tailored to a specific area of the City. The regulations are applied in conjunction with a general, or base zone to address specific issues, such as development adjacent to the airport.

Glossary

Potable Water: Potable water is water that is considered safe to drink due to it meeting or exceeding federal and state enforceable limits of specific contaminants.

Plat: A plan or map of a specific land area.

Streetscape: A design term referring to all the elements that constitute the physical makeup of a street and that, as a group, define its character, including building frontage, street paving, street furniture, landscaping, including trees and other plantings, awnings and marquees, signs, and lighting.

Recreation, Active: Leisure time activities, usually of a formal nature and often performed with others, requiring equipment and taking place at prescribed places, sites, and/or fields.

Recreation, Passive: Activities that involve relatively active or less energetic activities, such as walking, sitting, picnicking, card games, chess, checkers, and similar to table games.

Recreational Vehicle (RV):

- A. Travel trailers, camping trailers, fifth-wheel trailers, and all other vehicles that are constructed to include a chassis, integral wheels and a towing hitch, and are primarily designed or constructed to provide temporary, readily moveable living quarters for recreation, camping, or travel uses.
- B. Pickup campers, either mounted or non-mounted, or any structure designed to be mounted in the bed of a truck and providing living quarters for recreation, camping, or travel uses.
- C. Chassis mount, motor home, mini-motor home or other recreational structures or vehicles constructed integrally with a truck or motor van chassis and incapable of being separated there from, and designed to be used for moveable living quarters for recreational, camping, or travel uses.
- D. Recreational vans or converted and chopped vans or other vehicles which are either initially constructed or converted to contain living quarters for recreational, camping, or travel uses.

Rural Historic Landscapes: A rural historic landscape is a category established by the National Trust for Historic Preservation for designating historic agricultural landscapes, among others. These landscapes, once designated by either State or Federal Historic Registers, may be eligible for tax credits for rehabilitation.

Special Use: A specific land use of unusual character or potentially incompatible in an area and which requires City Commission approval for its use on one specific parcel of land, such use being subject to a particular set of

conditions as approved in accordance with the provisions of the City Zoning Code, and not permitted by right in a zoning district.

Subdivision: The division of land, lot, tract, or parcel into two or more lots, tracts, parcels, plats, or sites, or other divisions of land for the purpose of sale, lease, or development.

Subdivision Ordinance: A legislative statute that regulates the division of lands within a municipality to ensure proper planning and development. Elements of a subdivision ordinance typically include platting procedures, design standards such as lot dimensions, grading and drainage, street layouts, water facilities, sewage, sidewalks, and installation of utilities.

Water Waste: The haphazard, unreasonable, or excessive running or dissipation of potable water.

Zoning: A regulating measure in which the community is divided into districts that contain permissive and conditional uses and regulations governing lot size, building bulk, placement, and other development standards.

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APPENDIX B: FUNDING RESOURCES

This section includes a brief list of federal and state economic, infrastructure development, housing, and rural health resources available to both local governments and people interested in starting a new business, in need of a small business loan, or engaging in historic preservation. Each of these programs require applicants to meet certain qualifications in order to be eligible for funding. Contact information is provided for each program.

GENERAL COMMUNITY DEVELOPMENT

Community Development Revolving Loan Fund

The purpose of this loan program is to assist local governments in attracting industry and economic development through acquisition of real property, construction, and improvement of necessary infrastructure, and other real property investments. The funds are intended to create jobs, stimulate private investment, and promote community revitalization. All incorporated municipalities and counties are eligible. Loans are limited to \$250,000 per project and repayment is not to exceed 10 years. The political subdivision must pledge gross receipts tax to repay the loan. Local governments can obtain a request forms and technical assistance from the New Mexico Economic Development Department.

