

Mountainair Comprehensive Plan

Prepared for:
Town of Mountainair



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MOUNTAINAIR COMPREHENSIVE PLAN

CONTENTS

Introduction.....	4
Chapter 1: Community Vision	5
Meeting with Town Leadership	5
City Council Meeting.....	6
Public Meeting	6
Chapter 2: Community Background	8
Demographic Profile of the Community and Plan Study Area.....	8
Chapter 3: Quality of Life.....	15
What we Heard	20
Quality of Life Goal.....	20
Choices and Recommendations.....	21
Enhance Aesthetics	21
Create Local Activities for Youth	24
Chapter 4: Public Services	26
What We Heard	29
Public Service Goal.....	29
Choices and Recommendations.....	29
Water and Wastewater Improvements	29
Complete Asset Management Plan and Rate Structure analysis.....	30
Expansion of Municipal Staff and Services.....	30
Chapter 5: Transportation	31
What We Heard	35
Transportation Goal	35
Choices and Recommendations.....	35
Prioritization Process	35
Increase Regional Coordination	36
Road Improvements.....	36
Improve Sidewalks Downtown.....	36
Chapter 6: Economic Development.....	37
What We Heard	39
Economic Development Goal.....	39
Choices and Recommendations.....	39
Encourage Local Businesses	39
Create More Tourism	42
Chapter 7: Funding Ideas.....	45

Quality of Life Funding Ideas	45
Public Service Funding Ideas.....	47
Transportation Funding Ideas.....	48
Economic Development Funding Ideas	50
Chapter 8: Conclusions.....	53
Appendix A – 2004 Comprehensive Plan	
Appendix B – Community Vision Documents	

FIGURES

Figure 1 - Context Map.....	7
Figure 2- Project Area Map	11
Figure 3 - Study of Assets	13
Figure 4 - Recreation and Cultural Facilities.....	14
Figure 5 - Conceptual Land Use.....	17
Figure 6 - Study on Quality of Life	19
Figure 7- Water, Wastewater and Gas	27
Figure 8 - Study of Public Services.....	28
Figure 9 - Roadway Conditions.....	33
Figure 10 - Study on Transportation.....	34
Figure 11 - Study of Existing Conditions.....	38

INTRODUCTION

The overarching goal of the Comprehensive Plan for the Town of Mountainair and the associated planning process is to create recommendations to improve the quality of life for the families who live in Mountainair today and in the future. The underlying mission is to build unity among the area residents by proposing projects and initiatives which can benefit many, empower all, and create community champions to implement them.

The community of Mountainair is fully engaged in this planning process. As a neutral platform to create consensus and make healthy choices for the next generation, this planning process reflects input from a broad spectrum of area residents. Public outreach is the foundation for good planning. Mountainair has strong public champions supporting this effort that helped the project team reach out and encourage participation. This level of engagement was invaluable – thank you to all for your participation! Your continued effort and energy will be required to implement the recommendations and empower the next generation.

The goal of this planning initiative is to guide Mountainair into a sustainable future. The 2004 Comprehensive Plan completed by the Mid Region Council of Governments (MRCOG) provides a thorough representation of existing conditions within the Town limits, with much of the data still valid (Appendix A). This 2015 Plan summarizes that data and updates any conditions, but primarily focuses on providing recommendations for proposed projects and initiatives to create the Mountainair visualized throughout the extensive public comment component. Given the funding limitations felt by all communities in New Mexico, this Plan provides a collection of viable funding opportunities which can be pursued by the Town of Mountainair as well as local citizens.



The Mountainair Comprehensive Plan was funded in part by the Local Government Division of the New Mexico Department of Finance and Administration (NMFA). Review and approval will be completed by the NMFA and the New Mexico Economic Development Department (EDD) prior to adoption by the Town Mountainair.

CHAPTER 1: COMMUNITY VISION

VISION STATEMENT

As input was received and the vast quantity of needs and wants identified, it becomes clear that some choices will need to be made by and for this community. This planning initiative aids in making these choices; therefore the vision for Mountainair is defined by the simple statement:

Choices in Mountainair: choices which enhance the quality of life, increase our public services, improve our transportation system, and build economic development.



CHOICES in Mountainair

OVERVIEW OF OUTREACH

Following an initial kick-off meeting with town leadership, the project team held two meetings with the residents of the Town. The first was a presentation during a City Council meeting. The second was a Public Meeting held during a popular event in town – the Gymkhana Rodeo. Handouts provided at the meetings and a spreadsheet documenting all comments received are included in Appendix B.

MEETING WITH TOWN LEADERSHIP

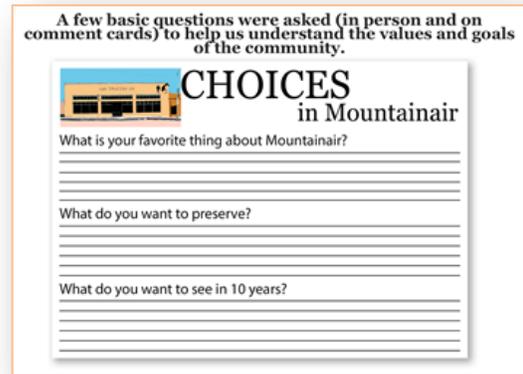
The first meeting was with town leadership. The project team used this meeting to learn more about the challenges the Town is facing, identify needs, and consider solutions.

Input received from local leaders and area residents provided a collection of needs and wants for the future of Mountainair. As a way to manage these needs and develop a pathway forward, four categories were established. This allowed for the alignment of input and recommendations.

- Quality of Life [community centers, parks, housing, aesthetics]
- Public Services [water, wastewater, police, fire, emergency services, utilities]
- Transportation [roads, airport, sidewalks, bicycle facilities, transit]
- Economic Development [businesses, jobs, tourism, tax revenue, tourism]

CITY COUNCIL MEETING

The City Council meeting was held on March 17, 2015 and was attended by about 10 residents and six Council members. The planning Team learned about current issues in the Town and what projects are being presented to the Town's residents. The team also left a set of comment cards for the public to read over and comment on to identify project priorities. There was an overwhelming response to the meeting – the team received over 50 comments from residents in response to the comment cards.



PUBLIC MEETING

The Team set up outside of the Gymkhana Rodeo on Sunday, April 12, 2015. Handouts were created to explain proposed project recommendations and how they were developed based on comments received. They were also designed to collect additional comments from the Public. Boards were created to display input that had been received during the first phase of the outreach process (below).

Although every idea, comment, and suggestion has been valuable to understanding the expectations and needs of the Mountainair Community, certain proposed initiatives have been highlighted in this Plan for initial implementation. Recommendations were chosen based on the quantity of comments received supporting them, potential funding options, and the tangible benefits to the whole community.

CHOICES
in Mountainair

We heard you!

We heard a lot of ideas about what the community wants to see improved in Mountainair. The recommendations below are based on all the community input we have received, as well as project feasibility, community-wide benefit, and potential funding opportunities. Please continue to provide feedback and we will continue to refine our recommendations!

<p>Economic Development</p> <ul style="list-style-type: none"> • Encourage Local Businesses • Create Tourism 	<p>Public Services</p> <ul style="list-style-type: none"> • Improve Water/Wastewater System • Improve Municipal Services 	<p>Transportation</p> <ul style="list-style-type: none"> • Maintain & Improve Roads • Improve Sidewalks • Provide Transit 	<p>Quality of Life</p> <ul style="list-style-type: none"> • Enhance Aesthetics • Create Local Activities 
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Beyond the Study...

There were several issues presented by the community which are truly beyond the scope of the Comprehensive Plan. They are very important though, and by mentioning them as part of the planning process, the Town will be better positioned to continue pursuit of funds and support to address them.

• Health Care • Dental Services • School System • Social Services • Climate

Context Map

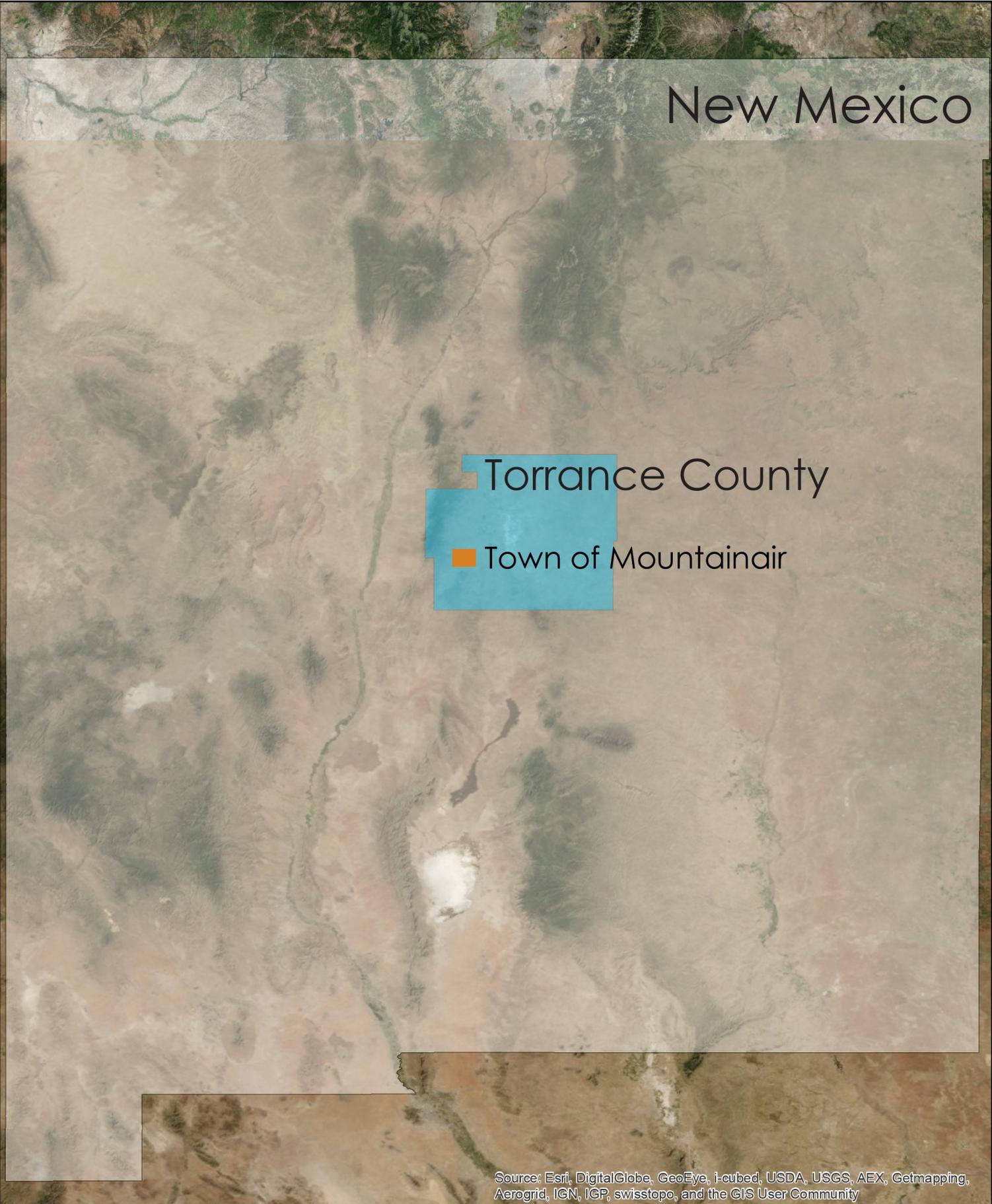


Figure 1

CHAPTER 2: COMMUNITY BACKGROUND

Mountainair is located in Torrance County, and sits in the center of New Mexico (Figure 1 - Context Map). It has a population of just under 1000 people and a physical footprint of 1.58 square miles.

DEMOGRAPHIC PROFILE OF THE COMMUNITY AND PLAN STUDY AREA

Demographic information about the community can be seen in Tables 1- 4. Table 1 shows that nearly one third of the population are living below the poverty level. The majority of the population is white, Hispanic or both, with very few residents that identify as Asian, African American and American Indian or Alaska Native.

TABLE 1: DEMOGRAPHICS

Mountainair Demographic Information		
Category	Mountainair	Percent
Race/Ethnicity		
American Indian or Alaska Native	16	1.7%
Asian or Pacific Islander	4	0.4%
Black or African American	13	1.4%
Hispanic	507	54.6%
White	603	65%
Total	928	100%
Four Year Graduation Rate		
All Students		89.4%
Female		89.6%
Male		89.1%
Hispanic		84.3%
Students w Disabilities		93.5%
Poverty Status		
Number under Poverty level	225	29.6%
Educational Attainment		Percent Below Poverty Level
Population 25 years and over	590	27.5%
Less than high school graduate	113	21.2%
High school graduate (includes equivalency)	218	14.2%
Some college, associate's degree	179	48%
Bachelor's degree or higher	80	26.3%
2013 U.S. Census Bureau		

HISTORIC POPULATION TRENDS

Table 2 shows the population history indicating a slow growth in the early years of Mountainair, but between 1990 and 2010 it fluctuated up and down by approximately 1.8% to 2.3%. Overall, the population of Mountainair has also become an increasingly smaller percentage of the County's population.

TABLE 2: POPULATION HISTORY

1970-2000 Mountainair and Torrance County Population History				
Year	Mountainair Population	Average Annual Growth Rate, Mountainair	Torrance County Population	Percent of Torrance County Population in Mountainair
1970	1022		5290	19.3%
1980	1170	1.4%	7491	15.6%
1990	926	-2.3%	10285	9.0%
2000	1116	1.9%	16911	6.6%
2010	928	-1.8%	16383	5.7%
2013 U.S. Census Bureau				

POPULATION PROJECTIONS

Table 3 shows the Mountainair population projections, broken into five year increments and projected out based on historic trends. It also includes reference to the growth of Torrance County. This is based on data from the Bureau of Business and Economic Research (BBER) as they are the industry experts. Again it shows that Mountainair is not expected to be the primary growth location within the County, as the percentage of County population in Mountainair continues to decrease.

TABLE 3: POPULATION PROJECTIONS

Mountainair and Torrance County Population Forecast to 2030			
Year	Mountainair Population	Percent of Torrance County Population in Mountainair	BBER Torrance County Projections
2000	1116	6.6%	
2005	1118	5.73%	
2010	928	5.35%	16383
2015	1025	6.06%	16927
2020	1055	6.00%	17589
2025	1096	6.00%	18266
2030	1090	6.00%	18165
2035	1161	6.00%	19344
2040	1188	6.00%	19801
Population in Mountainair based on percentage of Torrance County Projection.			

EMPLOYMENT SECTORS

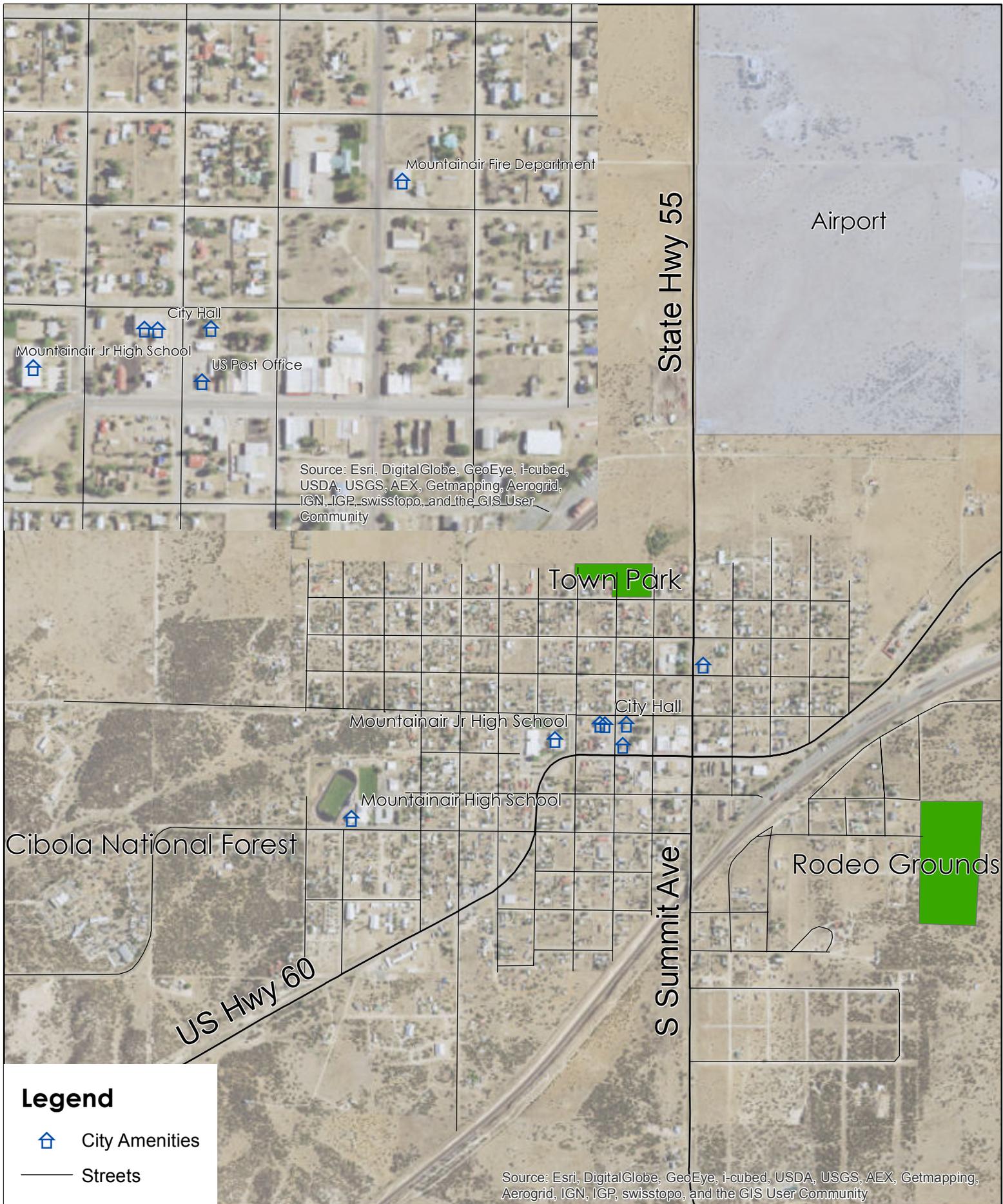
Table 4 includes a breakdown of employment sectors in Mountainair. The top 2 industries include retail trade and educational services/health care. Only approximately two-thirds of the population is represented here. Residents of Mountainair responded to a survey conducted by the Partnership for a Healthy Torrance County. They survey discovered that 38.2% of respondents were retired. The study also states that this trend correlated with the age range of Mountainair

residents responding to the survey. This information fills in the gap for the remaining residents of Mountainair who are not represented in Table 4.

TABLE 4: EMPLOYMENT SECTORS

Industry		
Subject	Estimate	Percent
Civilian employed population 16 years and over	664	664
Agriculture, forestry, fishing, hunting and mining	15	2.3%
Construction	26	3.9%
Manufacturing	55	8.3%
Wholesale trade	5	0.8%
Retail trade	159	23.9%
Transportation, warehousing and utilities	71	10.7%
Information	25	3.8%
Finance, insurance, real estate, rental and leasing	12	1.8%
Professional, scientific, management, administrative and waste management services	45	6.8%
Educational services, health care and social assistance	119	17.9%
Arts, entertainment, recreation, accommodation and food services	50	7.5%
Other services, except public administration	26	3.9%
Public administration	56	8.4%
2009-2013 American Community Survey 5-Year Estimates		

Project Area Map



PHYSICAL FEATURES

SETTLEMENT HISTORY

Mountainair is known as “The Gateway to Ancient Cities” because it still values its historic elements. The Salinas Pueblo Mission, as it is called now, was around in the 1400s and had up to 20,000 residents. It still existed when it was colonized by the Spanish in 1561. Once it was settled it was a small town. It was incorporated in 1903. It was established in anticipation of the first trains passing from Belen to Amarillo Texas in 1907. Trains were a large part of the area economy, along with agriculture and ranching. At one point Mountainair was the “Pinto Bean Capitol of the World” and had hundreds of employees. The industry ended in Mountainair after a ten year drought from 1946 to 1950. The railroad and associated activity has been significantly reduced in Mountainair since the late 1960s, although Mountainair maintains its position along a major BNSF railway corridor. Since then the main industry has been ranching. Today many people choose to live in Mountainair because of its rural character and its small town atmosphere.

There are two buildings within Mountainair which are identified on the National Register of Historic Places. The Dr. Robert J. Saul Recreation Center, built in 1934, is a beautiful building made with local materials including sandstone quarried in nearby canyons and tree-trunk pillars and hewn beams from trees in the Manzano Mountains. The other registered property is the Shaffer Hotel located on Broadway Street, and considered an icon for the community. Just beyond the southern boundary of Mountainair is Rancho Bonito, a third registered property in the area.

Mountainair also continues to attract visitors with its abundant recreational opportunities. Manzano State Park, Cibola National Forest, and the Salinas Pueblo Missions National Monument, which contains three mission churches (Quarai, Abo, and Gran Quivira) attracts many tourists every year. The Salinas Pueblo Missions Monument Visitor Center is located in Mountainair along US 60. Because of these three monuments, Mountainair is known as the "Gateway to the Ancient Cities." The Town is also close to the Manzano Mountains State park. This is a great area for hiking and camping that attracts visitors from all over.



Mountainair is appreciated by residents for its “Small Town” feel. Mountainair has maintained many of its historic elements from pre-colonization and from the Railroad days. The aesthetic has remained the same in the Town. It is important to the residents of the Town to maintain this same aesthetic and feel as they move forward in the future. There are numerous art pieces on the main street including murals, art pieces and façade art.

The Town also has a few Community events. The Sunflower Festival is an annual festival that happens in the Town. It attracts over 100 artists and numerous visitors. It features Arts and Crafts, live music, walking tours, a hat competition and the Town’s sunflowers. This event encourages community pride and attracts visitors. Events like this should be encouraged in the Town as they will improve quality of life.