Contact: New Mexico Economic Development Department
Joseph M. Montoya Building
1100 St. Francis Drive
Santa Fe, NM 87505
Phone: (505) 827-0382
Website: www.gonm.biz/businessassistance/Financial_Assistance.aspx

Cooperative Agreements Program (COOP) Local Government Road Fund

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

Contact: NMDOT, Maintenance Section
1120 Cerrillos Road
P.O. Box 1149
Santa Fe, NM 87504-1149
Phone: (505) 827-5498
Website: www.nmshtd.state.nm.us/

Local Government Planning Fund

Created in 2002, the fund provides up-front capital necessary to allow for proper planning of vital water and wastewater projects. The 2005 Legislature (HB 304, Sandoval) broadened project eligibility to include master plans, conservation plans and economic development plans and to allow NMFA to “forgive” the loan if the entity finances the project through NMFA. To date, NMFA has made 34 grants totaling \$737,900 and has approved an additional 14 projects totaling \$304,700.

Contact: New Mexico Finance Authority
Phone: (505) 992-9635
Toll Free: (877) ASK-NMFA
Email: frontdesk@nmfa.net

Municipal Arterial Program (MAP) Local Government Road Fund

This program assists municipalities construct and reconstruct streets which are principal extensions of the rural highway system and other streets which qualify under New Mexico Department of Transportation (NMDOT) criteria. Municipalities are required to contribute 25% to the cost of the project. There is no set limit to the amount of awards but the State share typically ranges from \$50,000 to \$1.1 million per project. Complete applications must be received by March 15th for funding to be considered by the fiscal year beginning July 1. Municipalities must submit applications provided by the NMDOT Transportation Planning Division.

Contact: Engineer Maintenance Section
New Mexico Department of Transportation
1120 Cerrillos Road
PO Box 1149
Santa Fe, NM 87504-1149
Phone: (505) 827-5498
Website: www.nmshtd.state.nm.us

Public Project Revolving Fund (PPRF)

The Public Project Revolving Fund (PPRF) offers many examples of NMFA's investment of time, expertise, and capital. The PPRF has provided the means for unusual projects to receive financing. The PPRF is being looked at to provide an increasing array of public projects. Many of these projects have less proven revenue streams but do not have other viable sources of financing. Created in 1994, the PPRF program assists a wide range of public credits in accessing the capital markets with advantage of offering to all borrowers (regardless of their credit worthiness) fixed 'AAA' - insured interest rates. As of June 30, 2005, the NMFA had made 451 loans totaling \$628 million.

Contact: New Mexico Finance Authority
Phone: (505) 992-9635
Toll Free: (877) ASK-NMFA
Email: frontdesk@nmfa.net

Small Cities Community Development Block Grant Program (CDBG)

This program is administered by the State of New Mexico through the Local Government Division of the Department of Finance and Administration for communities with populations under 50,000. Funds can be applied towards planning projects, economic development activities, emergency activities, construction or improvement of public buildings, and rehabilitation or repair of housing units. CDBG funds can be used for towns engaged in downtown revitalization including redevelopment of streets and fund facade improvement programs. There is a \$500,000 grant limit per applicant (\$50,000 maximum for planning efforts) and a 5% cash match by the applicant is required. Applicants may apply for funding assistance under the following categories:

- Community infrastructure
- Public facility capital outlay
- Emergency
- Planning
- Housing
- Economic development
- Colonias

Contact: State of New Mexico
Local Government Division
131 S. Capitol
Bataan Memorial Bldg., Suite 201
Santa Fe, NM 87503
Phone: (505) 827-8053
Website: http://nmdfa.state.nm.us/CDBG_Information_1.aspx

USDA Rural Development Programs

The USDA provides assistance to rural communities including loan and grant programs that address small businesses and rural businesses, rural housing, rural community facilities, and rural utilities. Provides loan programs such as the B&I Loan (similar to an SBA 7A but can be made for higher amounts) and also grant programs. USDA rural development grants can be made directly to small businesses that are accomplishing innovative economic development work or energy efficiency installations, but must flow through a non-profit or local government intermediary. Assistance is available in the following areas.

Rural Business and Cooperative Services provides the following assistance programs:

- Business and Industry Direct Loans (B&I Direct)
- Business and Industry Guaranteed Loans (B&I Guar)
- Intermediary Relending Program (IRP)
- Rural Business Enterprise Grants (RBEG)
- Rural Business Opportunity Grants (RBOG)
- Rural Economic Development Loans (REDL)
- Rural Economic Development Grants (REDG)

The Rural Housing Service/Community Services provides the following assistance programs:

- Guaranteed Home Ownership Loan
- Home Improvement Loans and Grants
- Self-Help Housing
- Rural Rental Housing Loans (RRH)
- Guaranteed Rural Rental Housing Program (538 GRRHP)
- Farm Labor Housing
- Housing Preservation Grant (HPG)
- Community Facility Loans and Grants
- Fire and Rescue Loans

The Rural Utilities Service provides the following assistance programs:

- Community Facility Program
- Telecommunications Loan Program
- Distance Learning and Telemedicine Loan and Grant Program
- Electric Loan Program
- Solid Waste Management Grants
- Technical Assistance and Training Grants

Information on these assistance programs is available through the State USDA Rural Development office:

Contact: USDA Rural Development New Mexico Office
6200 Jefferson NE
Albuquerque, NM 87109
Phone: (505) 761-4950
TTY: (505) 761-4938
Website: <http://www.rurdev.usda.gov/nm/>
Rural Housing Services - Phone: (505) 761-4944
Rural Business Services - Phone: (505) 761-4953
Rural Utility Services - Phone: (505) 761-4955
Office of Community Development - Phone: (505) 761-4951

U.S. Environmental Protection Agency (EPA) Brownfields Program

The EPA's Brownfields Program provides direct funding for brownfields assessment, cleanup, revolving loans, and environmental job training. To facilitate the leveraging of public resources, EPA's Brownfields Program collaborates with other EPA programs, other federal partners, and state agencies to identify and make available resources that can be used for brownfields activities. In addition to direct brownfields funding, EPA also provides technical information on brownfields financing matters. There are some new grant programs available in 2012.

Contact: US EPA Office of Brownfields and Land Revitalization
Mail Code 5105 T
1200 Pennsylvania Ave. NW

Washington, DC 20460
Phone: (202) 566-2777
Website: www.epa.gov/brownfields/index.htm

U.S. Department of Transportation (DOT)

The DOT provides funding for restoration projects through Transportation Enhancement funds, which are administered through NMDOT through the Surface Transportation Program (STP). The STP program funds construction, improvement, and other transportation-related projects on roads functionally classified Interstate, Principal Arterial, Minor Arterial, or Major Collector. STP funds are allocated for Transportation Management Areas (metropolitan areas over 200,000), Transportation Enhancement projects, and the Safety Program.

Contact: NMDOT General Office
1120 Cerrillos Road
Santa Fe, NM, 87504-1149
Phone: (505) 827-5100
Website: www.nmshtd.state.nm.us

HEALTH CARE

Office of Rural Health Policy Grants

The Office of Rural Health Policy Grants falls under the Department of Health and Human Services (HHS). There are 14 grant programs, whose availability is contingent upon federal funding each fiscal year. For more than 20 years, HHS has had an Office of Rural Health Policy in the Health Resources and Services Administration (HRSA) to focus on key rural health policy issues and administer targeted rural grant programs. In FY 2010, HRSA invested \$185 million to improve health care in rural America, where access to medical services is often limited. HRSA's rural health grant programs help fund rural hospitals, health centers and local clinics.

Contacts: Office of Rural Health Policy, Health Resources & Services
Administration

5600 Fishers Lane, 5A-05
Rockville, MD 20857
Phone: (301) 443-0835
Website: www.hrsa.gov

Division of Border Health
1301 Young Street, Suite 1014
Dallas, TX 75202
Phone: (214) 767-3171

BUSINESS DEVELOPMENT RESOURCES

Job Training Incentive Program (JTIP)

The Job Training Incentive Program is one of the most valuable incentives offered to new employers in New Mexico, and can be used effectively in recruitment packages. This program reimburses 50 to 70% of employee wages and required travel expenses during an extended training period for new hires for new and expanding companies in New Mexico. The JTIP must be applied for and approved prior to reimbursable wages being paid.