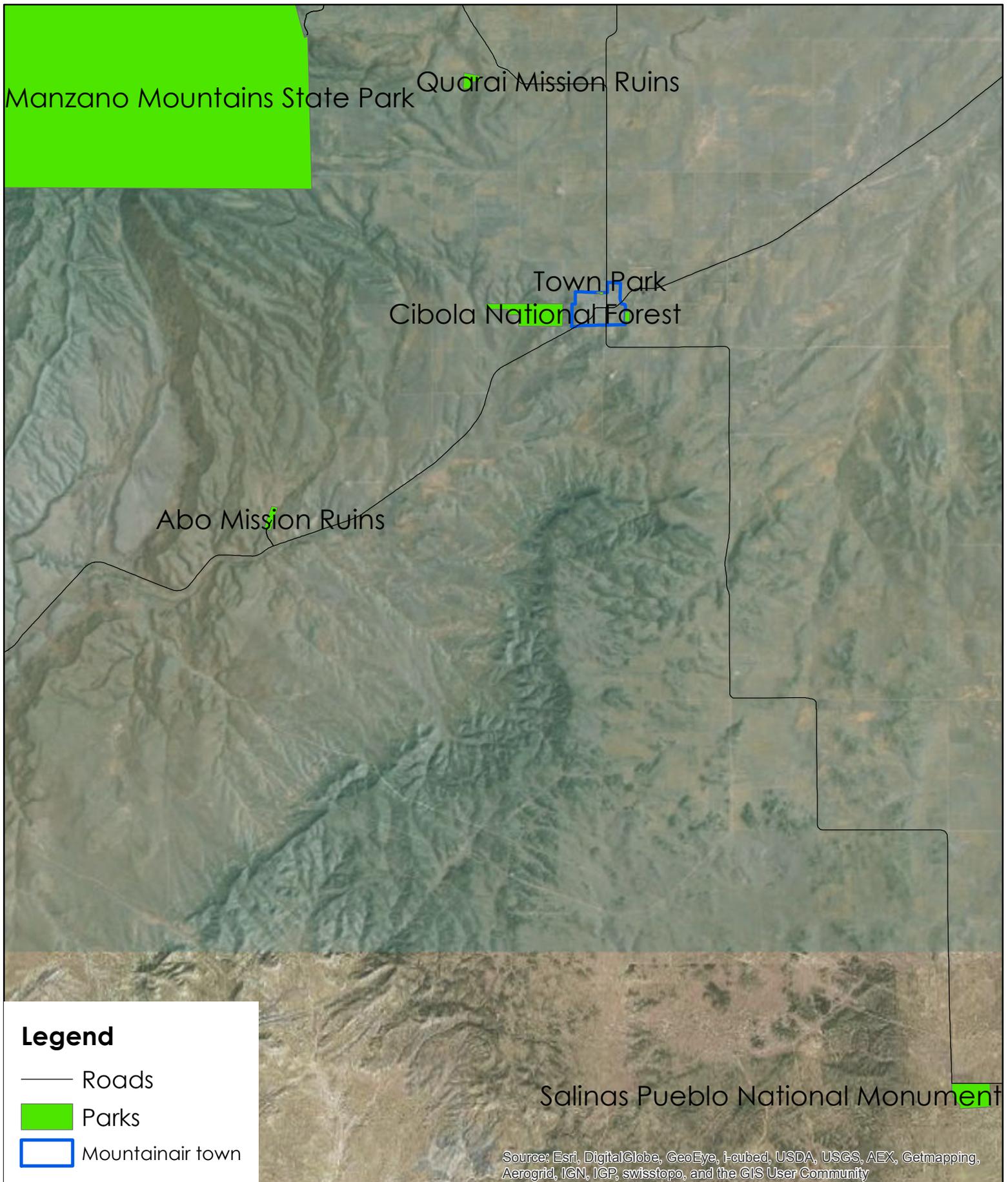


ASSETS OF MOUNTAINAIR



FIGURE 3 – STUDY OF ASSETS

Recreation and Cultural Facilities



CHAPTER 3: QUALITY OF LIFE

Quality of Life for the Town of Mountainair includes consideration of the environmental/natural resources, land use elements, and other factors that improve daily living in Mountainair. Community facilities, parks, housing, and aesthetics all fall under this category.



ENVIRONMENTAL/NATURAL RESOURCES

The Town is rich in natural and agricultural heritage. Within close proximity to Mountainair there are beautiful outdoor destinations to be enjoyed. The Manzano State Park, Cibola National Forest, and the Salinas Pueblo Missions National Monument are all natural and cultural destinations in the area. In addition, the Salt Missions Trail and Abo Pass Trail are both Scenic Byway's in the area, either along US 60 or connecting to it. Convenient access, as shown in Figure 4 - Recreation and Cultural Facilities, enhances the quality of life for local residents. In combination and individually, they also attract visitors to the area.

Within the region, agricultural connections range from pinto bean production to ranching. **There is a desire to maintain this connection and capitalize on the agriculture and ranching opportunities in the future.** Although today, only 2.3% of the residents participate in agriculture as an employment category. However, Tarrant County is one of the most productive agricultural counties in the United States.

“The rural areas of Tarrant County may be open and spacious, but they are intensively used for agriculture. Persons moving into a rural area must recognize there are drawbacks, including conflicts with long-standing agricultural practices and a lower level of services than in town.” (USDA-NRCS Soil Survey Division – National Geospatial Development Center)

LAND USE ELEMENT

The zoning map for Mountainair was created in 2004 by the MRCOG and has not been updated (Appendix A). The zoning designations still maintain an adequate foundation for growth and are consistent with desired land use patterns. There is a defined Main Street corridor that is zoned commercial. The vast majority of the housing is single occupancy residential, with some mobile-home zoning scattered throughout Town. There are small sections of parks, open space, and agricultural use within the Town boundaries. The Comprehensive Planning Ordinance, adopted in 2005, supplements the zoning map with explanations of activities allowed within each zone. However, there is a slight disconnect between the zoning designations in the two documents. The ordinance references the designation of “zone districts” which are not reflected clearly on the map. This could and should be rectified by updating the Comprehensive Planning Ordinance, sometime in the near future.

For discussion and planning purposes, Figure 5 - Conceptual Land Use provides a more conceptual understanding of potential land use trends. Identified on this figure is a proposed commercial corridor. Focusing on one smaller area to begin with will help build visible and recognizable improvement toward fostering local businesses and engaging tourist.

Also on this same figure are potential areas for future annexation. Annexation requires contiguous access and zoning, and should be fully analyzed if being considered. There are costs associated as public services would need to be provided (eventually); however, the tax base increase associated with additional property taxes could be beneficial to the Town revenue.

The proposed area is adjacent to the Town and reasonable in size, allowing for expansion of infrastructure, as needed. This area was chosen to provide opportunities for future commercial and/or industrial development, specifically. It can, and should, be annexed in phases based on future development requests.

During the Public Outreach Phase the team had heard from residents of Deer Canyon that there was interest in being annexed. The team considered their input, however, the area is too far away and too large in relationship to the size of the Town. The annexation of Deer Canyon would cause financial burden to the entire Town. Additionally, there are also potential concerns regarding geographic limitations on water availability for the Town which could be jeopardized by the annexation of an area at such distance from the current Town boundary.

Conceptual Land Use

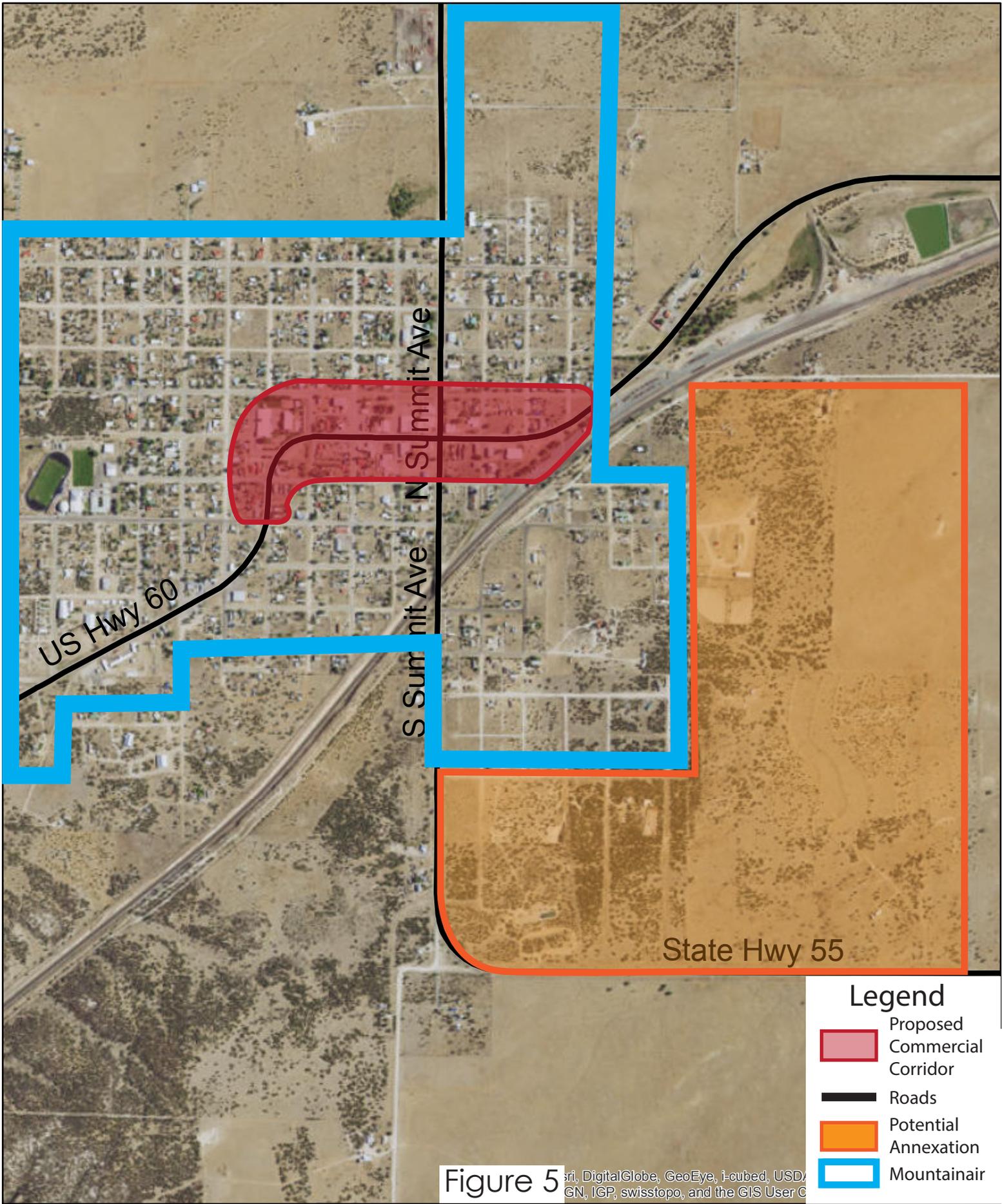


Figure 5

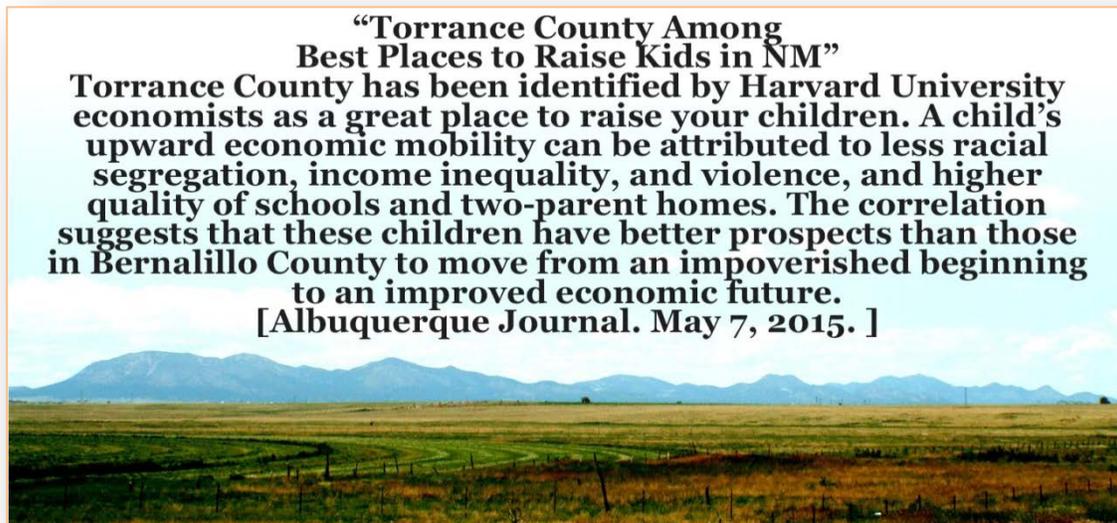
HOUSING

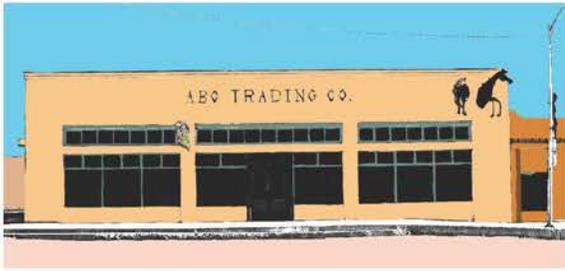
According to the US Census, there are 626 housing units in Mountainair, but only 404 of them are occupied - only 64% of available housing units. The majority of houses are one-unit detached homes (454), as well as mobile homes (157). Also, 73% of renters pay 35 percent or more of their household income towards their housing. Much of the housing stock in the Town is old, as well. The majority of the housing was built from 1960 to 1979, but 13% of houses were built in 1939 or earlier. Future housing developments should take this into consideration and build housing that is affordable and modern. The Town could benefit from programs aimed at improving the current housing stock, with support from Housing and Urban Development.

COMMUNITY FACILITIES AND LOCAL PARKS

There is one local park in town, one community center, and the rodeo grounds (Figure 2- Project Area Map). This limits opportunities to participate in recreation and community indoor/outdoor activities for residents. The Park's amenities are out of date and need improvement and the Town needs more facilities. The community center is also in need of repair but is usable. The rodeo is close to town, easily accessible, and utilized for local events.

In addition to limited facilities or those lacking updates, there are few organized clubs or activities for community members, especially Youth. By promoting and supporting community activities available in the area there will be opportunities for more exercise and community cohesion. Having access to community facilities and organized activities is also important to the health of the local residents. The adolescent obesity rate is 12.9% in New Mexico and 13.3% in Torrance County. In 2011 27% of residents were overweight or obese (Partnership for a Healthy Torrance Community). It is important to provide opportunities for healthy activities for residents.





CHOICES in Mountainair

Quality of Life

Quality of life is great in Mountainair! As Mountainair continues into the future, what aspects of the community should be preserved, and which should be improved on? What is important to you and what would you like to change?

Please comment

Existing Conditions



Community Centers



Play Areas and Parks



Housing

Opportunities for Improvement



Public Art/ Murals



More Parks



Underutilized Housing Stock

Examples - Ideas - Visions



New Community Center



Historic Registration



Home Improvement Programs

WHAT WE HEARD

QUALITY OF LIFE GOAL

Enhance the quality of life for residents of all ages by improving the appearance, community cohesion, and opportunities for activity in Mountainair.

Through the public outreach process we heard many ideas and preferences by the area residents. The broad scope of comments relating to Quality of Life are presented here, all of which could bring value to the community.

- Cultural and Natural Beauty
 - Improve relationships with local, state, and national parks in the area
 - Consider historic preservation and cultural sensitivity
- Land Use
 - Create/Maintain existing Arts and Cultural District
 - Maintain “Small Town” character of the Town.
 - Consider Annexation of nearby residential development
- Aesthetics
 - Update local codes and ordinances
 - Support store frontage improvements in commercial zone
 - Develop local “clean up” programs
 - Promote complementary signage and wayfinding signage
- Community
 - Improve social services for homeless/poor
 - Improve medical services
 - Create more youth activities – with specific requests
 - Skate park / Pool / Arcade
- Improve condition of housing
 - Enforce building code inspections
 - Complete housing inventory
 - Apply for funding to support low-income home-owners

CHOICES AND RECOMMENDATIONS

Recommendations aligned with improving the quality of life for area residents had the most input with the greatest range of ideas. Although all options have merit, the strongest support was provided for Creating a Plaza and Pedestrian Pathway, Enhancing Aesthetics and Creating Local Activities. The concept of preserving the cultural and historic heritage was mentioned under quality of life and is discussed in this section but brings added value when associated with the economic development initiative.

Approaching a beautification initiative will create community cohesion, build pride, and encourage sustainable public and private investments. Incorporating youth into these activities brings extra value. Building additional opportunities for local youth makes the Town population and social environment more rich and sustainable. Finally, a step to highlight the character of the Town would be to establish a designated Historic District. Some of these recommendations can be simple and short-term; others will take longer and require funding applications to obtain the necessary resources.

Effective signage will help visitors and residents to find attractions and local businesses. It also helps create a branding or identify for the town. When consistent wayfinding is in place a better experience is created for visitors, leaving them with a reason to return.



CREATE COMMUNITY PLAZA AND MULTI-USE CONNECTOR

Creating a community plaza that allows and encourages local activities will help improve the quality of life for area residents. The vacant, City-owned land identified on the visual below, has been recommended as a potential venue for a plaza or activity center for all ages. It could include amenities such as benches, sculpture art, water gardens for children, and more. It would be up to the community to make these decisions and create a sense of place. Then given the wide roads and direct route, a multi-use connector is recommended between the proposed plaza area and the existing community park (figure below). This will provide a pleasant and safe route between two community venues as well as provide opportunities for health and exercise. This type of visual investment in the community will bring daily benefits to the residents but also encourage economic development in the area and provide a reason for visitors to stay for a bit.

FUNDING IDEAS: FRONTIER COMMUNITIES/ MAINSTREET COMMUNITY PROGRAM
NEIGHBORHOOD STABILIZATION PROGRAMS
NEW MEXICO TRUE - CLEAN AND BEAUTIFUL GRANT
NMDOT TRANSPORTATION ALTERNATIVE FUNDS



ENHANCE AESTHETICS

EVALUATE THE 2005 COMPREHENSIVE ZONING ORDINANCE

Consider supplementing the 2005 Comprehensive Zoning Ordinance with two components: 1) beautification ordinance, and 2) commercial development incentives. A beautification ordinance would increase code enforcement opportunities to address trash, weeds, abandoned vehicles, and more. This could be proposed in the downtown area only or throughout the entire town. Creating commercial development incentives would involve a supplemental ordinance or overlay zone for the commercial corridor. This would include incentives to redevelop vacant properties, improve building facades, and encourage complementary signage. Using the Comprehensive Zoning Ordinance as a way to manage and implement this initiative is a low-cost, long-term approach for the Town to enhance aesthetics. With appropriate zoning ordinances in place, the Town can build a unified approach to applying for state and federal funds to support aesthetic improvements. The creation of zoning ordinance supplements would only take administrative time and energy. The funding ideas presented below are to support the financial component of implementing the improvements requested of the area residents.

FUNDING IDEAS: BNSF RAILWAY FOUNDATION
 HOUSING PRESERVATION GRANTS
 NEIGHBORHOOD STABILIZATION PROGRAMS
 NEW MEXICO TRUE - CLEAN AND BEAUTIFUL GRANT

Town Beautification Organize Town-wide clean up days. Encourage area residents to get together and clean up areas of Town in need. Support the Manzano Mountain Arts Council (MMAC) mural program, which can provide numerous opportunities to improve the Town's aesthetic. There can be paintings, vegetation plantings and other efforts done to "spruce up" the area. This has been very successful for other communities when done on a quarterly basis. Engaging the youth with contests, recognition elements, and rewards can be successful. Coordinate with the local schools to help build a sustainable program. This effort can also be coordinated through New Mexico MainStreet Community Program.

FUNDING IDEAS: DONATIONS AND MINIMAL TOWN FUNDS
 NEW MEXICO TRUE - CLEAN & BEAUTIFUL GRANT
 MAINSTREET COMMUNITY PROGRAM

ESTABLISH A HISTORIC DISTRICT DOWNTOWN

Establishing a designated Historic District may take some significant effort, time, and money. There will be no guarantees that a designation will be granted; however the benefits would include Town recognition on a state level, funding opportunities, tourist incentives, and more. The final decision is made by the State Historic Preservation Officer (SHPO). It would need to begin with a state or national register nomination. This effort would include some form of survey of the built environment with a focus on the defined district boundary. The nomination would require an overall historic context that would cover both the Town and the types of architecture in the Town. Funding ideas below are presented as potential options to support the establishment of the District and also options for improving the historic buildings directly.

FUNDING IDEAS: BNSF RAILWAY FOUNDATION
 FEDERAL HISTORIC PRESERVATION TAX INCENTIVES PROGRAM
 FRONTIER COMMUNITY PROGRAM

CREATE LOCAL ACTIVITIES FOR YOUTH

PLAN MORE ANNUAL EVENTS

An organic way to engage the community is to plan several annual events. Successful events build unity amongst residents, they bring repeat visitors, and they provide fundraising opportunities for specific amenities such as benches or water gardens in the plaza recommended previously. Some examples include Mountain Man Days, other western-themed events, and expanded rodeo events at the existing rodeo grounds. Continue to support existing events such as the Sunflower Festival, which encourage new events. All of these events improve the quality of life for local residents as well as support economic development. And, ultimately the events could be tailored to capitalize on the overall image of Mountainair as a western-type Town.

FUNDING IDEAS: BNSF RAILWAY FOUNDATION
FRONTIER COMMUNITY PROGRAM
NEW MEXICO TRUE

CONTINUE THE COMMUNITY GARDEN

Acknowledging that this initiative has been under way in various forms, continuing to support this effort and others like it would be beneficial, particularly as part of a larger initiative to create a community plaza or encourage beautification around Town. The community garden presents an opportunity for interaction between neighbors. Gardens also promote outdoor activity and exercise. They increase the health of communities and encourage healthy eating. The community garden is also an opportunity for education on practical skills, science and a money-saving opportunity. This initiative also aids aesthetics, engage youth, and connect with local natural resources. This effort can also support an incubator kitchen program presented under Economic Development.

FUNDING IDEAS: COOPERATIVE EXTENSION SERVICE (CES)
US DEPARTMENT OF AGRICULTURE: AT-RISK YOUTH

ORGANIZED YOUTH PROGRAMS

Area youth need something to do in their free time. It was stated many times that there are few programs or organized activities for young people after school or during the summer. Creating some new activities is a great opportunity to build unity, engage the youth in sustainable activities, and create positive mentorship for area youth. A study of two rural communities in a Western state implemented and examined afterschool programs to identify how these programs assist youth to develop skills and build relationships with a positive attitude towards their community. (<http://www.hfrp.org/out-of-school-time/ost-database->

YOUTH PROGRAM SUCCESS STORY:

The rural California town of Cutler-Orosi has created a youth program that provides after school activities for high school students. Placed on a high school campus and staffed by teachers and community members, PHOENIX is a program that helps youth build relationships and develop skills in a safe place. The program is an important resource for youth living in a rural community where activities are limited and levels of drug use and gang involvement are high. The activities include recreation, creative arts and help with homework. Students are always welcome to propose new activities that interest them.

 TEMESCAL ASSOCIATES

I Feel Like I'm Somebody: Older Youth and High School Afterschool Programs in a Rural California Town

Written by Logan Robertson, PhD, Cutler-Orosi School District
Edited by Sam Piba, Temescal Associates

The term "urban" is often conflated with "youth," a practice that tends to diminish or even make invisible the distinct experiences of youth who do not live in "the inner-city." The urban context is understood as standard, while the rural context is usually conceptualized in terms of myths of the idealized countryside and the idyllic childhood (Nairn et al., 2003; Tucker & Matthews, 2001).



[bibliography/database/rural-after-school-programs-for-at-risk-youth-and-their-families](#)).

The program, called Rural After-School Programs for At-Risk Youth and their Families, offers youth the opportunity to get involved in recreation and art or receive assistance with homework and computer literacy. This could be a successful option for Mountainair!

FUNDING IDEAS: BNSF RAILWAY FOUNDATION
 COOPERATIVE EXTENSION SERVICE (CES)
 US DEPARTMENT OF AGRICULTURE: AT-RISK YOUTH
 21ST CENTURY COMMUNITY LEARNING CENTER

CHAPTER 4: PUBLIC SERVICES

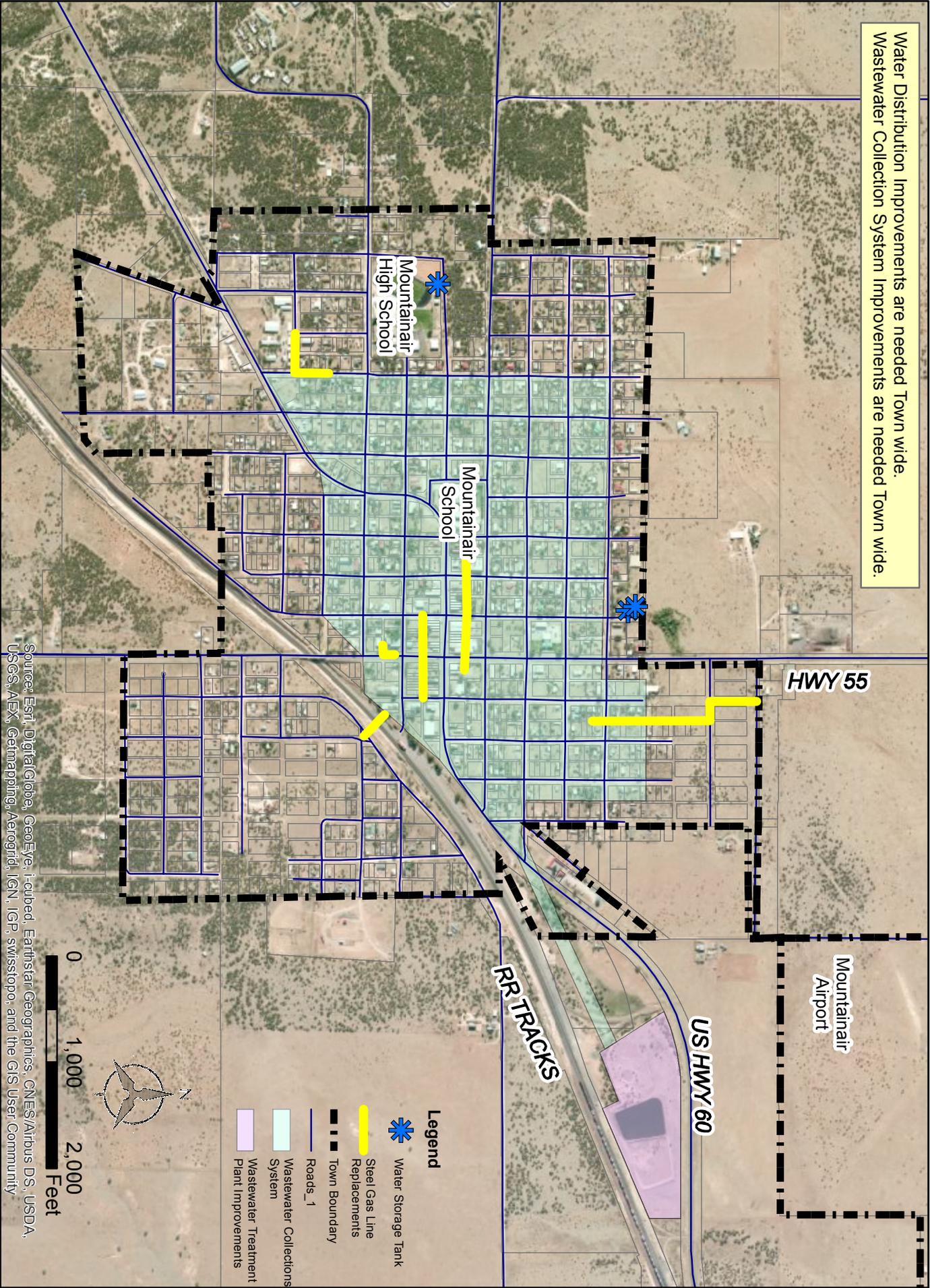
The Public Service category includes certain infrastructure (water, wastewater), natural gas, solid waste, police, fire, and other administrative services. Transportation-related infrastructure is discussed separately in Chapter 5 and public parks are included in Chapter 3: Quality of Life.

Improvements to the water, wastewater, and natural gas infrastructure in Mountainair have been identified as a relatively critical need for some time now. The current wastewater system is in need of improvements and the water system requires expansion to additional areas of town. Water and Wastewater and Gas Improvements provides an overview of proposed areas and features identified for improvement and/or expansion. Growth in the Town is currently limited by the provision of this infrastructure. Without the ability to maintain and expand the water, wastewater, and natural gas systems, the Town will remain with systemic limitations causing concern for the residents.

Additional public services provided by the Town of Mountainair include police, fire, and solid waste collection. Municipal staff includes 3 members of the police department and 5 employees with the fire department including a paramedic for local emergency services. Other administrative services provided by Mountainair include a librarian, motor vehicle clerk, animal control, and code enforcement. The code enforcement/animal control position is relatively new and has already had a positive influence on the community.

Access to medical services and facilities is a concern for area residents. According to a study done by the Partnership for a Healthy Torrance County, 54% of residents of Torrance County have to travel 31 or more miles to find medical care and 83% of residents have to travel that far for specialty care. There is only one health care center in Mountainair, with limited staff. The closest hospital is in Belen. With one third of the population in Mountainair listed as retired, access to health care will be more and more important.

Water Distribution Improvements are needed Town wide.
 Wastewater Collection System Improvements are needed Town wide.



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerotri, IGN, IGP, swisstopo, and the GIS User Community



CHOICES in Mountainair

Public Services

The Public Services category includes issues related to Water / Waste Water, Police / Fire and Utilities. Please let us know what aspects of Mountainair Public Services you would choose to improve on.

Please comment

Existing Conditions



Utilities



Water



Law Enforcement

Opportunities for Improvement



Sewage Lagoon

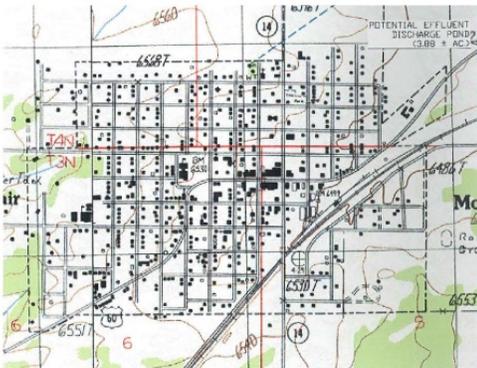


Improved Utilities



Waterline Improvements

Examples - Ideas - Visions



Expand Area for Public Utilities



Improved Wastewater Treatment



Increased Heating and Cooling

FIGURE 8 - STUDY OF PUBLIC SERVICES

WHAT WE HEARD

PUBLIC SERVICE GOAL

Improve and expand water and wastewater system. Enhance all municipal services.

The need to improve local public services, especially the water and wastewater systems, was expressed clearly and represented by many residents. Efforts to address the deficiencies are currently underway but identifying them as publicly-supported initiatives will aid in capturing the necessary funds to complete the improvements. Below is a summary of input regarding public services during our public outreach efforts:

- Improve the Water and Wastewater Systems
- Evaluate Rate Structure of Utilities
 - Evaluate rate increases to cover current cost and potential expansion
- Improve Municipal Services
 - Evaluate Staffing for fire, police, and other administrative support

CHOICES AND RECOMMENDATIONS

As previously presented, the public was clear that improving the water and wastewater system is critical to the future of Mountainair. However, it seemed to be understood that this would happen, that the Town leadership would take care of it; therefore, the community didn't "choose" the water/wastewater over other initiatives, it was just unanimously supported when presented as a concern. Continuing the current efforts to obtain funding and improve the water and wastewater system is a key recommendation as a result of this planning effort. In conjunction with this effort, it is recommended that an asset management plan and rate structure analysis be completed. Finally, as a way to support all the recommendations and initiatives presented in this Plan, it would be helpful to evaluate staffing capacity for municipal services.

WATER AND WASTEWATER IMPROVEMENTS

The Town has a relatively solid understanding of the needs and requirements to improve the water and wastewater system in Mountainair. Previous studies have been completed and a final engineering study will be done prior to any construction activity. The Town recently submitted an application for the Clean Water Revolving Loan Fund (CWRLF) to provide financial support for the needed wastewater improvements. The total cost of the wastewater system improvement project is expected to be approximately \$2.5 million dollars. If necessary, depending on funding, the improvements could be completed in phases. Funding applications have yet to be submitted for the proposed waterline improvements, but costs are expected to be approximately \$150,000 a mile. All ideas presented below are viable funding sources for both the wastewater and water system improvements and can sometimes be used in combination.

FUNDING IDEAS: CLEAN WATER STATE REVOLVING FUND (CWSRF)
 COMMUNITY DEVELOPMENT BLOCK GROUP (CDBG)
 RURAL DEVELOPMENT
 RURAL ECONOMIC DEVELOPMENT LOAN AND GRANT (REDLG) PROGRAM
 WATER TRUST BOARD

COMPLETE ASSET MANAGEMENT PLAN AND RATE STRUCTURE ANALYSIS

In order to fund the maintenance and improvements for all public infrastructure, it is critical for the Town to understand what they have and what it will cost to maintain it and expand it - both now and in the future. Completing an asset management plan will provide a format for collecting this data so that decision-makers can make informed choices on public expenditures. In addition, it is recommended that the current rate structures for public services be evaluated. These two initiatives can be evaluated simultaneously and provide multiple benefits. Not only will this information provide valuable details, asset management plan and rate structure analyses are often required when applying for grant/loan packages for state and federal funds. In addition, a potential increase in revenue which may result from these efforts will help provide funding for the necessary maintenance and improvement expenditures.

FUNDING IDEAS: COMMUNITY DEVELOPMENT BLOCK GROUP (CDBG)
 LOCAL GOVERNMENT PLANNING FUND (NMFA)

EXPANSION OF MUNICIPAL STAFF AND SERVICES

It was recognized by many that the Town could benefit from staff expansion for a variety of tasks. This includes support for existing public services but also includes opportunities to expand services. This expansion could include grant writing, organization of community economic development initiatives (recommended in the next section), and increased marketing for the Town. This position could also be responsible for increased regional coordination, as discussed in the next chapter. Although labor costs would need to be covered, the staff person could utilize many free and available resources to expand services to the Town, such as New Mexico True and the MRCOG. Labor costs for the extended staff could be provided by the Town but could also be partially supported by many of the grant opportunities available and listed under Economic Development; often the funding of staff is included.

FUNDING IDEAS: MID-REGION COUNCIL OF GOVERNMENTS
 MAINSTREET COMMUNITY PROGRAM
 NEW MEXICO TRUE
 RURAL BUSINESS ENTERPRISE GRANTS (RBEG)

CHAPTER 5: TRANSPORTATION

Transportation in Mountainair includes roadways, sidewalks, and an airport. There are currently no bicycle facilities or transit services in the area. The transportation system is included in the planning boundary for the MRCOG and the planning/funding District 5 with the New Mexico Department of Transportation (NMDOT).

The Town of Mountainair is primarily accessed by US 60, an east-west highway which functions as a principal arterial and commercial corridor for the Town. It is supported by one north-south minor arterial, Summit Avenue – NM 55, as well as a mixture of collectors and residential access roadways. There is no indication that there are capacity issues on any of the roadways within Mountainair.

The condition of the roadways could benefit from improvement and maintenance. Many roads are dirt/gravel and wash out during bad weather; there are no improved shoulders, no bicycle lanes, and very limited sidewalks. There are just under eight miles of roadways which remain unpaved, as well as others with chip-seal but will require significant improvements. Sidewalks along Broadway Street (US 60) are uneven and have step-ups to commercial store fronts which are non-compliant with the Americans with Disabilities Act (ADA). Figure 9 indicates the condition of the transportation system with a few updates from the 2004 Comprehensive Plan.

US 60 is owned and managed by the NMDOT. The roadway could benefit from an improvement project which would consider updated typical sections to include bicycle and pedestrian facilities. There are 2 bridge structures along US 60, shown on Figure 9. The one located near the intersection with Summit Avenue is designated “structurally deficient” according to the National Bridge Inventory and will require repair or replacement in the near future. The other bridge is located on the east end of town and is designated “not deficient”. Since this is a federal/state roadway, the NMDOT would need to lead this improvement initiative; however, it is strongly recommended that the Town leadership maintain consistent coordination with MRCOG and the associated Rural Transportation Planning Organizations (RTPO) as well as the NMDOT District 5 to continue the request for improvements along this corridor. Recently Mountainair participated by providing funding for the development and placement of Salt Mission Trail signs, along with other members of the RTPO. This was recognized and appreciated by the MRCOG.

There are currently no transit operations within or connecting to Mountainair. Previous regional transit service provided by Torrance County was canceled due to funding limitations. A discussion of or request for future transit service would need to be coordinated through the MRCOG-RTPO.

There is an airport in Mountainair. An improvement project is currently underway to build a heliport at the airport to improve emergency services to the area. The roadway to the airport is dirt with improvements on the portion of the roadway which directly accesses the airport to be completed as part of the state-funded heliport project. The remaining roadway connecting

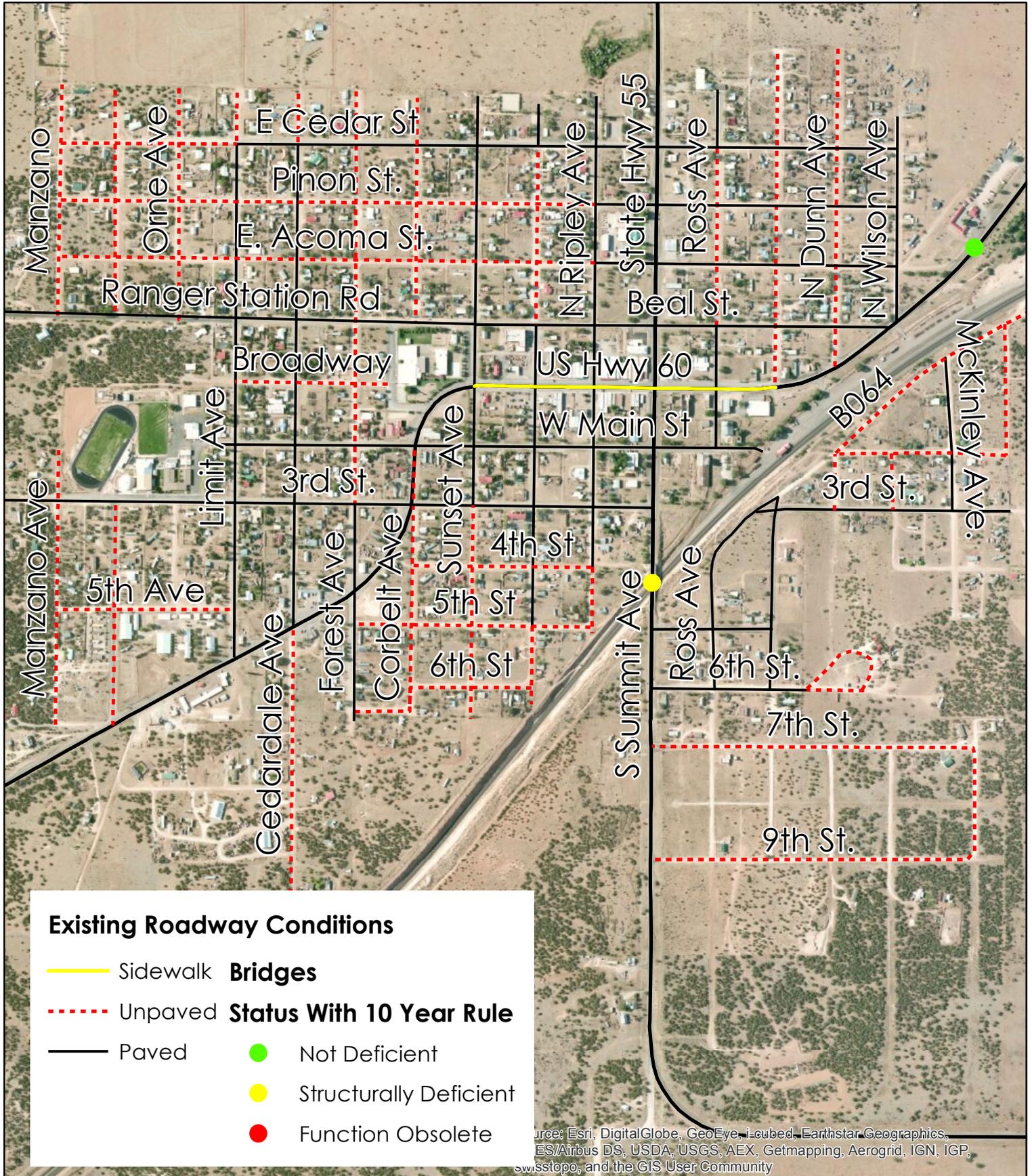


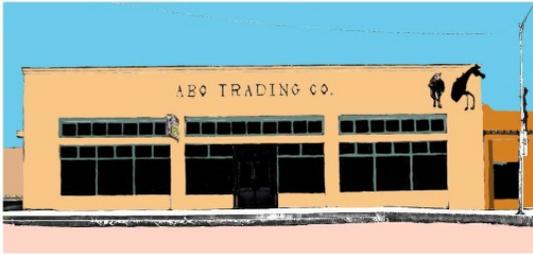
the airport/heliport to NM 60 will require coordination with Torrance County to complete the needed improvements.



Although it doesn't provide any transportation options for the local community, the BNSF Railroad runs along the south side of town. The train depot remains in place and is used by BNSF for various administrative and maintenance functions.

Roadway Conditions





CHOICES in Mountainair

Transportation

Transportation is an important issue in Mountainair. It is located along a main transportation corridor, bringing traffic through the town. The town also has a local road network, which is in need of improvement and updated pedestrian / bicycle facilities.

Please comment

Existing Conditions



US 60



Local Roads



Airport / Heliport

Opportunities for Improvement



Cracking Pavement



Sidewalk Improvements



Dirt Roads



Gravel Roads

Examples - Ideas - Visions



New Pavement and Striping



Mainstreet Corridor



New Sidewalks

FIGURE 10 - STUDY ON TRANSPORTATION

WHAT WE HEARD

TRANSPORTATION GOAL

Enhance the transportation system with maintenance of roads, improve the sidewalks, and consider transit options.

A request for road improvements was the very first issue identified as part of the outreach effort. This not only includes the condition of the local roads but the expectation of future improvements along US 60. The community expressed the need for a maintenance program on existing roads including paved, gravel, and dirt facilities. This was more of short-term request, with a larger vision of having all roads within Mountainair paved or chip-sealed. As summarized below, the desire for sidewalk and transit improvements were also expressed.

- Maintain and Improve Roads
 - Create prioritization process
 - Implement consistent maintenance plan
 - Implement improvement plan to chip seal roads
- Improve Sidewalk Downtown
 - Address compliance with ADA
 - Support access to commercial businesses
- Consider Regional Transit Opportunities
 - Create connections to Belen, RailRunner, and other destinations

CHOICES AND RECOMMENDATIONS

Roadway improvements and a clear prioritization process associated with them would go a long way to making residents feel like their public funds are being spent appropriately. Roadway improvements benefit the entire community on a daily basis. Recommendations begin with the creation of the prioritization process so that decisions can be clearly and publicly made, validated, and implemented – all building trust in the community as well as improving the roads. Subsequent transportation recommendations include facility improvements to roadways and sidewalks.