Contact: New Mexico Economic Development Department
Santa Fe, NM
Phone: (505) 827-0323
Website: http://nmed.sks.com/businessassistance/Job_Training_Incentive_Program.aspx

SMART Money Loan Participation Program

The SMART Money Loan Participation Program is a program administered by the New Mexico Finance Authority intended to leverage funds provided by local New Mexico banks for businesses that create quality jobs. The program provides bank participation loans, direct loans, and loan and bond guarantees on behalf of private for-profit and non-profit entities. The program is designed to create greater access to capital for businesses throughout New Mexico, lower the cost for the borrower, and share the risk with the bank creating a benefit to both the bank and borrower. Business loans must result in job creation and economic benefit and carry a minimum of risk.

Contact: New Mexico Finance Authority
207 Shelby Street
Santa Fe, NM 87501
(505) 992-9638
Website: www.nmfa.net/NMFAInternet/NMFA_Web.aspx?ContentID=12

SBA 504 Loan Program

SBA 504 Loan Program is a cooperative loan program between the SBA, a bank, and a certified development corporation. An SBA 504 loan is a participation loan in which the SBA loans money directly to a business in participation with a bank. This loan can only be used for fixed asset financing. The primary benefit to borrowers is that it allows for minimal equity (10%) and it can also serve to extend the term.

Contact: Enchantment Land Certified Development Company
625 Silver Avenue SW, Suite 195
Albuquerque, NM 87102
Phone: (505) 843-9232
Website: www.elcdc.com

SBA 7A Loan Program

SBA 7A Loan Program is the standard SBA loan guarantee program. Up to 80% of a bank loan to a private business can be guaranteed. Banks still accomplish normal due diligence, but may be willing to accept slightly more risk. This program increases the aggregate amount of funds available to small business in the banking system. It can also serve to extend term. Some banks make SBA loans and some choose not to.

Contacts: U.S. Small Business Administration
New Mexico District Office
625 Silver Avenue SW, Suite 320
Albuquerque, NM 87102
Phone: (505) 248-8225
Website: www.sba.gov/nm

Southwest Small Business Development Center
Western New Mexico University
Besse-Forward Global Resource Center
817 West 12th Street
P.O. Box 680, Silver City, NM 88062
Phone: (575) 538-6320
Website: www.nmsbdc.org/silvercity/

The Loan Fund

The Loan Fund provides loans, training, and business consulting to small businesses that do not qualify for a bank loan, but still have a viable need for a loan and the ability to pay it back. This program started out as a micro-lending organization, but can now make loans up to \$200,000 in exceptional circumstances. Loans carry a higher than market rate to compensate for risk.

Contact: The Loan Fund
423 Iron Avenue SW
Albuquerque, NM 87102-3821
(505) 243-3196
Website: www.loanfund.org

ACCION New Mexico

ACCION New Mexico makes loans to small businesses that may not qualify for bank loans, and also provides business support services.

Contact: ACCION New Mexico
20 First Plaza NW, Suite 417
Albuquerque, NM 87102
Phone: (505) 243-8844
Website: www.accionnm.org

New Mexico Manufacturing Extension Partnership

The New Mexico Manufacturing Extension Partnership provides efficiency training, training in lean manufacturing, and ISO 9000 certification (now temporarily suspended) to the state's small and medium sized businesses.

Contact: New Mexico Manufacturing Extension Partnership
4501 Indian School Road NE, Suite 202
Albuquerque, NM 87110
Phone: (505) 262-0921
Website: www.newmexicomep.org

New Mexico Partnership

The New Mexico Partnership is a private, non-profit organization that offers assistance to businesses looking to expand or relocate to New Mexico. It can assist businesses on a variety of business initiatives, including:

- Initiate real estate searches;
- Coordinate site-selection trips;
- Personalize briefings and orientations;
- Assist in evaluating and applying for incentives;
- Facilitate the permitting process;
- Organize strategic meetings with key government and community officials;
- Collaborate on media and public relations; and
- Provide data on key business factors.