PRIORITIZATION PROCESS

As the very first initiative, it is highly recommended that a prioritization process be created to determine a maintenance and improvement plan for the roadways within the Town. Capital funds will be needed for the actual road maintenance but the creation of a prioritization process could be created internally with Town administration. Decision-making for road maintenance and improvements should be built on evaluation criteria such as condition, access, and traffic volumes. The prioritization process and resulting schedule needs to be publicly available. This effort could be coordinated and funded as part of the asset management plan for all utilities or completed in isolation for the roadways only. At some level the prioritization process could be developed with existing staff resources. With a more long-term approach refined in a subsequent planning effort associated with the funding ideas presented below.

FUNDING IDEAS: COMMUNITY DEVELOPMENT BLOCK GROUP (CDBG)
LOCAL GOVERNMENT PLANNING FUND (NMFA)

INCREASE REGIONAL COORDINATION

Although this may not seem like a traditional recommendation, it is probably the easiest to complete and could bring significant benefit. Participation in the MRCOG and the associated RTPO Committee can be a very valuable expenditure of time and effort by a representative of Mountainair. This participation is the very first step in requesting state or federal funds for an improvement project along US 60 and potential connections to a regional transit system in the future. All transportation-related state and federal funds to local communities are distributed through this process. The RTPO has an annual call for projects to be included in the Rural Transportation Improvement Program Recommendations (RTIPR), which is the platform used for allocating regional funds. Mountainair is identified as a voting member of the RTPO and is encouraged to attend the monthly meetings.

FUNDING IDEAS: TIME COMMITMENT BY TOWN REPRESENTATIVE

ROAD IMPROVEMENTS

Proposed road improvements include the placement of gravel or chip seal on currently dirt roads. This will help reduce road damage from storm water drainage and provide safer travel for the public. The application of gravel or chip seal will follow the schedule determined through the prioritization process recommended and is expected to be done in phases. Application of gravel is approximately \$125,000 per mile and application of chip seal is approximately \$350,000 per mile. There are numerous funding options which could provide some or all of the monies required to improve the roadway network – including legislative support and state/federal allocations. Some may require and all will benefit from coordination with the MRCOG-RTPO. Below are a few of the most common program sources.

FUNDING IDEAS: HIGHWAY SAFETY IMPROVEMENT PROGRAM (NMHSIP) - NMDOT
PAVEMENT PRESERVATION PROGRAM FUNDS – NMDOT

IMPROVE SIDEWALKS DOWNTOWN

The sidewalks downtown are in bad condition. They are not compliant with ADA and do not encourage pedestrian activity or access to local businesses. It is recommended that they be improved both from a transportation perspective as well as a mechanism to support local economic development. Sidewalk improvements will cost approximately \$200,000 per mile for one side of the street. In addition to the sidewalks along Main Street, the creation of a pedestrian pathway along 3rd Street and north on Ripley Ave was proposed under Quality of Life Recommendations. This initiative could also be incorporated into the transportation improvements.

FUNDING IDEAS: TRANSPORTATION ALTERNATIVES PROGRAM (TAP) FUNDS NMDOT
BUSINESS IMPROVEMENT DISTRICT (FOUND IN ECONOMIC DEVELOPMENT)

CHAPTER 6: ECONOMIC DEVELOPMENT

Mountainair has many Economic Development related assets: proximity to natural and cultural resources, a historic downtown, multiple generations of family commitment, newly-generated arts community, and a unique character. However, currently the downtown commercial corridor and employment scenario could benefit from additional economic development opportunities. These opportunities would create a more sustainable future for current and future residents.

There are 83 business licenses registered in the Town. According to the US Bureau of Labor Statistics, the unemployment rate in NM is 6.1 %. The rate in Torrance County is 9.2%. There was a huge rise in unemployment from 2008 to 2010 and it has been shrinking ever since. The unemployment rate in Mountainair is 7.2%. Mountainair has higher unemployment than the State but lower unemployment than the County. The industry with the most employees in Mountainair is the retail trade sector with educational/healthcare/social assistance as second. These are the top two industries in the state of New Mexico; with the order of magnitude switched. One of the most tangible benefits of economic development success is the increased opportunity for local jobs!

Existing economic development initiatives include artistic murals in the downtown area, participation in the Mountainair Chamber of Commerce, and the recent investment in new businesses. In addition, much of the support for this Plan was grounded in the desire to improve economic development opportunities for the community.

Examples of some of the current annual events include the Gymkhana Rodeo, sheepdog trials, and the seasonal Sunflower festival. These are annual attractions for Mountainair and bring in visitors to the area restaurants and businesses. The Sunflower Festival brings over 100 artists to the area for a festival of art and music. Events like these also increase the visibility and attractiveness of Mountainair. More events organized by the community would offer additional opportunities for economic development.

Local residents recognize the value in capitalizing on the historic structures along the commercial corridor, proximity to the Salinas Pueblo, and other beautiful outdoor destinations. These are the reasons many people come to the Town. Promoting these amenities is an organic way to establish Mountainair with a character rich in history, peacefulness, and open space.



CHOICES in Mountainair

Economic Development

There are numerous opportunities for Economic Development in Mountainair. This board highlights some of the great things about Mountainair, including its murals, area businesses and unique buildings. The examples shown are a means of discussing the opportunities for Economic Development.

Please comment
Existing Conditions



Main Street Corridor



Coffee Shop



Unique Characteristics

Opportunities for
Improvement



Unused Buildings



Unmaintained Buildings

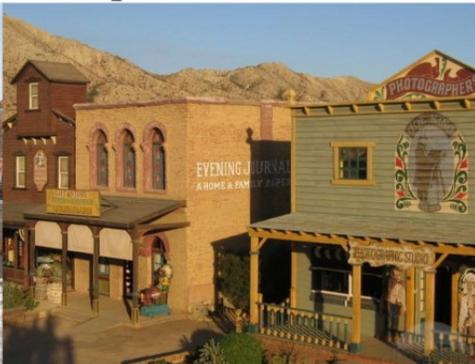


Empty Storefronts

Examples - Ideas - Visions



Arts District



Cultural Tourism



Coffee Shops

FIGURE 11 - STUDY OF EXISTING CONDITIONS

WHAT WE HEARD

ECONOMIC DEVELOPMENT GOAL

Increase economic development opportunities by supporting local businesses and encouraging new industries.

As presented in the section on Quality of Life, Mountainair has many local and regional assets which could be promoted to entice new businesses and expand tourism. This includes the connection to the historic places, natural venues, and a tranquil environment. Many residents move to Mountainair looking for a peaceful place to live.

- Encourage Local Business
 - Become a Frontier Community and/or MainStreet Community
 - Comply with the Local Economic Development Act (LEDA)
 - Capitalize on historic features

- Create More Tourism
 - Entice new industries – such as the film industry
 - Support the local art community
 - Promote outdoor venues
 - Expand local and regional marketing

CHOICES AND RECOMMENDATIONS

Economic Development initiatives will result in multiple benefits. Cumulatively they will establish the community as an organized and healthy place, help leverage Town investments to generate businesses and revenue, and ultimately provide increased job opportunities for local residents.

Initiatives associated with Economic Development connect all components of the Town: engage and empower residents, support historic preservation, build revenue to increase public services, bring value to a good pedestrian network, and create a more cohesive community – something the people of Mountainair can be proud of.

ENCOURAGE LOCAL BUSINESSES

The community indicated a need to encourage the development of local businesses and strengthen the commercial corridor within Mountainair (Figure 5 - Conceptual Land Use). There is a specific interest in cottage industries: the creation of products in a home-based scenario versus a factory-type scenario. This approach will enhance the overall economic sustainability of the Town. One specific economic development project further evaluated is the idea of an incubator program, with one area-specific idea being the creation of an incubator kitchen. There are a few programs that can help achieve this goal. A great option for the community is to become a Frontier Community and eventually a MainStreet Community. It is recommended that the Town also maintain compliance with the Local Economic Development Act (LEDA) and pass an ordinance establishing themselves as a LEDA community. Opportunities to capitalize on the historic building within the commercial corridor are addressed under Chapter 3: Quality of Life.

ESTABLISH AN INCUBATOR KITCHEN – COTTAGE INDUSTRY

As an opportunity to promote a cottage industry, community members have expressed an interest in creating an incubator kitchen. This kitchen would help with value-added production and generation of local products which could be used in the area and also sold around the state. This type of local facility would also provide educational opportunities and generate entrepreneurs in the Town. The kitchen could connect with local ranching and agricultural activity. Cottage industries bring new and interesting things to the economy and create independence from major employers.

Who would be the recipient of these local food products? Mountainair was once the Pinto Bean capitol of the United States and with the availability of land and ranching expertise, the Town is a great option for contributing to regional food production. 87% of food consumed in New Mexico comes from out of state- there is a need for an increase in food produced in State. There is especially a need for distribution to large-scale locations such as schools and hospitals. Many area residents have an agricultural heritage and may be interested in opportunities which would contribute to healthy and sustainable to food-production systems.

As a recommendation for initial support, the Mixing Bowl is a non-profit organization in Albuquerque, New Mexico. It has coached numerous businesses towards success. It provides food startups with assistance in developing business-related skills. It also provides food-safe commercial kitchens for production of value-added products. Similar programs have sprung up around the state as a result of this organization; there are successful models being developed in Silver City and many other town and cities throughout the state. The Mixing Bowl has been used as an example of a successful program around the state and the country.

In order to participate in this program the community must identify a need for a kitchen, often through a feasibility study. A detailed business plan would need to be created – addressing startup costs, operations/maintenance costs, and expected quantity/type of quantity of clients. The South Valley Economic Development Center (SVEDC) is available for technical support for local communities. Then the community needs to identify a place for a kitchen. Fortunately, one idea is the Shaffer Hotel - a beloved building that is available for a new use and could benefit the entire community. A staffing commitment would be required to successfully operate an incubator kitchen but potential staff could be shared other initiatives being pursued by the Town. This could also be facilitated by the same Committee as MainStreet, as discussed later.

FUNDING IDEAS: BUSINESS IMPROVEMENT DISTRICT
 ECONOMIC DEVELOPMENT ADMINISTRATION (EDA)
 RURAL BUSINESS ENTERPRISE GRANTS (RBEG) PROGRAM

ESTABLISH A MAINSTREET COMMUNITY

FRONTIER COMMUNITY

The Frontier Communities Initiative has existed since 2013, when it was established by the State Legislature. It is intended to create a public/private partnership between the State Economic Development Department and the community. It is coordinated through the New Mexico MainStreet Community Program and can ultimately lead to becoming a MainStreet Community. This program would be the first step for Mountainair towards establishing a Mainstreet program. It is intended to provide rural economic development assistance to communities under 7,500 in population. It is designed to support a program that will have a demonstrable effect on job creation, business development and creation/expansion, leveraging of private sector investment

or enhancing the economic environment – within the traditional or historic district Frontier Community Initiative assistance can help with the Town’s commercial corridor to improve aesthetics, build jobs, promote business development or create a new program or event that grows the Town’s economy. The Town can apply for one project that aligns with a category listed below and aids Mountainair in developing its traditional or historic district. The Town can participate for two years in a row. :

- Image Development and Branding
- Building Renovation / Restoration / Adaptive Reuse
- Façade Improvement
- Placemaking and Revitalization Plans
- New Business/ Entrepreneur Development.

The Frontier Communities program had training in April 2015 that was attended by interested community members as well as Town staff. Specific projects in Mountainair being considered include:

- The establishment of a Metropolitan Redevelopment Plan
- Marketing and Image Development
- The creation of an incubator kitchen or business incubator program
- Façade improvements along the commercial corridor
- Public art program
- Bicycle and pedestrian facility improvements
- New business development

The following funding ideas are presented to support various phases of project development in establishing a Frontier Community.

FUNDING IDEAS: FRONTIER COMMUNITY PROGRAM
 LOCAL GOVERNMENT PLANNING FUND - NMFA
 METROPOLITAN REDEVELOPMENT ACT

ESTABLISH A MAINSTREET COMMUNITY

A MainStreet Community designation is the next step after becoming a successful Frontier Community. It can benefit a community by providing opportunities to improve area aesthetics, business opportunities, and create more community events. Becoming a MainStreet Community will attract businesses and patrons to the commercial corridor of Mountainair. The establishment of a MainStreet Community is an extensive process and requires a dedicated group of residents that are committed to improving the Town. Fortunately, Mountainair has a few residents who have already expressed interest in both the MainStreet - Frontier Communities programs. This group should form a committee and get to work if they are interested in these Economic Development issues! As a summary of the effort, below the MainStreet Community initiative is broken down into three phases:

PHASE ONE - EMERGING COMMUNITY ORGANIZATION - The “Emerging” level is a local organization’s gateway to accessing New Mexico MainStreet’s technical assistance and training. During this 12-18 month phase New Mexico MainStreet works with the community to begin the local revitalization effort and to create an organization for MainStreet effort by creating a MainStreet

Community non-profit organization and vision, training residents to operate the MainStreet program and creating an analysis of the commercial corridor.

PHASE TWO - START-UP MAINSTREET COMMUNITY PROGRAM - This phase is an approximate two-year period in which the local MainStreet organization continues to grow and to build its base of support, and to take on increasingly complex revitalization projects. It also employs a full-time paid Executive Director to help manage and implement the MainStreet program locally. During this phase, the local organization continues to receive support from New Mexico MainStreet, but the type of technical assistance it provides evolves from organization to project implementation. Task groups are formed to work on a downtown master plan, marketing, entrepreneurial development, continued training. Additionally, local Start-Up MainStreet organizations become eligible to apply for MainStreet Capital Outlay funds, as funds are made available by the state legislature and other sources of state and foundation economic development funding. During the Start-Up MainStreet phase those funds are usually dedicated to a downtown Master Plan.

PHASE THREE – STATE-CERTIFIED MAINSTREET COMMUNITY PROGRAM - Once a community “graduates” from being a Start-Up MainStreet Community and demonstrates that it has the ability to operate as a long-term sustainable organization, it is designated as a **“State Certified MainStreet Program”** by New Mexico MainStreet. During this time, the organization typically requires much less assistance from New Mexico MainStreet, but the state program continues to provide advice and guidance to the local organization. Long term New Mexico MainStreet provides, consulting and further training, resources (including design assistance), technical assistance, planning and annual evaluations. If the program remains in “good standing” it will remain eligible to apply for MainStreet Capital Outlay in partnership with their municipality.

FUNDING IDEAS: LOCAL GOVERNMENT PLANNING FUND (FOUND IN PUBLIC SERVICE)
MAINSTREET COMMUNITY PROGRAM
METROPOLITAN REDEVELOPMENT ACT

LOCAL ECONOMIC DEVELOPMENT ACT (LEDA) COMPLIANCE

The first LEDA community was established in 2002. LEDA communities exist because it is believed that economic development should be addressed on the local level by officials and community members. People who live and work in a community know its issues and challenges better than state regulators and staff living in a different community. Mountainair is listed as a LEDA community, but has not maintained or acted on their LEDA status. This Plan includes an Economic Development component, in part as an attempt to comply with LEDA regulations and allow Mountainair to become a viable LEDA community. A LEDA designation allows a community to invest in economic development projects tailored to their specific local needs. LEDA is used to enter into a “public private partnership” and enter into “Joint Powers Agreements” in an effort to plan and support regional economic development projects. LEDA can be used to support 3 types of projects: Infrastructure/Improvement, Economic Development (Job Creation), and Retail.

FUNDING IDEAS: LEDA - GENERAL FUND
LEDA - INFRASTRUCTURE GROSS RECEIPTS TAX

CREATE MORE TOURISM

Mountainair is a beautiful place. Many people come to Mountainair to visit the historic ruins and national monuments in the area. Similarly, many people move to Mountainair to be in the quiet, peaceful and abundant open space. The community could certainly promote the outdoor activities available as a touristic amenity. The local residents appreciate the assets of the area, so

with that, they have asked for help in marketing them locally, regionally, and statewide to increase tourism. Attracting visitors to Mountainair will increase the economic activity happening in the Town. Recommendations for expanding tourism and increasing marketing efforts are presented below:

ENTICE THE FILM INDUSTRY - Enticing the film industry to Mountainair would strengthen the local economy in the short-term as well as attracting visitors through subsequent film tourism. When working on films in Mountainair, participants will need places to eat and stay, bringing opportunities for new and expanded businesses. This could potentially be followed up by visitors who want to experience film-related destinations.

COTTAGE INDUSTRY - Cottage industries are important to economic development because they build an economy independent of other businesses and may even allow for sales nationally or internationally. The idea that it is not a traditional economic initiative results in a creative opportunity for marketing locally and regionally.

KEYSTONE BUSINESS – A Keystone business would organically build commercial support and entice other businesses to invest. The idea of a brewery was suggested – this would require local initiative and would probably have to be associated with special events to bring in the population needed to support this industry. Breweries are a booming industry in New Mexico that creates jobs. It is a great source of revenue and can create opportunities for visitors to engage. New Mexico has three dozen breweries that employ thousands of workers and have an economic impact of some \$265 million, according to the national Brewers Association. A small population locally and in the county will make it hard for a brewery to relocate to the Town. However, with the right incentives, a local entrepreneur could maintain a small brewery and take the reins of the community watering hole. This could create a local hangout spot, tourist attraction, a distributable product and provide local jobs.

SUPPORT LOCAL ART COMMUNITY - Mountainair has become increasingly well known for its budding arts community. Arts-based events like the Sunflower Festival have improved the reputation of Mountainair as a nice place to visit by sharing the art created by area residents and promoting the Town as a place that is supportive of the art community. We heard from many that tiering-off this growing arts-community reputation could be valuable to the future of the Town and should be well marketed. Regional organizations should work together to continue to produce events and projects to improve the community.

Local arts can encourage tourism through:

- Arts Events
- A Public Arts Program
- Arts Programs

SOCIAL MEDIA - The Town of Mountainair can leverage its online and social media presence to encourage interest and visitors. By improving their website, social media presence and online engagement, the Town can improve its attractiveness to out-of-towners. Some ways the Town can improve their digital presence are:

- The creation of a responsive website.
- Using social media for public engagement, notifications and for sharing success stories.

Utilizing and promoting a hashtag such as #MountainairNM.

FUNDING IDEAS:

COOPERATIVE MARKETING GRANT PROGRAM – NMTD
EVENT SPONSORSHIP GRANTS
NEW MEXICO TRUE

CHAPTER 7: FUNDING TOOL BOX

Obtaining funding for the recommended projects and initiatives may be the most important step in project development. This chapter provides further detail on the numerous funding ideas identified for each project. It can be used by the community as a tool box of options as projects are chosen and prioritized over the next 5 years. There are no guarantees that funding will be secured but exploring both public and private financing options is necessary. The competition for dollars is stiff, but Mountainair has a lot to offer and has many factors which will make it a viable recipient.

The funding ideas below are presented by initiative category; however, in some cases they could provide multiple opportunities to various programs. The information is provided in alphabetical order by initiative not by importance, dollar value, or potential.

QUALITY OF LIFE FUNDING IDEAS

ENHANCE AESTHETICS

BNSF RAILWAY FOUNDATION

BNSF Railway Foundation provides support for communities that are located near their rail lines. They offer grant funding for many categories of need, including civic services, cultural preservation, educational quality, health and human service organizations, youth organizations and more. BNSF Railway Foundation aims to make impactful investments and improvements in the communities it serves.

FEDERAL HISTORIC PRESERVATION TAX INCENTIVES PROGRAM

The 20% tax credit began in 1976. Since that time, the National Park Service (NPS) has administered it in partnership with the Internal Revenue Service (IRS) and with State Historic Preservation Offices (SHPOs). The Preservation Tax Incentives reward private investment in rehabilitating historic properties such as offices, rental housing, and retail stores. 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 Preservation Tax Incentives have also helped to create moderate and low-income housing in historic buildings.

HOUSING PRESERVATION GRANTS

These grants provide funds to sponsoring organizations for the repair or rehabilitation of housing occupied by low and very-low income people. The program serves rural areas and towns with 20,000 people or less. Applicants provide grants or low-interest loans to repair or rehabilitate housing for low- and very-low-income homeowners. Eligible expenses include:

- Repairing or replacing electrical wiring, foundations, roofs, insulation, heating systems and water/waste disposal systems
- Handicap accessibility features
- Labor and materials
- Administrative expenses

NATIONAL TRUST PRESERVATION PROGRAMS

Grants from National Trust Preservation Funds (NTPF) are intended to encourage preservation at the local level by providing seed money for preservation projects. These grants help stimulate public discussion, enable local groups to gain the technical expertise needed for particular projects, introduce the public to preservation concepts and techniques, and encourage financial participation by the private sector. Grants generally start at \$2,500 and range up to \$5,000. The selection process is very competitive.

<http://www.preservationnation.org/resources/find-funding/preservation-funds-guidelines-eligibility.html>

NEIGHBORHOOD STABILIZATION PROGRAMS

This program gives grants to participants in need of emergency assistance to stabilize communities with high rates of abandoned and foreclosed homes, and to assist households whose annual incomes are up to 120 percent of the area median income (AMI).

NEW MEXICO TRUE - CLEAN AND BEAUTIFUL

For this program, New Mexico Tourism Department (NMTD) partners with New Mexico Clean and Beautiful (NMCB) to ensure that the places people visit are litter-free. The program receives up to \$600,000 annually and gives public and private entities grants that must be matched at 25%.

<http://nmtourism.org/partnership-opportunities/clean-and-beautiful/>

CREATE LOCAL ACTIVITIES FOR YOUTH

COOPERATIVE EXTENSION SERVICE (CES)

In addition to aiding youth programs, CES offers resources to fund school and community gardens. CES believes the applied experience of gardening is capable of being both a learning tool and an opportunity to bring community members together.

<http://aces.nmsu.edu/schoolgardens/>

US DEPARTMENT OF AGRICULTURE: AT-RISK YOUTH

Youth programs are funded by the US Department of Agriculture's Children, Youth and Families At-Risk program (CYFR). CYFR funds efforts to improve the quality and quantity of community-based programs through a Cooperative Extension Service (CES). CES in New Mexico offers resources for communities, energy and water, farm and ranch, health and family well-being, yard and garden and youth development. CYFR and CES will work in collaboration with other organizations to develop programs for at-risk children, youth and families. CYFR awards funding up to \$175,000 and annually reaches approximately 30,000 individuals in high risk environments. The grant is especially important for rural communities because it helps communities prosper, self-sustain and thrive.

<http://www.hfrp.org/out-of-school-time/ost-database-bibliography/database/rural-after-school-programs-for-at-risk-youth-and-their-families>

<http://nifa.usda.gov/funding-opportunity/children-youth-and-families-risk-cyfar-sustainable-community-projects>

21ST CENTURY COMMUNITY LEARNING CENTER

PHOENIX is federally funded by the 21st Century Community Learning Center (21CCLC) ASSETs grant (After School Safety and Enrichment for Teens), administered by The No Child Left Behind

Act of 2001. 21CCLC awards approximately \$22,000 in funding annually to implement academic enrichment activities in low income communities for local youth.

<http://www.temescalassociates.com/documents/resources/highschool/ruralarticle.pdf>

<http://www2.ed.gov/programs/21stcccl/index.html>

PUBLIC SERVICE FUNDING IDEAS

WATER AND WASTEWATER SYSTEM IMPROVEMENTS

CLEAN WATER STATE REVOLVING FUND (CWSRF) – NEW MEXICO ENVIRONMENT DEPARTMENT

The CWSRF program was established in 1986 under the Wastewater Facility Construction Loan Act and the Federal Clean Water Act. The program provides low-interest loans to local communities for infrastructure improvement projects. Through NMED, the CWSRF provides a source of low-cost financing for a wide range of wastewater or storm water drainage projects that protect surface and ground water. Funds may also be used for solid waste and septic tank installations.

<https://www.env.nm.gov/cpb/CWSRFPage.htm>

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

The Community Development Block Grant (CDBG) provides community development services to low and moderate income community members. The Department of Housing and Urban Development (HUD) determines the amount of each grant by measuring community needs. CDBG funds local infrastructure as well as preservation of historic buildings and planning documents. There is an annual submittal process for project evaluation. Inclusion in a comprehensive planning document is an evaluation criterion for the design and construction-related funding.

http://portal.hud.gov/hudportal/documents/huddoc?id=DOC_13716.pdf

RURAL DEVELOPMENT – US DEPARTMENT OF AGRICULTURE

US Department of Agriculture, Rural Development provides funding and technical assistance programs to help rural communities (less than 10,000 residents) develop safe and affordable water and wastewater systems. The program provides loans, guaranteed loans, and grants for water, sewer, storm water, and solid waste disposal facilities.

http://water.epa.gov/infrastructure/wastewater/septic/usda_index.cfm

RURAL ECONOMIC DEVELOPMENT LOAN AND GRANT (REDLG) PROGRAM – USDA

Under the REDLG program, USDA provides grant funds to local utility organizations which use the funding to establish revolving loan funds. Loans are made from the revolving loan fund to projects that will create or retain rural jobs. One example of eligible projects is: “Community Development Assistance to non-profits and public bodies (particularly job creation or enhancement)”. Some work would be necessary to discover if there is an eligible (and willing) local non-profit utility to serve as a conduit for this type of funding. These loans and grants are coordinated through state offices of the USDA Rural Development Division.

http://www.rurdev.usda.gov/BCP_redlg.html

WATER TRUST BOARD – NEW MEXICO FINANCE AUTHORITY (NMFA)

The Water Project Finance Act (2001) created the Water Project Fund to be administered by the NMFA and the Water Trust Board. The Water Trust Board is a diverse 16-member Board that recommends to the Legislature projects to be funded through the Water Project Fund. There are five approved project categories: (1) water conservation or reuse, (2) flood prevention, (3)

endangered species act (ESA) collaborative efforts, (4) water storage, conveyance and delivery infrastructure improvements, and (5) watershed restoration and management initiatives. There is an annual submittal process for project evaluation. Inclusion in a comprehensive planning document is an evaluation criterion for this funding.

<http://www.nmfa.net/governance/water-trust-board/>

ASSET MANAGEMENT AND RATE STRUCTURE EVALUATIONS

LOCAL GOVERNMENT PLANNING FUND - NEW MEXICO FINANCE ADMINISTRATION (NMFA)

New Mexico Finance Authority (NMFA) provided support to write this Plan in the form of a matching grant to the Town of Mountainair through the Local Government Planning Fund. The Town may qualify for subsequent funds through this program to complete additional planning components such as an asset management plan. One community can receive up to \$100,000 a year. There is a rolling submittal process for applications and allocations are based on existing financial conditions within each community.

<http://www.nmfa.net/financing/planning-grants/about-planning-grants/>

TRANSPORTATION FUNDING IDEAS

PRIORITIZATION PROCESS

CDBG AND LOCAL GOVERNMENT PLANNING FUND – NMFA

Found under Public Service Funding Ideas

ROADWAY AND SIDEWALK IMPROVEMENTS

HIGHWAY SAFETY IMPROVEMENT PROGRAM (NMHSIP) - NMDOT

The NMDOT provides this funding opportunity for safety improvement projects or non-construction transportation safety programs. Again, this funding option would only be applicable on US 60, and require approval from the RTPO/NMDOT District 5 as well as placement on the State Transportation Improvement Program (STIP). There is an annual call for projects which must be facilitated through coordination with the MRCOG – RTPO.

PAVEMENT PRESERVATION PROGRAM FUNDS - NMDOT

The Pavement Preservation Program (PPP) funds are the primary roadway funding source at the NMDOT District level for state roadways. This funding option would only be applicable on US 60, and require approval from the RTPO/NMDOT District 5 as well as placement on the State Transportation Improvement Program (STIP). This funding source could be combined with local financial support to complete a full roadway improvement project on US 60.

TRANSPORTATION ALTERNATIVES PROGRAM (TAP) FUNDS - NMDOT

The mission statement for this federally-funded TAP program states that the recipients will be community-based projects that expand travel choices and integrate all modes. There are specific criteria for decision-making and an annual call for projects which must be facilitated through coordination with MRCOG-RTPO.

http://www.mrcog-nm.gov/images/stories/pdf/transportation/rtpo/NMDOT_TAP_Guide_FINAL_FFY1617.pdf

ECONOMIC DEVELOPMENT FUNDING IDEAS

BUSINESS IMPROVEMENT DISTRICT

Business Improvement Districts (BIDs) are special districts that allow for a property assessment to finance supplemental services and improvements to maintain and enhance commercial areas and provide services that the local government is unable to provide. Potential services include security, maintenance, marketing, business recruitment and retention, urban design regulation, parking administration, and capital improvements. Property owners agree to an additional surcharge, or mill rate, in addition to their existing property tax rate. To create a Business Improvement District, property owners and business owners must submit a petition to the local government demonstrating support from 51 percent of property owners within the proposed district. For the district to realize maximum potential, it is recommended that 70 percent or more of business owners support the creation of the BID. A local ordinance is passed to create a BID.

COOPERATIVE MARKETING GRANT PROGRAM – NM TOURISM DEPARTMENT

The Cooperative Marketing grant program is available for non-profit, tourism-related organizations and local and tribal governments in New Mexico. The funds can assist with marketing costs associated with tourism specific goals. This grant is aimed to make NM the primary destination for venturesome travelers. The grant is a reimbursement based matching program for costs on marketing and advertising initiatives, and allocated in amounts of \$3000, \$10,000, and \$40,000. There is an annual submittal application process.

<http://nmtourism.org/coop-marketing/>

ECONOMIC DEVELOPMENT ADMINISTRATION (EDA)

The EDA provides funding for rural areas to stimulate investments that support construction, non-construction, technical assistance, and economic development initiatives. The funds are designed to leverage existing local/regional money. The goal is to support the implementation of economic development strategies that advance new ideas and creative approaches to advance economic prosperity in distressed communities. There are annual submittal dates for the application, and MRCOG would be willing to assist in the application and grant management of these funds.

<http://www.eda.gov/funding-opportunities/>

EVENT SPONSORSHIP GRANTS

Sponsored by NM Tourism Department, the Event Sponsorship Grant provides sponsorships for events based on size and cost. Funds range from \$2,500 to \$40,000, depending on event size and need.

<http://nmtourism.org/partnership-opportunities/event-sponsorship/event-sponsorship-online-grant-application-tips-faq/>

MAINSTREET COMMUNITY PROGRAM

MainStreet is a program aimed to help communities revitalize their traditional commercial districts, sponsored by the State of New Mexico Economic Development Department. It is attainable after a successful implementation of the Frontier Community Program. It works with communities to create an economically viable businesses district. The program also provides support and training. The program is a 501c3 with an Executive Director and a Board of Directors.

<HTTP://NMMMAINSTREET.ORG/>

FRONTIER COMMUNITY PROGRAM

This is a program that will lead into Mainstreet funding opportunities. The Frontier Community program, sponsored by the NM Economic Development Department, provides assistance to a community-driven asset-based process. The MainStreet Community Staff, with the State, will help to develop the project, provide design or other technical services and analyze the assets of the community. Once a project is chosen, the Town will be required to find funds for the development of the project. In order to participate in this program a non-profit 501c3 organization will need to apply for the program.

<http://gonm.biz/community-development/frontier-communities/>

LOCAL ECONOMIC DEVELOPMENT ACT (LEDA)

The LEDA gives local staff the ability to participate in economic development, including the sales of bonds to finance development efforts that support businesses. It can be used to support infrastructure improvement projects, economic development (job creation), and retail. Specifically, this means municipalities can purchase, lease, grant, construct or reconstruct buildings or infrastructure; acquire or convey land; provide direct loans or loan guarantees for land, buildings or infrastructure; and provide public works essential to location and expansion of businesses. The following are possible criteria which could be established for a proposal to receive LEDA funding:

- Attract high quality, sustainable jobs
- Address the need of small businesses and agricultural activity
- Strengthen small business activity
- Assure cultural preservation of historic areas
- Provide jobs, livable wages and employment opportunities

Supporting the supplemental ordinance recommendation under Quality of Life and the associated incentives for development in the commercial corridor, the Town can give priority to qualifying projects that encourage the expansion or relocation of existing businesses, assist business start-ups, create new jobs, assist economic clusters, and/or add value to the knowledge of the local labor force. Two primary revenue sources are available for LEDA projects: general funds reserved for economic development and revenue bonds backed by an infrastructure gross receipts tax (I-GRT). There are regulations associated with these revenue sources which must be adhered to.

<http://gonm.biz/community-development/local-economic-development-act/>

METROPOLITAN REDEVELOPMENT ACT

The Metropolitan Redevelopment Act allows municipalities to create Metropolitan Redevelopment Areas (MRAs) to address blight and disinvestment. MRAs are established to promote industry and develop trade and other economic activity, mitigate the threat of serious unemployment, and maintain a balanced and stable economy. The legislation authorizes MRAs to:

- Acquire, either by construction, purchase, gift, devise, lease or sublease; to improve and equip; and to finance, sell, lease projects or part of projects
- Issue revenue bonds as provided by the Metropolitan Redevelopment Code
- Enter into financing agreement with others in order to provide revenue to pay the bonds
- Lease, sell, or otherwise dispose of any/all projects upon terms and conditions agreeabl to the local governing body
- Have the option to renew any lease or other agreement and to grant options to buy any project at a price approved by the local governing body

- Local governments are not intended to operate commercial enterprises in the redevelopment area, however they can own operate housing facilities, healthcare facilities, utilities, recreation facilities, etc. within the MRA.

MRAs can enter into development agreement, create/revise zoning regulations, assemble land, and improve services and infrastructure. MRAs can utilize tax-increment financing (TIF) to fund public improvements, but MRAs are limited to property taxes only. Revenue bonds, with a maximum term of 20 years, may also be issued and do not require voter approval. MRAs cannot use eminent domain to acquire property for economic development. MRAs can also provide property tax deferrals and/or credits.

NEW MEXICO TRUE

New Mexico True is a platform to share marketing efforts locally and regionally. New Mexico True is a state-wide marketing campaign which includes all forms of media, including an interactive website. Capitalizing on these initiatives brings support to the smaller communities in New Mexico which need the regional marketing benefits. Coordinating with this program and providing information for the tourism website and regular updating of events and opportunities will entice visitors to Mountainair.

RURAL BUSINESS ENTERPRISE GRANTS (RBEG) PROGRAM – US DEPARTMENT OF AGRICULTURE

This program, from the U.S. Department of Agriculture (USDA) provides grants typically ranging from \$10,000 to \$500,000 (with an emphasis on smaller projects) to rural public entities and private non-profit organizations for rural projects that finance and facilitate development of small and emerging rural businesses across a broad array of activities. While grants are often applied to physical assets, such as land acquisition, building construction, and equipment, other possibilities include establishing revolving loan funds for startups and working capital, rural transportation improvement, and project planning. “Any project funded under the RBEG program should benefit small and emerging private businesses in rural areas. Small and emerging private businesses are those that will employ 50 or fewer new employees and have less than \$1 million in projected gross revenues.”

http://www.rurdev.usda.gov/bcp_rbeg.html

CHAPTER 8: CONCLUSIONS

The results of the outreach effort for this planning process were refreshing! It was such a great experience to receive so much interest and engagement in this comprehensive planning effort. The recommendations made to the Town range from allocating existing staff time to expanding the water system for \$2.5 million. Many of these options can be done simultaneously and many will require phasing over a number of years.



This is still a daunting list of recommendations, so the next steps are to evaluate these recommendations and continue the choice process. A short-term visible project to maintain momentum while building support for long-term projects will create a more resilient and sustainable future for Mountainair.

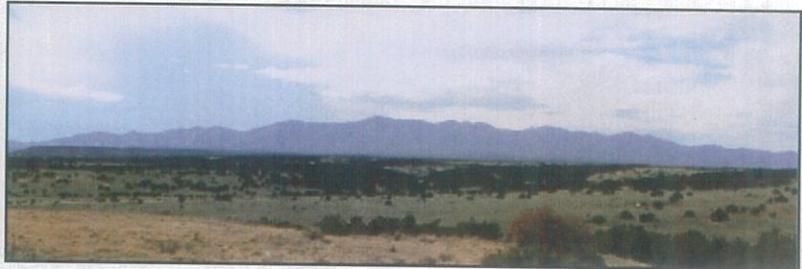
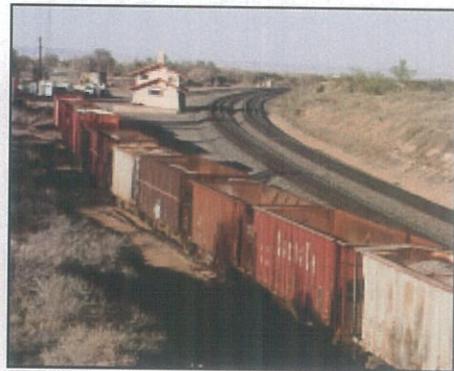
With regard to the municipal infrastructure and public facilities, the Town needs to document these choices in the Infrastructure Capital Improvement Plan (ICIP) on an annual basis. The ICIP is used to prioritize the expenditure of public funds on local projects. The prioritization process should integrate the citizen input collected for this plan as well as other input received through various methods. In general, the ICIP's are due in September, but this date should be closely monitored on an annual basis. The creation of a strong ICIP will aid the Town in comprehensive decision-making and is often required for funding requests.

Beyond the logistics of prioritization and ICIP's, another important factor in creating success is empowering local champions to lead individual initiatives. Particularly in a Town the size of Mountainair, where municipal staff is limited, the resources shared by local residents and business owners can bring around some great results. The creation of citizen-led initiatives builds momentum to start things and results in sustainable solutions based on genuine buy-in from the community.

APPENDIX A
2004 COMPREHENSIVE PLAN

August 2004

Town of Mountainair
Comprehensive Land Use Plan



Prepared by:
Mid-Region
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COMPREHENSIVE LAND USE PLAN
for the
TOWN OF MOUNTAINAIR, NEW MEXICO

Adopted by the Town Council
July 13, 2004

This document was prepared by the Mid-Region Council of Governments staff through the New Mexico Community Development Block Grant Program, and funded in part by the Local Government Division of the New Mexico Department of Finance and Administration in cooperation with the U.S. Department of Housing and Urban Development.

MID-REGION COUNCIL OF GOVERNMENTS OF NEW MEXICO
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TABLE OF CONTENTS

<u>PART</u>		<u>PAGE</u>
I	INTRODUCTION AND PURPOSE	1
II	COMMUNITY PROFILE	2
	Regional Setting	2
	Character of Development	4
	History of the Community	5
	Population and Housing	8
	Population Characteristics	9
	Housing Characteristics	12
	Local Economy	14
	Economic Sectors of the Community	14
	Labor Force, Employment, and Earnings	15
	Municipal Revenues and Expenditures	19
	Transportation and Circulation Systems	21
	Community Facilities and Services	25
	Local Government Operations	25
	Water Supply and Wastewater Disposal	25
	Stormwater Management	26
	Parks, Recreation, and Open Space	26
	Police, Fire, and Ambulance	29
	Solid Waste Disposal	29
	Street Maintenance	29
	Health Care	30
	Finance, Communications, and Energy	30
III	TRENDS AND PROJECTIONS	32
	Forecast of Population, Housing, and Employment for 2025	32
	Population	32
	Housing	35
	Employment	37
	Current and Future Land Use	38
	Residential Development	41
	Commercial and Industrial Development	43
	Parks, Open Space and Agriculture Land Use	45
	Future Transportation Network	45
	Street Network	45
	Proposed Transportation Improvements	45

IV	GOALS AND OBJECTIVES	47
	Citizen Participation Process	47
	Community Survey Results	47
	Overview of Goals and Objectives	48
	Land Use: Distribution and Intensity	48
	Housing and Residential Neighborhoods	50
	Transportation, Streets, and Circulation	50
	Water Infrastructure and Water Resources	51
	Public Services and Facilities	52
	Economic Development	52
V	STRATEGIC ACTION RECOMMENDATIONS	53
	Overview of Recommendations	53
	Land Development Strategies	53
	Housing and Residential Strategies	55
	Transportation Strategies	55
	Water Infrastructure Strategies	56
	Strategies for Public Services	57
	Economic Development Strategies	57

APPENDIX A – Resolution No. 04-04

APPENDIX B – Resolution No. 04-12

FIGURES

<u>FIGURE</u>	<u>PAGE</u>
1. Regional Map	3
2. Cultural and Historical Buildings and Public Facilities	7
3. 1990 and 2000 Household and Family Composition for Mountainair	10
4. Nativity and Migration for 2000 Mountainair Residents	12
5. Regional Cultural and Recreational Attractions	16
6. Paved Roads	23
7. Regional Transportation Map	24
8. Water System	27
9. Wastewater System	28
10. Gas System	31
11. Current Land Use	39
12. Future Development Patterns	40
13. Municipal Limits	42
14. 2000 and 2025 Population and Employment Within a 5 Mile Radius of the Town of Mountainair	44

TABLES

<u>TABLE</u>	<u>PAGE</u>
1. 1970–2000 Town of Mountainair Population, Housing, and Households ...	8
2. 1940–2000 Population in Torrance County Incorporated Municipalities	8
3. 2000 Age Distributions for Mountainair, Torrance County, and New Mexico	9
4. 2000 Education Levels for Persons Age 25 and Over in Mountainair, Torrance County, and New Mexico	10
5. 2000 Race and Hispanic Origin Distribution for Mountainair	11
6. 2000 Housing Tenure in Mountainair	12
7. 2000 Age of Occupied Housing in Mountainair	13
8. 1990 and 2000 Housing Type in Mountainair	14
9. 2000 Year Householder Moved Into Unit	14
10. 2000 Labor Force and Employment for Mountainair, Torrance County, and New Mexico	15
11. 2000 Civilian Occupations for Employed Residents in Mountainair, Torrance County, and New Mexico	17
12. 2000 Industries for Residents of Mountainair	18
13. 2000 Commuting to Work for Residents of Mountainair	18
14. 1999 Household Income in Mountainair, Torrance County, and New Mexico	19
15. 2001-2003 Mountainair Municipal Receipts	20
16. 2001-2003 Mountainair Municipal Disbursements	21

17.	Average Daily Traffic in the Mountainair Region	22
18.	Parks and Recreation Resources in Mountainair.....	26
19.	1970-2000 Mountainair and Torrance County Population History	32
20.	1990 and 2000 Population Measures in Mountainair	32
21.	Mountainair and Torrance County Population Forecast to 2025	34
22.	High and Low Population Forecast for Mountainair to 2025	35
23.	1980-2000 Mountainair Housing, Households, and Household Size	35
24.	2025 Forecast for Mountainair, Housing, Households, and Household Size	36
25.	High and Low Housing Forecast for Mountainair to 2025	37
26.	2025 Employment Forecast for Mountainair	37
27.	High and Low Employment Forecast for Mountainair to 2025	38
28.	Mountainair Land Uses	41
29.	Strategic Action Priorities	59

PART I

INTRODUCTION AND PURPOSE

A comprehensive plan provides guidance to community officials and residents concerning how they want their community to develop over the next 20 years and beyond. The plan presents goals, objectives, and strategic action recommendations that will assist in managing the evolution of the Town. A comprehensive plan is also an official legally binding document that is approved by a local government as a policy guide for making future improvements to the community.

Over the past year the Mountainair public has helped to provide the basis for a generalized vision of the community. Public meetings, planning workshops, and community surveys were used to gather public opinions and attitudes concerning the present status and future expectations for the Town. Extensive public involvement has been sought throughout the planning process to ensure sound public support of the comprehensive plan.