Particularly relevant to the Village of Hatch, NM Partnership can assist with aerospace / aviation tax credits, which cover aircraft maintenance and remodeling; aircraft manufacturing; research and development; and space gross receipts deductions. NM Partnership can also assist with agri-business tax credits.

Contact: New Mexico Partnership
110 Second Street SW, Suite 602
Albuquerque, NM 87102
Phone: (505) 247-8500
Website: web.nmsu.edu/~camp/http://nmpartnership.com/NMP_Services.aspx

HOUSING ASSISTANCE

See the City of Truth or Consequences Affordable Housing Plan for a more extensive list of housing funding sources.

New Mexico Mortgage Finance Authority (MFA)

The MFA is a quasi-public entity that provides financing for housing and other related services to low- to moderate-income New Mexicans. There are 37 state and federal programs administered by the MFA that provide financing for housing including low interest mortgage loans and down payment assistance, weatherization, green building and rehabilitation, and tax credit programs. The MFA partners with lenders, realtors, non-profit, local governments, and developers. All state and federal housing programs are administered by the MFA, including Section 8 housing funds and other HUD projects.

Contact: New Mexico Mortgage Finance Authority
344 Fourth St. SW
Albuquerque, NM 87102
Phone: (505) 843-6880
Website: www.nmmfa.org/

HOME Investment Partnership Program Funds

The homeowner rehabilitation program administered by the MFA provides assistance to low-income homeowners who lack the resources to make necessary repairs to their homes. Assistance can be used for reimbursement of costs for rehabilitation, which includes the following: applicable codes, standards or ordinances, rehabilitation standards, essential improvements, energy-related improvements, lead-based paint hazard reduction, accessibility for disabled persons, repair or replacement of major housing systems, incipient repairs and general property improvements of a non-luxury nature, site improvements and utility connections.

MFA relies on non-profits, housing authorities, and local governments to administer the homeowner rehabilitation program. Funds are awarded through an RFP/Application process and proposals are reviewed and evaluated by several committees, and approved by the MFA Board. MFA has also reserved funds for the Reservation Rehabilitation program to provide loans to homeowners on a house-by-house, first-come, first-served basis.

Contact: Southwestern Regional Housing and Community Development Corporation
109 E. Pine, Suite 5 (Morgan Hall)
Deming, NM 88030
Phone: (575) 546-4181
Website: www.swnm.org/

HISTORIC PRESERVATION

National Trust for Historic Preservation

The National Trust for Historic Preservation is a nonprofit organization that provides leadership, education, advocacy, and resources to save America's diverse historic places and revitalize our communities. The National Trust Preservation Fund offers several types of financial assistance to nonprofit organizations, public agencies, for-profit companies, and individuals involved in preservation-related projects. In 2005, the National Trust Preservation Fund provided almost \$17 million in financial assistance and direct investment in cities, towns, and rural areas all over the United States.

Contact: National Trust for Historic Preservation
1785 Massachusetts Ave. NW
Washington, DC 20036-2117
Phone: (202) 588-6000 or (800) 944-6847
Email: info@nthp.org
Website: www.preservationnation.org/

Federal Historic Preservation Tax Incentives Program

This tax incentive program is administered by the National Park Service (NPS), in partnership with the IRS and State Historic Preservation Offices. The NPS must certify all rehabilitation projects of certified historic structures seeking the 20% tax credit. In order for a rehabilitation project to become certified, the NPS must find that the rehabilitation is consistent with the historic character of the property, and where applicable, with the district in which it is located. Abandoned or under-used schools, warehouses, factories, churches, retail stores, apartments, hotels, houses, and offices in many cities have been restored to life in a manner that retains their historic character. The program has also helped to create moderate and low-income housing in historic buildings.