The Mountainair Comprehensive Land Use Plan is organized into the following five chapters: Chapter 1 (Introduction and Purpose); Chapter 2 (Community Profile); Chapter 3 (Trends and Projections); Chapter 4 (Goals and Objectives); and Chapter 5 (Recommendations and Action Plan). The Community Profile section describes the essential nature of the Town in terms of information on the regional setting, present character of development, development history, population and housing, local economy, transportation and circulation, and community facilities and services. The Trends and Projections section presents forecasts of population, housing, and employment for 2025. This section also analyzes present and future land uses and the transportation network in Mountainair. The goals and objectives reveal a community vision that sets the stage for the more specific strategic action recommendations, which are broken down into short, medium, and long-range time frames.

The purpose of the Comprehensive Plan is to provide a policy framework for the growth and development of the Town of Mountainair through goals, objectives, and strategic action recommendations. As a result of the financial realities of the Town of Mountainair, implementing all of the Comprehensive Plan recommendations will be a difficult challenge. However, the Town of Mountainair must commit to stand by the Comprehensive Plan and do their best to implement all of the recommendations. It is also recommended that the comprehensive plan be reviewed on a regular basis and revised as necessary to reflect changes in local, State, and Federal law, changes in funding sources, and modifications in the local population, housing, and employment sectors.

PART II

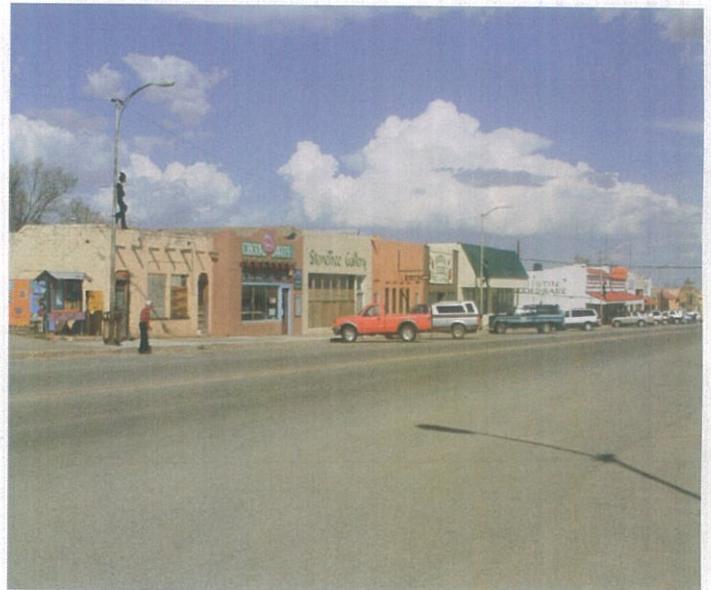
COMMUNITY PROFILE

This community profile reveals the historical background, character of development, and present-day conditions of an established settlement. It is an assessment of the Mountainair community that provides a setting for projecting future possibilities and consequences of development. It is the basis upon which development strategies are determined. The following community profile is a comprehensive summary of Mountainair, and is intended to provide a common understanding of the Town and its residents.

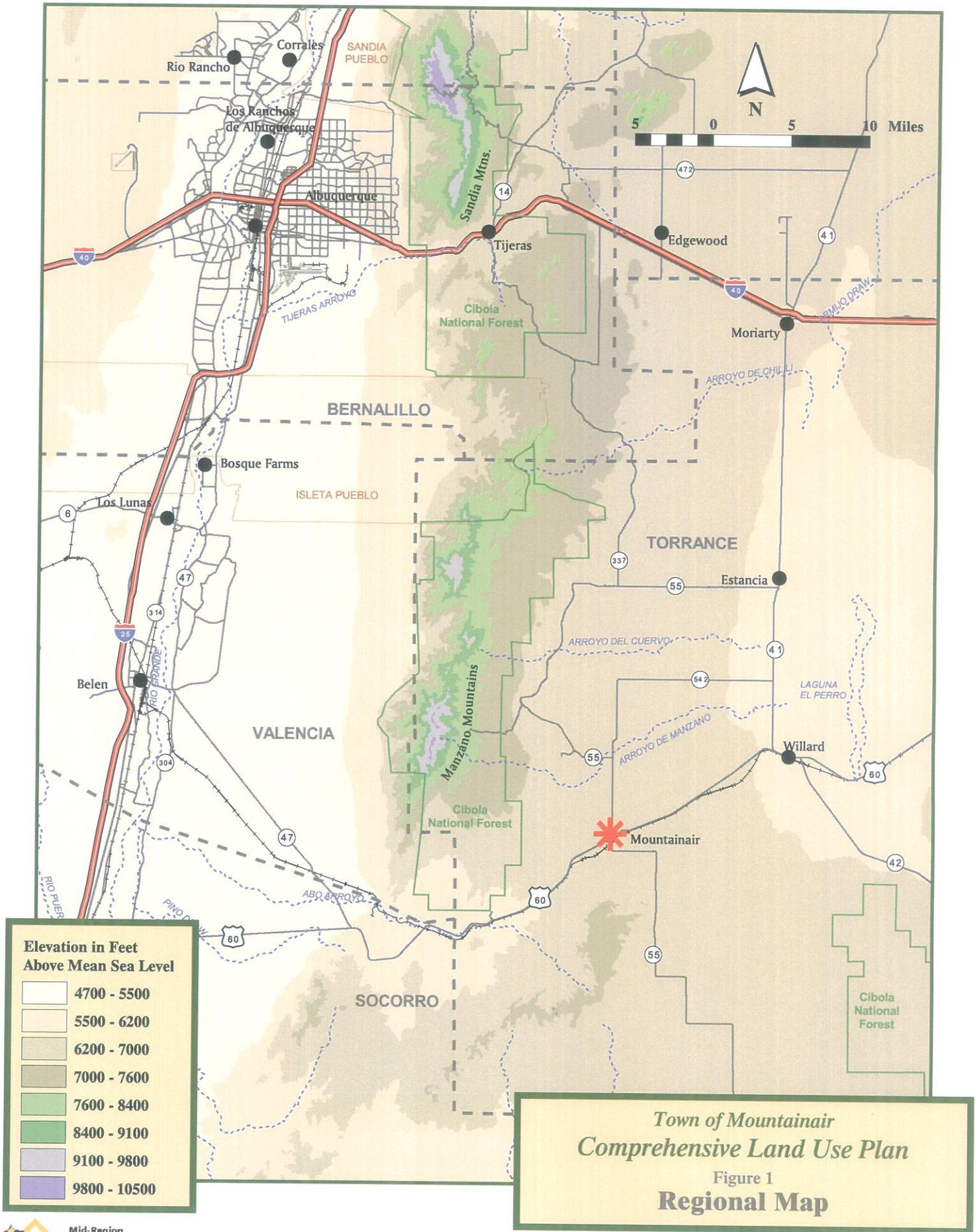
Regional Setting

The Town of Mountainair is located near the geographic center of New Mexico in the southwestern portion of Torrance County, approximately 80 miles southeast of Albuquerque (see Figure 1). Mountainair is located in the southern portion of the Estancia Basin, perched in the foothills of the Manzano Mountains at an elevation of 6,495 feet. Mountainair's neighboring municipalities include Willard, Estancia, and Moriarty in Torrance County, and Belen to the west.

Mountainair is located at the junction of US 60 and NM 55. These two major highways are crucial to the Town's economy, bringing truckers and travelers through Mountainair. The Town is also situated on the nationally-designated Salt Missions Trail, and is home to the Salinas Pueblos Missions National Monument Visitor Center. Many visitors pass through Mountainair in order to visit the awe-inspiring mission churches of Abo, Quarai, and Gran Quivira. Mountainair is close to numerous campgrounds, hiking, and horseback trails scattered throughout the neighboring Cibola National Forest.



Downtown Mountainair



Character of Development

The gridded street pattern in Mountainair reveals its origin as a traditional railroad town with blocks of land platted for a quick sale and with easy circulation and access to the depot area. Although this street network is highly efficient for local movement, there was often little attention given to the topography or drainage characteristics of the land. Consequently, Mountainair is occasionally subject to localized street flooding and ponding of storm water.

Today, Mountainair has lost its affiliation with the railroad because the depot no longer functions as a passenger station and mail service facility. The depot building and its surrounding area remain as a maintenance facility and business office owned by the Burlington Northern and Santa Fe Railroad. Nevertheless, due to the large number of freight trains passing through the Town, there is still a railroad town character that permeates the community.



Santa Fe Railway Depot

Commercial and business development in Mountainair is concentrated along US 60 and NM 55. Much of the traffic passing through Mountainair is connecting to the I-25 and I-40 interstate highway corridors. US 60 runs parallel to the rail line and is sometimes used as an alternate route to the interstate highways by transcontinental truckers. In effect, US 60 through the Mountainair town limits is the "Main Street" of the community. This corridor is the historical spine of the Town and is currently undergoing a period of renovation and improvements. This main street corridor is wide and, in the central portion of Town, covers several blocks on either side of the street. There are a number of historical structures in this corridor, worthy of preservation and protection.

Mountainair is a relatively small town, with a population that has generally remained between one and two thousand for the past 60 years. The historical residents of the community come from hard-working backgrounds, including railroad workers, farmers, ranchers, professionals, and entrepreneurs of commerce and industry. More recently, Mountainair is attracting more diversity in its residents, including retirees, artists, and people who just want to escape from crowded urban areas. The evolving character of its residents will undoubtedly influence the business sector and the style and intensity of development of the Town.

History of the Community

Mountainair gets its name from the cool summer breezes that blow off the Manzano Mountains. The Town of Mountainair was incorporated in 1903 by three men: John W. Corbett, Col. E.C. Manning, and former Kansas governor E.S. Stover. Two important actions contributed to the establishment of Mountainair. The first was the Homestead Act of 1889, which brought settlers into the Estancia Valley. The second action involved plans by the Atchison, Topeka & Santa Fe Railroad to build a cutoff route to Belen through the Abo Pass linking Belen, New Mexico and Amarillo, Texas. Mr. Corbett became aware of these plans, and established a townsite in 1901 beside the proposed rail station at the summit of Abo Pass. However, a financial panic on Wall Street in 1903 delayed the construction of the cutoff until 1906. The first passenger trains rolled through Mountainair in 1907, and the train depot was completed in 1908. The Mountainair station was an active passenger and mail depot until the AT&SF Railroad terminated those services in the late 1960s.

Soon after the railroad was completed, Mountainair began to flourish, and quickly became known as the "Pinto Bean Capitol of the World", as a result of extensive bean farming in the area. Pinto bean farming began in Mountainair about 1911, with the boom lasting until the mid 1950s. Hundreds of factory workers turned Mountainair into the world's largest pinto bean processing center. At the height of the pinto bean industry, 765 carloads, grown on about 45,000 acres were shipped out of Mountainair during one season. The industry received a huge boost during both World Wars, as these beans were shipped overseas to feed American soldiers. During this productive time, Mountainair boasted a population of almost 5,000 residents. However, a prolonged drought that began in 1946 and lasted for almost ten years brought about the end of pinto bean production in the community primarily due to the "dry land" farming techniques that were dependent on capturing rainfall to provide water to crops. It was so dry during this time that the government sponsored a program that paid farmers to let their fields lie fallow so the soil would not blow away. The local economy changed from bean farming to ranching, which was less labor-intensive.

The availability of water has always been a problem for Mountainair. The location of the townsite was influenced by the requirements for a railroad stop; not because of natural water resources, which is the most common location factor in most other communities. As a result, early settlers had to haul their water supplies from various locations where water was more accessible. Today, the primary water supply for Mountainair is piped out of the Estancia basin, although wells are located in a number of locations outside of the municipal limits.

The population of Mountainair remained fairly stable during the depression years. Due to its status as a regional center, and because it was the largest town in Tarrant County, Mountainair was the recipient of funding programs under the Works Progress Administration and related agencies.

In 1934, construction began on the Municipal Auditorium (presently known as the Dr. Robert J. Saul Recreation Center) which produced an outstanding building constructed of local materials using sandstone quarried in nearby canyons and tree-trunk pillars and hewn beams from trees in the Manzano Mountains. The Municipal Auditorium and attached buildings are listed on the National and State Registers of historical places and cultural properties (see Figure 2). The Municipal Auditorium has served multiple uses and contained large public gatherings over the years; and still remains one of the most prominent buildings in Town.



Dr. Saul Recreation Center

The drought, along with the opening of Interstate 40, which caused U.S. Highway 60 to become a secondary route, caused Mountainair's population to drop below 1,000 residents. However, in the 1980s Mountainair began attracting residents that preferred Mountainair's rural lifestyle. This growth continued in the 1990s as the Town grew from 926 persons (1990) to a population of 1,116 (2000), a population increase of 20 percent.

Mountainair has seen a revitalization of the arts in recent years, with many artists locating their studios and galleries along Broadway. However, artists have been coming to Mountainair for many years. In 1923, Clem and Lena (Imboden) Shaffer known as "Pop and Mom" constructed the eclectic Shaffer Hotel. The Shaffer Hotel and Rancho Bonito, built in 1937, are on the State and National Register of Historic Places (see Figure 2).

Mountainair also continues to attract visitors with its abundant recreational opportunities. Manzano State Park, Cibola National Forest, and the Salinas Pueblo Missions National Monument, which contains three mission churches (Quarai, Abo, and Gran Quivira) attracts many tourists every year. The Salinas Pueblo Missions Monument Visitor Center is located in Mountainair along US 60. Because of these three monuments, Mountainair is known as the "Gateway to the Ancient Cities."

Town of Mountainair
Comprehensive Land Use Plan
 Figure 2
Cultural and Historical Buildings and Public Facilities



- Property on State Register
- Property on State and National Register
- Public Facility

Sources: Town of Mountainair; State Historic Preservation Office; MRCOG.
 8/04

Population and Housing

Mountainair is a small municipality located in southern Tarrant County, approximately 75 miles southeast of the City of Albuquerque. The year 2000 Census population of Mountainair was 1,116. Table 1 displays Mountainair's population, household, and housing data from U.S. Census information since 1970, and Table 2 displays Mountainair's total population since 1940, in comparison with other municipalities in Tarrant County. There have been sizeable fluctuations in the Town's population over the years; Mountainair had as many as 1,605 persons in the 1960 Census and as few as 926 persons in the 1990 Census.

Table 1
1970-2000 Town of Mountainair
Population, Housing, and Households

Year	Population	Housing Units*	Households	Mountainair Average Household Size**	National Average Household Size
1970	1,022	363	368	2.78	3.14
1980	1,170	567	516	2.26	2.76
1990	926	455	358	2.59	2.63
2000	1,116	545	452	2.47	2.59

Source: U.S. Bureau of the Census and MRGCOG

* Includes vacant units

**A portion of the population does not live in households, but in group quarters, dormitories, etc.

Another trend noted in Table 1 is the decreasing ratio of persons per household. National housing trends for decades have been toward smaller families, more childless couples, and more singles. Mountainair appears to be following these national housing trends, and is recently coming quite close to the national average household size.

Table 2
1940-2000 Population in
Tarrant County Incorporated Municipalities

	1940	1950	1960	1970	1980	1990	2000
Encino	652	408	346	250	155	131	94
Estancia	668	916	797	721	830	792	1,584
Moriarty	--	--	720	758	1,276	1,399	1,765
Mountainair	1,477	1,418	1,605	1,022	1,170	926	1,116
Willard	462	296	294	209	166	183	240

Source: U.S. Bureau of the Census

Mountainair was the largest incorporated municipality in Tarrant County until the late 1970s, when the City of Moriarty overtook Mountainair as the largest municipality in the County (see Table 2). The other incorporated municipalities in

the County are the Village of Encino, Town of Estancia, City of Moriarty, and Village of Willard. It should be explained that the recent spike in population in Estancia is attributed primarily to inmates at the new detention facility located on the east side of the Town.

Population Characteristics The age distributions of the residents of Mountainair in comparison with those distributions in Torrance County and the State of New Mexico are displayed in Table 3. The “under 20” age group makes up a large percentage (31.9) of Mountainair’s population; however, this percentage is not unusual and is similar to both County (32.8) and State averages (31). However, the Town of Mountainair has a significantly aging population. The median age of the Town is 37.7, while Torrance County’s is 34.8, and the State is 34.6. The aging population is also reflected in the high percentage of Mountainair’s elderly population (65 and over) which is considerably higher (17.6) than both Torrance County (9.7) and the State (11.7). The relatively large percentage of youngsters and elderly indicate that Mountainair has a large percentage of its population that is typically not in the work force. The high proportion of the population that is over 65 suggests that the Town will need to place a strong emphasis on addressing elderly issues such as housing, transportation, and medical care. At the same time, there is a need to continue to improve services and facilities for the youths in the community.

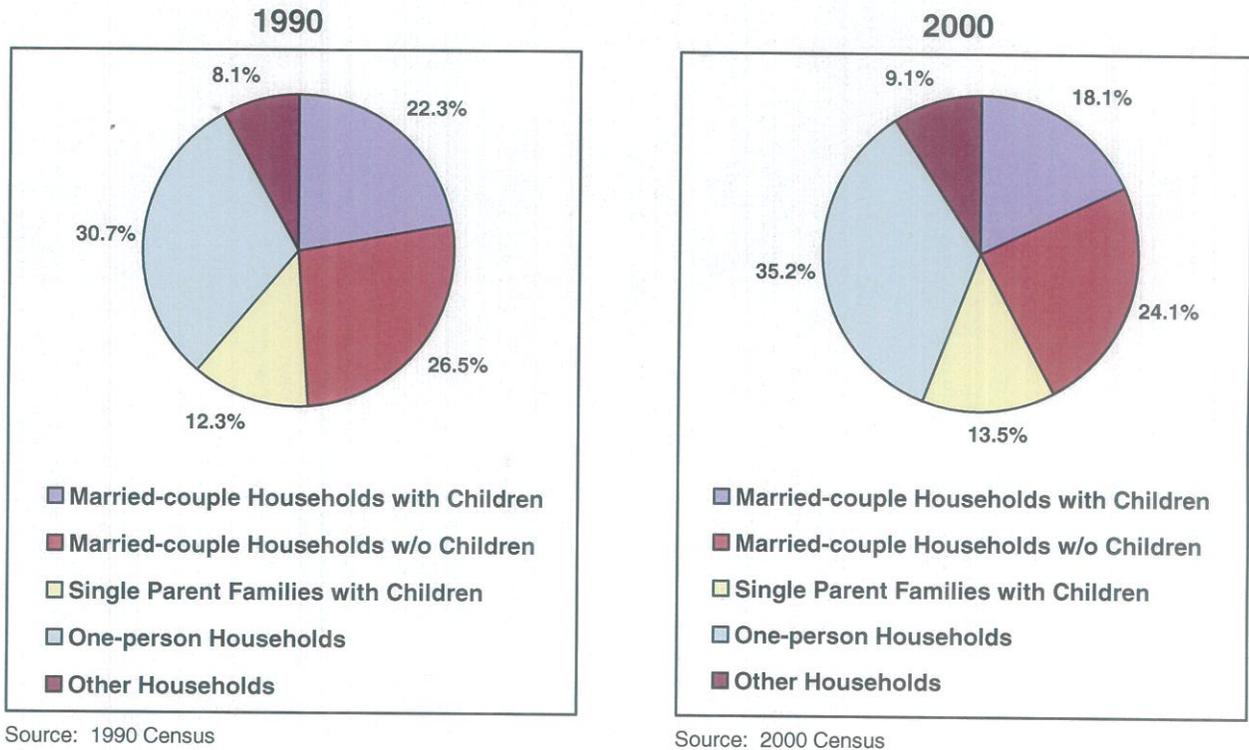
Table 3
2000 Age Distributions for Mountainair, Torrance County,
and New Mexico (by total and percentage)

Age Group	Mountainair		Torrance County		New Mexico	
	Total	Percentage	Total	Percentage	Total	Percentage
< 20	356	31.9	5,548	32.8	564,859	31.0
20-24	75	6.7	849	5.0	121,291	6.7
25-44	228	20.4	4,944	29.2	516,100	28.4
45-64	261	23.4	3,923	23.2	404,571	22.2
65-over	196	17.6	1,647	9.7	212,225	11.7
Totals	1,116	100.0	16,911	100.0	1,819,046	100.0

Source: 2000 Census

The composition of households and families in 1990 and 2000 are provided in Figure 3. In 1990, 48.8 percent of the households were headed by a married couple; the percentage of married couple households decreased to 42.2 in 2000. The percentage of single parent families with children increased from 12.3 percent in 1990 to 13.5 percent in 2000. The percentage of one-person households also increased, from 30.7 percent to 35.2 percent during the decade. In addition, the percentage of non-traditional households increased slightly, from 8.1 percent in 1990 to 9.1 percent in 2000. The decrease in traditional families with children, while the proportion of youths remains the same, may indicate a growing need for youth-oriented programs and facilities to maintain social stability in the community.

Figure 3
1990 and 2000 Household and Family Composition
for Mountainair



Indicators of community and labor force capability are the overall education levels of the population. In general, the educational attainment is lower for Mountainair residents than for the residents of Torrance County or the State as a whole, based on the statistics from the 2000 Census. Compared to both Torrance County and the State, a noticeably smaller percentage of Mountainair residents had graduated from high school; and a smaller percentage in Mountainair had finished college (see Table 4).

Table 4
2000 Education Levels for Persons Age 25 and Over
in Mountainair, Torrance County, and New Mexico
(in percentages)

	Mountainair	Torrance County	New Mexico
High School Graduate	71.4	77.1	78.8
College Graduate	13.9	14.5	23.4
Total Persons	713	10,556	1,134,801

Source: 2000 Census

The responses to the race and Hispanic origin questions on the 2000 Census forms have been cross-tabulated in Table 5, and indicate how individuals in Mountainair categorize themselves. More than fifty percent of the Mountainair

residents identified themselves as Hispanic. This is a complex designation because “Hispanic” is an ethnic label although many believe it to be a racial category. The cross-tabulation of the race and ethnic tables identifies a very distinctive category of origin that is typically defined as a minority group.