Contact: National Park Service
Technical Preservation Services
1201 "Eye" Street NW, 6th Floor
Washington, DC 20005
Phone: (202) 513-7270
Email: NPS_TPS@nps.gov
Website: www.nps.gov/hps/tps/tax/incentives/

State Tax Credit for Registered Cultural Properties

This program is available to owners of historic structures who accomplish qualified, rehabilitation on a structure or stabilization or protection of an archaeological site. The property must be individually listed in, or contributing to a historic district listed in the State Register of Cultural Properties. The credit is applied against New Mexico income taxes owed in the year the project is completed and the balance may be carried forward for up to four additional years. Maximum in eligible expenses is \$50,000 for a tax credit of \$25,000, unless the project is within a state-approved and certified Arts and Cultural District, in which case the maximum is \$50,000.

There is no minimum project expense. This program has provide accessible and useful for small projects that can include facade improvements.

Contact: Department of Cultural Affairs
New Mexico Historic Preservation Division
Bataan Memorial Building
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
Phone: (505) 827-6320
E-mail: nm.shpo@state.nm.us
Website: www.nmhistoricpreservation.org/

NM Historic Preservation Loan Fund

Below market rate loans are made by New Mexico Historic Preservation Division, in cooperation with commercial banks and preservation organizations, for restoration and rehabilitation of properties listed in the State Register of Cultural Properties and/or the National Register of Historic Places. Low-interest loans can be made for a maximum of \$200,000 for a term of five years or less. Borrowers must agree to: repay the loan and maintain the property as restored, rehabilitated, or repaired for at least seven years; maintain complete and proper financial records regarding the property and make them available to the Division on request; complete the project within two years from the date of the closing of the loan; and provide to the State sufficient collateral security interest in the property.

Contact: New Mexico Historic Preservation Division
Department of Cultural Affairs
Bataan Memorial Building
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
Phone: (505) 827-6320
E-mail: hpdplanning.program@state.nm.us
Website: www.nmhistoricpreservation.org/index.php

MainStreet Revolving Loan Fund

This fund is administered on behalf of New Mexico MainStreet by the Historic Preservation Division of the Department of Cultural Affairs. A low cost, revolving loan fund available to property owners within a MainStreet District that meet certain income eligibility criteria and that were previously denied a loan in the same amount and for the same purpose by two financial lenders. Financial assistance is available for the restoration, rehabilitation, and repair of properties, and can be tapped to upgrade buildings to meet contemporary building and fire codes. The work must be completed within one year from the date of project loan and the loan be repaid within five years. Property owners must maintain the property as restored, rehabilitated, or repaired in no case less five years.

Contact: New Mexico MainStreet Program
Joseph M. Montoya Building

1100 St. Francis Drive
Santa Fe, NM 87505
Phone: (505) 827-0168
Website: <http://nmmainstreet.org/>

U.S. Environmental Protection Agency (EPA)

The EPA, through the Brownfields Program, provides funding for rehabilitating affected historic properties. EPA's Brownfields Program provides direct funding for brownfields assessment, cleanup, revolving loans, and environmental job training. In addition to direct brownfields funding, EPA also provides technical information on brownfields financing matters.

Contact: US EPA Office of Brownfields and Land Revitalization
Mail Code 5105 T
1200 Pennsylvania Ave. NW
Washington, DC 20460
Phone: (202) 566-2777
Website: www.epa.gov/brownfields/index.htm

U.S. Department of Transportation (DOT)

The DOT provides funding for restoration projects through Transportation Enhancement funds, which are administered through NMDOT through the Surface Transportation Program (STP). The STP program funds construction, improvement, and other transportation-related projects on roads functionally classified Interstate, Principal Arterial, Minor Arterial, or Major Collector. STP funds are allocated for Transportation Management Areas (metropolitan areas over 200,000), Transportation Enhancement projects, and the Safety Program.

Contact: NMDOT General Office
1120 Cerrillos Road
Santa Fe, NM, 87504-1149
Phone: (505) 827-5100
Website: www.nmshtd.state.nm.us