Table 5
2000 Race and Hispanic Origin Distribution
for Mountainair

Race	Hispanic	Non-Hispanic	Total
Total Population:	593	523	1,116
White	217	466	683
Black	3	17	20
American Indian	8	10	18
Asian or Pacific Islander	0	3	3
Other	327	3	330
Bi-racial	34	24	58
Multi-racial	4	0	5

Source: 2000 Census

More than half (55.1 percent) of persons in Mountainair who considered themselves to be of Hispanic ancestry selected “other” as the best description of their race. By contrast, slightly more than a third (37.2 percent) of the residents of Torrance County considered themselves to be Hispanic. In 2000, 42.1 percent of the population of New Mexico regarded themselves to be Hispanic.

Slightly more than 65 percent of the residents of the Town were born in New Mexico (see Figure 4), which is quite a bit greater than the statewide average of 51.5 percent. Torrance County was 53.6 percent native New Mexicans. There were few foreign born persons in the Town (1.9 percent); this contrasts with the statewide average of 8.2 percent. This statistic indicates a stable population base consisting of long-term residents.

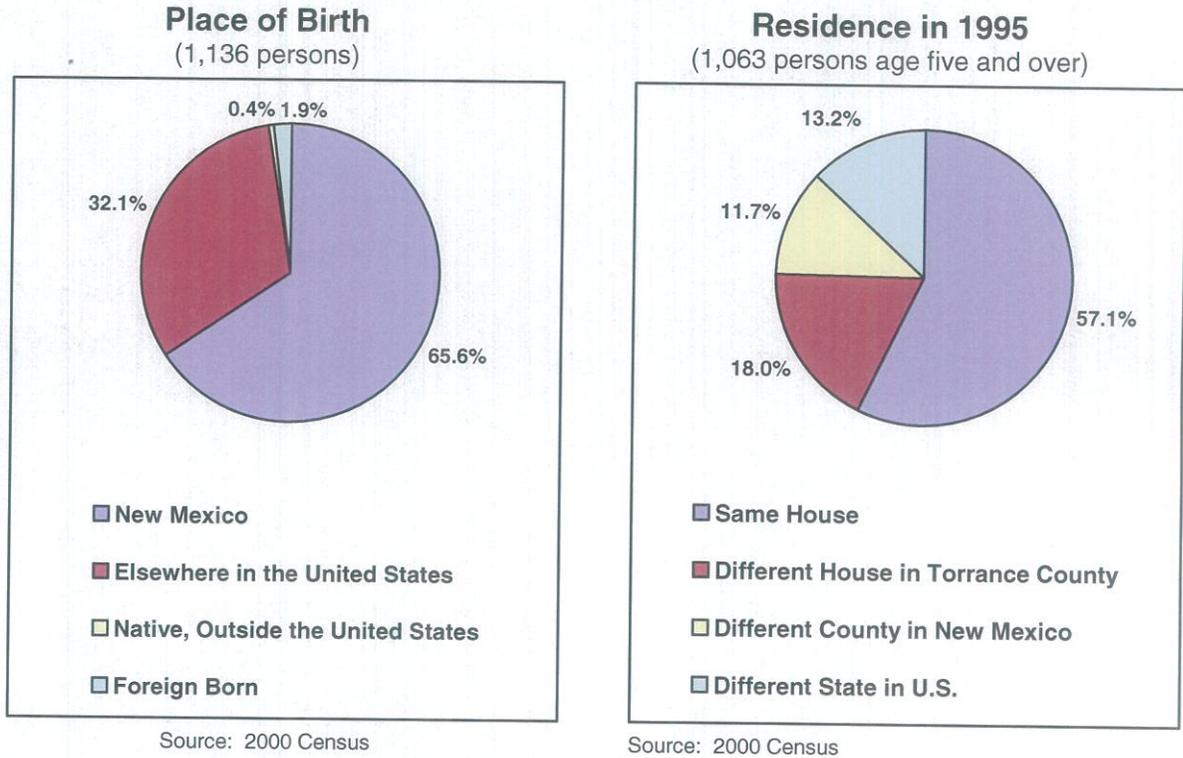


Shaffer Hotel



Weaver Apartments

Figure 4
Nativity and Migration for 2000
Mountainair Residents



Housing Characteristics Housing tenure (i.e., owner-occupied versus renter-occupied) data are provided in Table 6. A majority of the homes are occupied by their owners (58.9 percent), which is slightly higher than in 1990 (58.5 percent). The percentage of homes occupied by renters increased from 20.2 percent in 1990 to 24.0 percent in 2000. The balance of the housing was vacant, about 21 percent in 1990 and 17 percent in 2000.

Table 6
2000 Housing Tenure
in Mountainair

	2000 Number	2000 Percent	1990 Percent
Total Units (occupied and vacant):	545	100.0	100.0
Owner Occupied	321	58.9	58.5
Renter Occupied	131	24.0	20.2
Vacant	93	17.1	21.3

Source: 2000 Census and 1990 Census

Mountainair's 2000 vacancy rate was 17.1 percent, which was similar to the vacancy rate of Tarrant County as a whole (17.0 percent). When comparing the municipalities that are located a comparable distance from Albuquerque, the municipalities along the Interstate system fare better in terms of lower vacancy rates than those not located along the Interstate system. Santa Rosa, Socorro, and Grants, which are located on the Interstate system roughly an hour's drive from Albuquerque, had vacancy rates ranging from 11.7 percent to 13.3 percent in 2000. In contrast, the municipalities that are roughly an hour's drive from Albuquerque that are not on the Interstate system have higher vacancy rates. These include Willard (16.5 percent), Mountainair (17.1 percent), Cuba (23.4 percent), Estancia (19.3 percent) and Encino (38.6 percent).

The housing stock of Mountainair is well established, with 54.8 percent of the structures built prior to 1960 and 79.2 percent of the structures built prior to 1980. The age of occupied housing is reported in Table 7.

Table 7
2000 Age of Occupied Housing
in Mountainair
(vacant units excluded)

Year Structure Built	Number of Units
1999 – March 2000	8
1995 – 1998	37
1990 – 1994	17
1980 – 1989	53
1970 – 1979	64
1960 – 1969	71
1940 – 1959	166
1939 or Earlier	137

Source: 2000 Census

The most prevalent housing type in Mountainair is designed primarily for single family occupancy (see Table 8). In 2000, single family houses and mobile homes accounted for 96.9 percent of the housing, while 3.1 percent were defined as multifamily housing units. According to the 1990 and 2000 Census, the number of mobile homes, however, more than doubled from 1990 to 2000. There were 84 additional mobile homes added to the housing stock during the decade, compared to 12 additional single-family, conventionally constructed houses. Currently, more than one fourth of the homes in Mountainair are mobile homes. It should be noted that the Census questionnaire does not differentiate between mobile homes and manufactured housing (typically a double-wide mobile home). Nevertheless, there is usually a perception that mobile homes are less desirable than conventional housing and can affect the property values of the community. New manufactured housing, however, is being designed and constructed with an appearance of conventional housing and with equivalent design standards.

Table 8
1990 and 2000 Housing Type
in Mountainair
(all housing units including vacant)

Type	2000 Number of Units	2000 Percent	1990 Percent
Single Family	380	68.7	80.9
Multifamily	17	3.1	2.2
Mobile Homes	156	28.2	15.8
Other Housing Units	0	0.0	1.1
Total	553	100.0	100.0

Source: 2000 Census and 1990 Census

During the 15 months prior to the 2000 Census, eight new housing units were reported (Table 7) but 74 new householders were reported (Table 9). Both these data items were from sample data so they should be considered approximations rather than exact numbers. The difference between the householders moving into units and the new housing units is the number of householders that moved into existing units (66 householders). What these data also reveal is that more than 40 percent of the current residents have been in Town for 15 or more years. The newcomers of the 1990s are therefore the majority of the population.

Table 9
2000 Year Householder Moved Into Unit

Year	Number of Units	Percent
1999 to March 2000	74	16.1
1995 to 1998	142	30.8
1990 to 1994	60	13.0
1980 to 1989	50	10.8
1970 to 1979	66	14.3
1969 or earlier	69	15.0
Total	461	100.0

Source: 2000 Census

Local Economy

The economic characteristics of Mountainair provide insight into the basic conditions and viability of the community. A healthy local economy provides both employment opportunities for residents and a stable tax base for the Town.

Economic Sectors of the Community Tourism plays a major role in the economic development of Mountainair. There a number of cultural and recreational attractions that steer people to the Mountainair area. Some of the major attractions include the following: Salt Mission Trail and mission churches, Salinas Pueblo Missions Monument Visitor Center, Shaffer Hotel, Rancho Bonito, Sunflower Festival, Rancher's Day, Firecracker Jubilee, Mountainair Heritage Event, and the activities of the growing arts community. Also, recreational

opportunities include hiking, camping, fishing, horseback riding, and bird watching in the Cibola National Forest and Manzano State Park. An inventory of regional cultural and recreational attractions surrounding Mountainair is found in Figure 5.

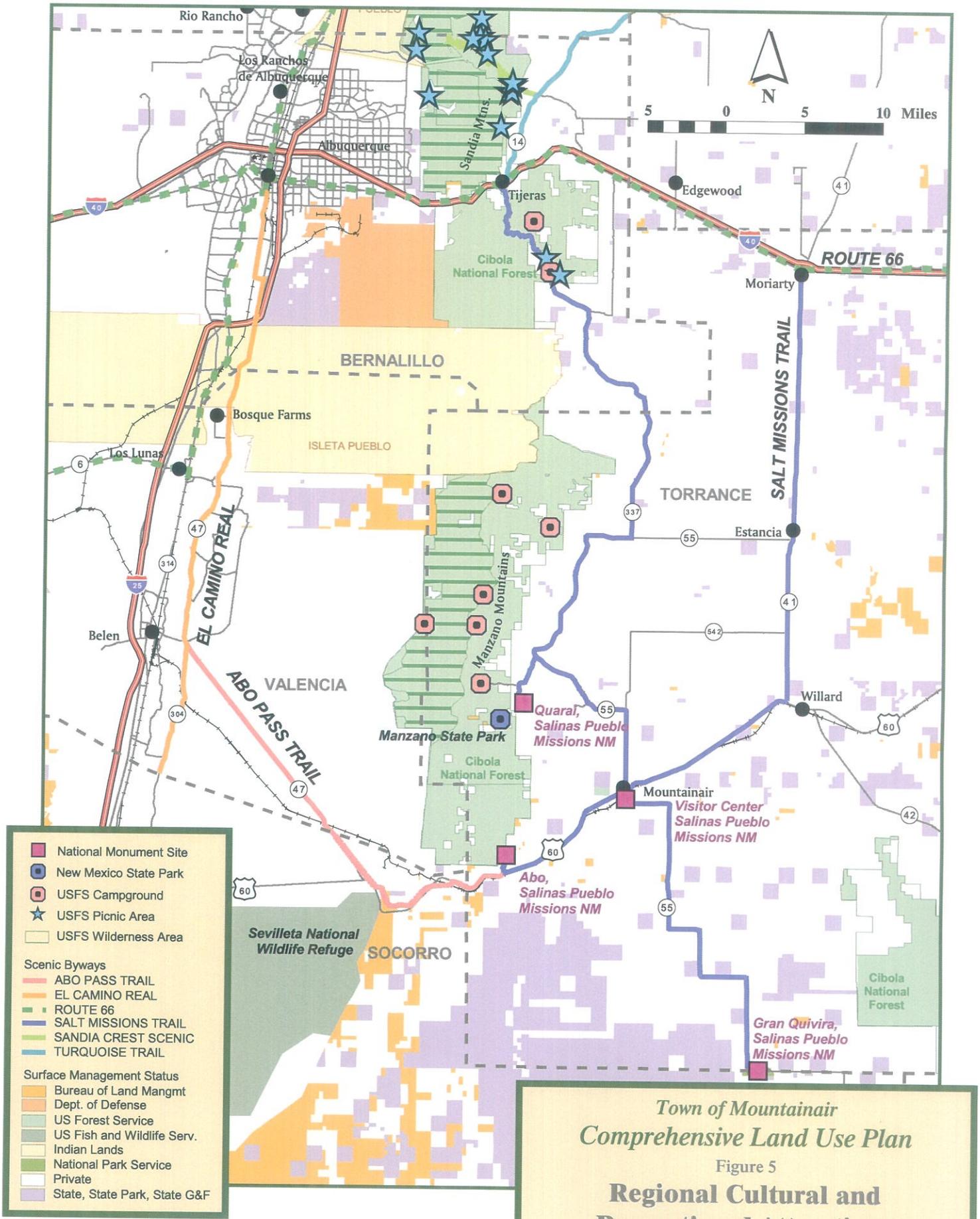
The railroad has played a large role in Mountainair's economy since the Atchison, Topeka, and Santa Fe Railway Depot was built in 1908. Although the trains no longer stop in Mountainair, approximately 100 to 150 freight trains pass through Mountainair every day. This activity brings in migrant railroad workers who work at the train depot and on the tracks.

Labor Force, Employment and Earnings Nearly half of the persons age 16 and over were included in the labor force, 92.5 percent of whom were employed. The 2000 labor force and employment statistics for Mountainair are presented in Table 10 with comparisons to Torrance County and the State of New Mexico. The percentage of the population in the labor force is lower in Mountainair than either Torrance County, as a whole, or the State. Both males and females in Mountainair have comparatively lower labor force participation rates; however, the female percentage (43.9) is lower than the male percentage (57.3). The unemployment rate for Mountainair was 7.5 percent compared to 6.0 in Torrance County and 7.3 in the State as a whole.

Table 10
2000 Labor Force and Employment
for Mountainair, Torrance County, and New Mexico

Classification	Mountainair		Torrance County	New Mexico
	Number	Percentage	Percentage	Percentage
Total Persons Age 16 and Over:	853	100.0	100.0	100.0
In Civilian Labor Force	425	49.8	58.5	60.2
In Armed Forces	2	0.2	0.0	0.8
Not in Labor Force	426	50.0	41.5	39.0
Civilian Labor Force:	425	100.0	100.0	100.0
Employed	393	92.5	94.0	92.7
Unemployed	32	7.5	6.0	7.3
Males Age 16 and Over:	377	100.0	100.0	100.0
In Civilian Labor Force	216	57.3	63.5	66.2
In Armed Forces	2	0.5	0.0	1.4
Not in Labor Force	159	42.2	36.5	32.4
Females Age 16 and Over:	476	100.0	100.0	100.0
In Civilian Labor Force	209	43.9	53.1	54.4
In Armed Forces	0	0.0	0.1	0.3
Not in Labor Force	267	56.1	46.8	45.3

Source: 2000 Census



Town of Mountainair
Comprehensive Land Use Plan
 Figure 5
Regional Cultural and Recreational Attractions

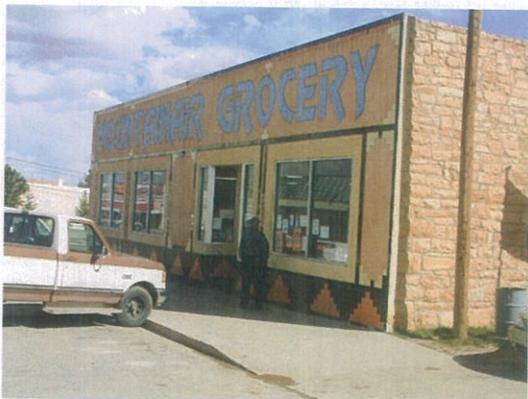
A categorical listing of occupations for the employed residents of Mountainair is displayed in Table 11. Clearly there is a wide cross section of workers living in the Town, with the categories not very different than Torrance County and the State. Compared to Torrance County and the State, there were fewer persons in the management/professional occupations and more persons in the sales/office and construction/extraction/maintenance occupations.

Table 11
2000 Civilian Occupations for Employed Residents
in Mountainair, Torrance County, and New Mexico

Occupation	Mountainair		Torrance County	New Mexico
	Number	Percent	Percent	Percent
Total Employed Persons Age 16 and Over:	393	100.0	100.0	100.0
Management, Professional, And Related Occupations	109	27.7	30.3	34.0
Service	63	16.0	17.3	17.0
Sales/Office	97	24.7	21.6	25.9
Farming/Forestry/Fishing	7	1.8	1.7	1.0
Construction/Extraction/Maintenance	66	16.8	14.9	11.4
Production/Transportation/Material Moving	51	13.0	14.2	10.7

Source: 2000 Census

Table 12 shows the jobs of Mountainair residents according to industry categories. The largest category in Mountainair is education/health/social services, followed by retail trade. Education jobs are accountable to the Mountainair Public Schools which is the largest employer in Town.



Mountainair Grocery



Mountainair High School

Table 12
2000 Industries for Residents of Mountainair

Industry Categories	Number	Percent
Agriculture/Forestry/Fishing/Hunting/Mining	14	3.6
Construction	29	7.4
Manufacturing	32	8.1
Wholesale Trade	6	1.5
Retail Trade	69	17.6
Transportation/Warehousing/Utilities	37	9.4
Information	3	0.8
Finance/Insurance/Real Estate/Rental/Leasing	10	2.5
Professional/Scientific/Management/ Administrative/Waste Management Services	26	6.6
Education/Health/Social Services	75	19.1
Arts/Entertainment/Recreation/Accommodation/ Food Services	41	10.4
Other Services (except public administration)	13	3.3
Public Administration	38	9.7
Total jobs	393	100.0

Source: 2000 Census

Workers were defined as those persons who went to work during the week prior to the Census date. This is a slightly different total than the total employed residents. The place of work was determined to be the primary work location during the week prior to the Census date. Nearly three fourths (74.0 percent) of the 389 workers residing in Mountainair found work in Torrance County. This is significantly higher than the Torrance County percentage of 51.3 percent, but slightly lower than the State percentage of 84.6 percent of workers who worked in their county of residence. Nearly three out of every four workers drove to work alone, while another 15.1 percent used carpools as a means to get to work (see Table 13). The average travel time to work was 25.2 minutes.

Table 13
2000 Commuting to Work for Residents of Mountainair

Mode of Transportation	Number	Percent
Total workers 16 years and over:	389	100.0
Drove Alone (car, truck, or van)	287	73.8
Carpool (car, truck, or van)	59	15.1
Public Transportation (including taxicab)	0	0.0
Walked	17	4.4
Other Means	3	0.8
Worked at Home	23	5.9

Source: 2000 Census

A distribution of 1999 household income is provided in Table 14. The 1999 median household income for Mountainair was \$21,146, well below the

median for Torrance County (\$30,446). It is also considerably below the New Mexico median of \$34,133 and the United States median of \$41,994. Likewise, the per capita income for Mountainair (\$12,566) is below that of Torrance County (\$14,134), New Mexico (\$17,261) and the United States (\$21,587). As would be expected, Mountainair residents have supplemented their incomes with a variety of assistance programs. Forty percent of Mountainair households received Social Security income; 22.0 percent received retirement income; 5.0 percent received Supplemental Security income; and 11.5 percent received public assistance income.

Table 14
1999 Household Income
in Mountainair, Torrance County, and New Mexico

Category	Mountainair		Torrance County	New Mexico
	Number	Percent	Percent	Percent
Less than \$10,000	103	21.6	13.7	12.5
\$10,000 to \$14,999	70	14.7	9.2	8.4
\$15,000 to \$24,999	105	22.0	17.7	15.8
\$25,000 to \$34,999	80	16.8	16.2	14.4
\$35,000 to \$49,999	62	13.0	19.1	17.0
\$50,000 to \$74,999	38	7.9	15.1	16.5
\$75,000 to \$99,999	10	2.1	4.9	7.8
\$100,000 to \$149,999	2	0.4	2.7	5.0
\$150,000 to \$199,999	0	0.0	0.6	1.3
\$200,000 or more	7	1.5	0.8	1.3
Total Households	477	100.0	100.0	100.0

Source: 2000 Census

Mountainair has a higher percentage of individuals living in poverty compared to the County, the State, and the nation. In Mountainair, 24.7 percent of the population was determined to be below the poverty level during 1999, compared to 19.0 percent in Torrance County, 18.4 percent in New Mexico, and 12.4 percent in the United States. An economic development strategy of bringing higher wage jobs to the Town is needed to raise the median household income in Mountainair.

Municipal Revenues and Expenditures New Mexico relies heavily on gross-receipts and selective-excise taxes, such as gasoline taxes, cigarette taxes, and motor vehicle fees, to fund local government operations. Compared to other states, New Mexico relies more heavily on the gross-receipts tax, ranking the third highest in the country for this tax as a percentage of personal income. Furthermore, New Mexico's reliance on this tax has increased through the 1980s and 1990s. The State collects a 5 percent gross-receipts tax and in turn distributes 1.225 percent of those gross-receipts tax revenues to municipalities. Municipalities may also enact local-option gross-receipts taxes and local-option infrastructure gross-receipts taxes.

The major sources of Mountainair's municipal revenues (excluding capital and enterprise fund revenues) are shown in Table 15. Over the past three years, gross receipts taxes (municipal gross-receipts, infrastructure gross receipts, and municipal local-option gross-receipts) have ranged from 47.0 to 50.5 percent of Mountainair's general revenues, and they have ranged from 15.9 to 29.4 percent of the Town's total municipal revenues, excluding capital and enterprise fund revenues. Since taxable gross receipts are essential for financing the Town's services, it will be necessary for Mountainair to take steps to ensure that its commercial activities are sustained.

Table 15
2001-2003 Mountainair Municipal Receipts
(Excluding Capital and Enterprise Fund Revenues)

Year	2003	2002	2001
General Fund			
Franchise Tax	\$11,014	\$ 11,160	\$ 9,816
Cigarette Tax	1,012	1,098	1,350
Municipal Gross Receipts (1.225%)	96,832	89,033	75,300
Liquor Licenses	500	250	--
Small Cities Assistance	50,000	50,000	50,000
Infrastructure Gross Receipts Tax	9,497	8,719	7,121
Municipal Local Option Gross Receipts	74,206	66,142	60,938
Current Property Tax	39,669	41,617	42,332
Other	101,716	56,225	49,935
General Fund Subtotal:	\$384,446	\$324,244	\$296,792
Correction Fees	663	739	508
Environmental Gross Receipts Tax	75,279	63,937	66,624
Emergency Medical Services	7,898	7,823	14,178
Fire Protection	51,886	41,936	47,805
Law Enforcement Protection	41,200	20,668	21,582
Lodgers' Tax	1,873	5,365	1,099
Municipal Street	15,194	15,623	15,212
Recreation	2,946	3,087	3,377
Intergovernmental Grants	33,100	156,450	34,671
Other	0	6,915	405,635
Total:	\$614,485	\$646,787	\$900,310

Source: N.M. Department of Finance and Administration, Local Government Division

Mountainair's primary expenses (excluding capital expenditures and enterprise funds) are shown in Table 16. The table shows that Mountainair's greatest expense in 2003 was Public Safety, which accounted for 32.3 percent of the Town's total expenditures. Other major expenditures in 2003 in Mountainair included Environmental Gross Receipts (17.6 percent of total expenditures), and Financial Administration (12.7 percent of total expenditures). In 2002, the Town's greatest expense was Public Safety (27.5 percent of total expenditures), followed

by Environmental Gross Receipts (19.2 percent), and Financial Administration (8.8 percent). In 2001, the Town's greatest expense was "Other", which accounted for 40.8 percent of Mountainair's total expenditures for that year. Fire Protection and Public Safety were also major expenditures in 2001, with both categories accounting for 11.9 percent of the Town's total expenditures in that year.

Table 16
2001-2003 Mountainair Municipal Disbursements
(Excluding Capital and Enterprise Fund Expenditures)

Year	2003	2002	2001
General Fund:			
Executive/Legislative	\$22,562	\$ 23,634	\$ 23,984
Judicial	8,782	8,163	9,456
Motor Vehicle	30,922	25,847	22,462
Financial Administration	59,368	40,045	41,961
Other	0	5,630	5,647
Library	3,191	2,486	3,122
Public Safety	151,110	125,285	119,308
Fire & Ambulance	6,757	5,841	5,745
Streets & Drainage	26,579	29,611	31,199
General Fund Subtotal:	\$309,271	\$266,542	\$262,884
Corrections	2,002	70	1,185
Environmental Gross Receipts	82,276	87,251	78,381
Emergency Medical Services	5,713	7,410	17,786
Fire Protection	41,284	32,265	119,989
Law Enforcement	17,617	0	21,182
Lodgers' Tax	514	5,000	500
Streets (1 cent)	7,664	17,182	2,853
Recreation (1 cent)	907	15,692	8,407
Intergovernmental Grants	980	24,037	81,294
Other	0	0	410,217
Total:	\$468,228	\$455,449	\$1,004,678

Source: N.M. Department of Finance and Administration, Local Government Division

Transportation and Circulation Systems

Mountainair sits at the intersection of US 60 and NM 55. US 60 is a major east-west highway that stretches from Missouri to Arizona and across central New Mexico, offering an alternate route to Interstate 40 for truckers and travelers. US 60 also functions as Mountainair's main street (Broadway), with the majority of traffic passing through along this road. NM 55 is a north-south road connecting NM 337 with US 54, and provides access to the Cibola National Forest and the Manzano Mountains northwest of Town. A substantial amount of traffic passes through the Town of Mountainair on a daily basis, consisting of local trips, truckers, and tourists. The average daily traffic in the Mountainair

region is shown below in Table 17. Average daily traffic is defined in terms of the number of vehicles crossing a specific point on a road, regardless of direction.

While the major roads, such as US 60 and NM 55 are paved, a relatively high number of roads throughout the Town are not paved. A map showing paved and unpaved roads is provided in Figure 6. However, the roads in Mountainair do not necessarily have to be paved to be improved. Local roads can be improved by chip/sealing, which lasts longer and is easier to maintain than blacktop. Mountainair annually reviews and updates their Infrastructure Capital Improvement Plan (ICIP) and makes street improvements when they are programmed if funding is secured.

Table 17
Average Daily Traffic in the Mountainair region

Location	1993	1995	1997	1999	2001	2003
US 60 (east of Mountainair)	700	800	1000	1300	1400	2600
US 60 (west of Mountainair)	800	900	1000	1100	1200	1200
NM 55 (north of Mountainair)	500	600	700	700	800	700
NM 55 (south of Mountainair)				800	800	1000

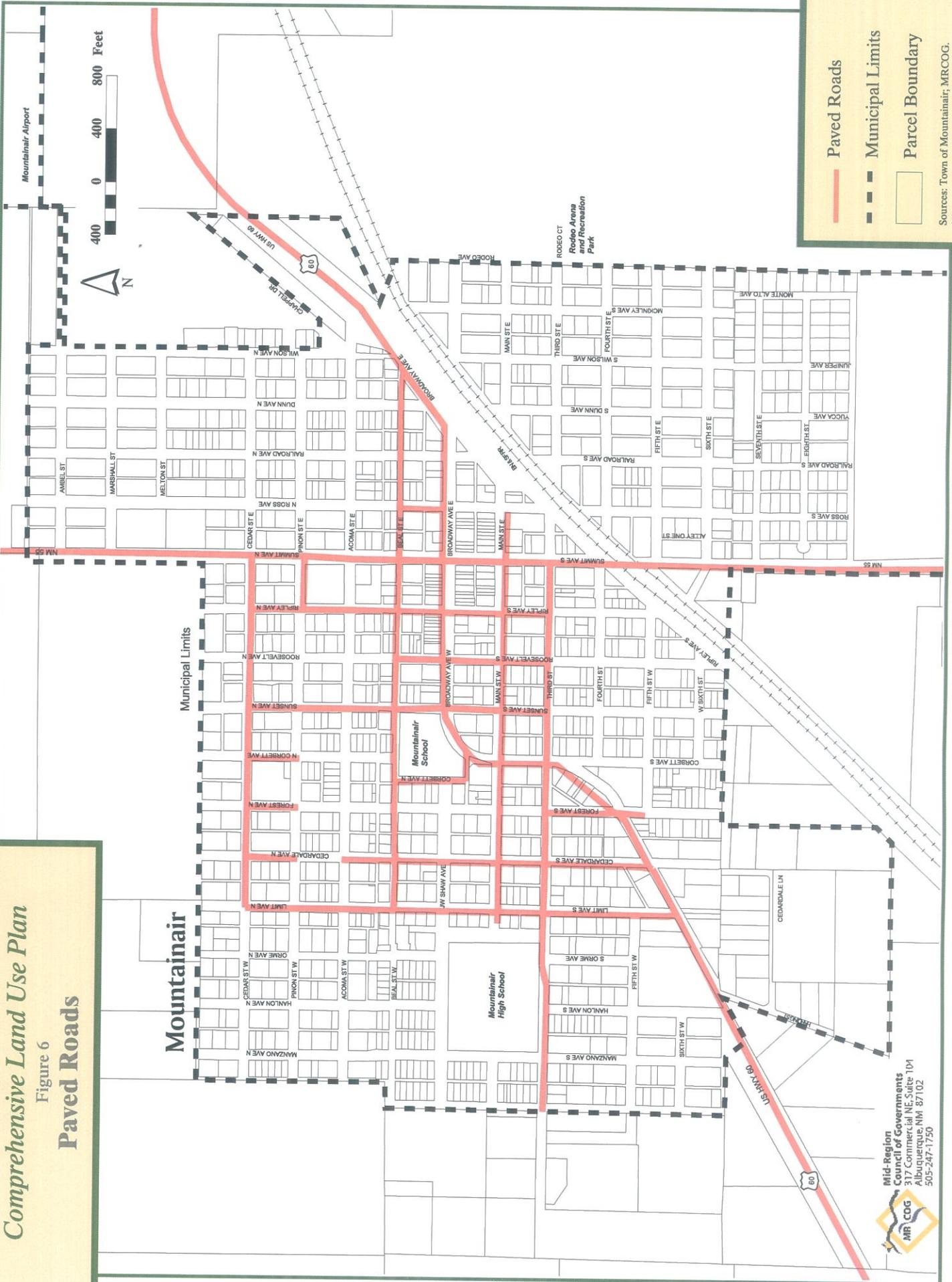
Source: MRCOG

The major highways can be characterized by functional classification which reflects traffic flow and trip purpose. Functional classification is divided into three categories: 1) Arterial streets or highways, which consist of continuous or long-distance travel routes providing regional connections among urban and rural communities, and emphasize a high level of mobility for movement through the region; 2) Collector streets, which provide a linkage between local roads and arterial highways; and 3) Local streets, which provide direct access to all abutting lands and carry traffic to the higher capacity collectors and arterials.

The functional classification of streets and highways is used to define how specific transportation routes are used in serving the community, both currently and in the future. Functional classification also implies design standards necessary to provide adequate traffic-carrying capacity on the street network. Generally, the street design and right-of-way standards related to the functional classification are typically established in the adopted Subdivision Regulations for the community. US 60 is a Rural Minor Arterial, and NM 55 is a Rural Major Collector. All other roadways in Mountainair are classified as local streets.

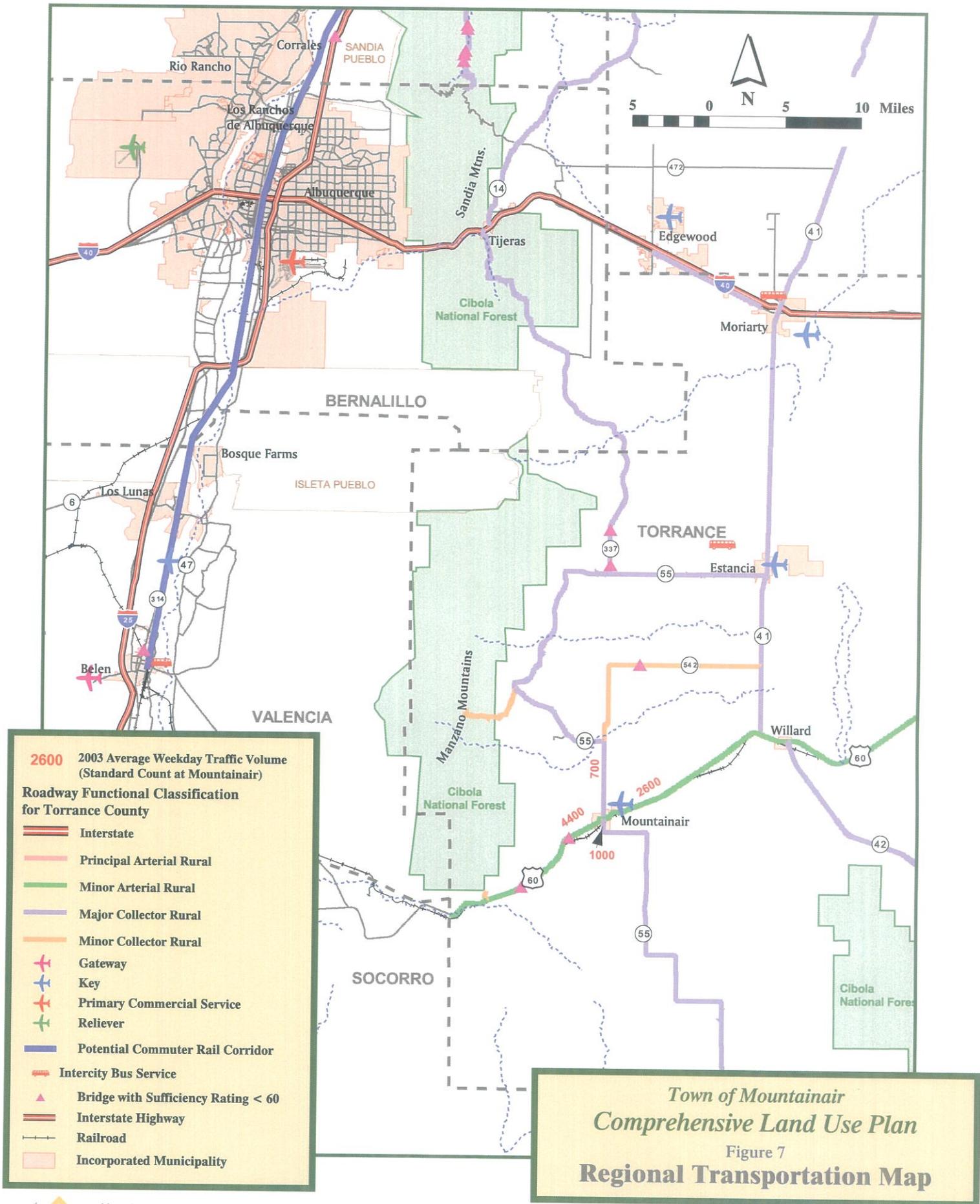
A map showing the functional classification of streets and average daily traffic flow in and around Mountainair is shown in Figure 7. This map also identifies regional transportation facilities and services throughout Torrance, Valencia, and Bernalillo Counties. A listing of bridges that need to be

Town of Mountainair
Comprehensive Land Use Plan
 Figure 6
Paved Roads



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rehabilitated or replaced that are in close proximity to Mountainair is included in Figure 7 as well. The bridges listed are those with a sufficiency rating less than 60, which the Federal Highway Administration and the New Mexico Department of Transportation (NMDOT) consider to be in need of repair. The bridges close to Mountainair in need of repair include the following: two bridges west of Mountainair along US 60, one bridge north of Mountainair along NM 542, and two bridges just north of NM 55 along NM 337. The Town should work with Torrance County and NMDOT to repair these bridges as soon as possible.

Community Facilities and Services

One of the primary objectives in any community planning process is to determine the type and extent of public services necessary to meet the needs of the local residents. This portion of the community profile examines those facilities and services currently being provided to Mountainair residents.

Local Government Operations The Town of Mountainair is an incorporated municipality in Torrance County, and has a Mayor-Council form of government. There are six elective positions: the Mayor, the four Town Council members, and the Municipal Judge. Two of the Council positions are two-year terms, while the other two Council positions are four-year terms. Both the Mayor and the Municipal Judge serve four-year terms.

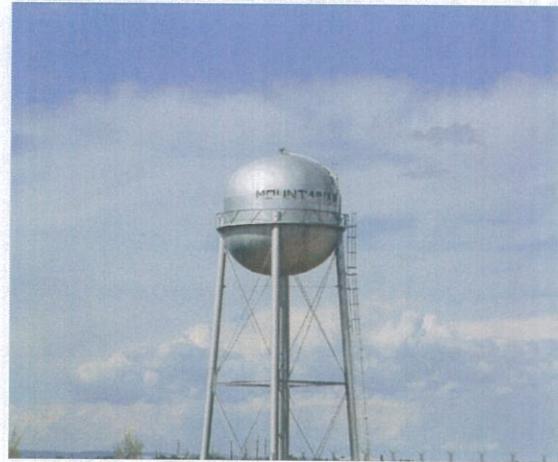
Town officials appointed by the Council are the Town Clerk and the Chief of Police (currently vacant). The Town's department heads include the Maintenance Supervisor, Town Clerk, and Deputy Clerk. Mountainair currently staffs 22 full-time employees. Town Advisory Boards include the Planning Commission and the Lodger's Tax Board.



Mountainair City Hall and Municipal Court

Water Supply and Wastewater Disposal The Town of Mountainair provides both municipal water and wastewater treatment systems for local residents. Mountainair owns an appropriation of water rights totaling 1,565 acre-feet per year, which is enough to provide water for more than 3,000 households. The average water usage for the Town is approximately 100,000 gallons per day, while the storage capacity is 450,000 gallons. The system currently has 567 residential connections and 67 commercial connections. The Town's water is tested regularly and treated with hypochloride. The average residential monthly water rate is \$11.55.

Mountainair has four wells that provide the water needs of the Town. All of the wells meet the current Environmental Protection Agency's arsenic regulations. All of the wells are located outside Mountainair's Town limits. Two wells are located just northeast of the Village of Willard, one is located eight miles east of Mountainair, and another is located three miles west of Town (see Figure 8). The Water System Map also includes the Town's water lines and fire hydrants.



Mountainair Water Tower

The City operates a wastewater treatment plant. The current system maintains 555 connections, which serves all of the Town's residents. Sewer rates are \$6.75 for residential, \$15 for small business, and \$35 for Commercial. The wastewater system is 32 years old. Both the water and wastewater treatment systems will need major renovations in the future. The Town should make water and sewer system improvements on a regular scheduled basis. A map showing the Town's wastewater system is shown in Figure 9.

Stormwater Management Relatively arid conditions are normal in Mountainair. The average annual precipitation for Mountainair is 14.4 inches. However, about half (7.0 inches) occurs during the summer monsoons, between July and September. These monsoon rains are often brief but intense storms, which can lead to flooding. The Town needs to develop a master drainage plan to address drainage, flooding, ponding, and stormwater pollution.

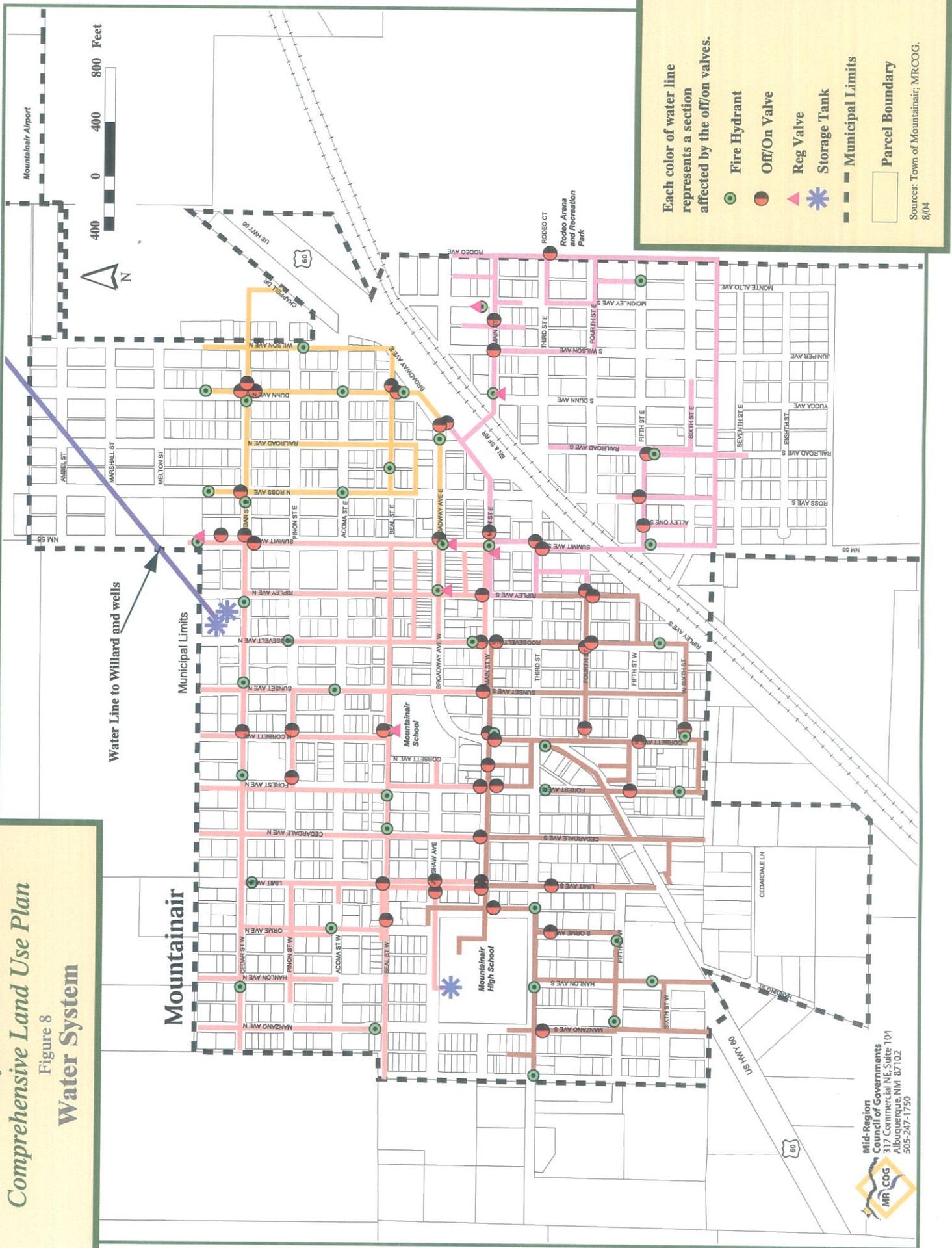
Parks, Recreation and Open Space The Town of Mountainair has two major recreation areas, City Park and the Rodeo and Baseball Field. Parks and open spaces can provide many natural benefits, such as groundwater recharge, air cleansing, scenic beauty, as well as increased property values and health benefits. Both recreation areas in Mountainair are identified along with their respective facilities and equipment in Table 18. The Town should explore the possibility of expanding and improving recreation throughout Mountainair.

Table 18
Parks and Recreation Resources in Mountainair

Name	Acres	Facilities/Equipment
City Park	4.5	Restroom facility, 3 picnic tables, 3 benches, tennis courts, playground equipment
Rodeo and Baseball Field	17	Snack Bar, Restroom facility, dugout, and bleachers

Source: Town of Mountainair

Town of Mountainair Comprehensive Land Use Plan Figure 8 Water System



Sources: Town of Mountainair; MR COG.
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Town of Mountainair
Comprehensive Land Use Plan
 Figure 9
Wastewater System



Cement sewer lines that need replacement (Red line)

Do not need replacement (Green line)

Municipal Limits (Dashed line)

Parcel Boundary (Thin solid line)

Sources: Town of Mountainair; MRCOG.
8/04



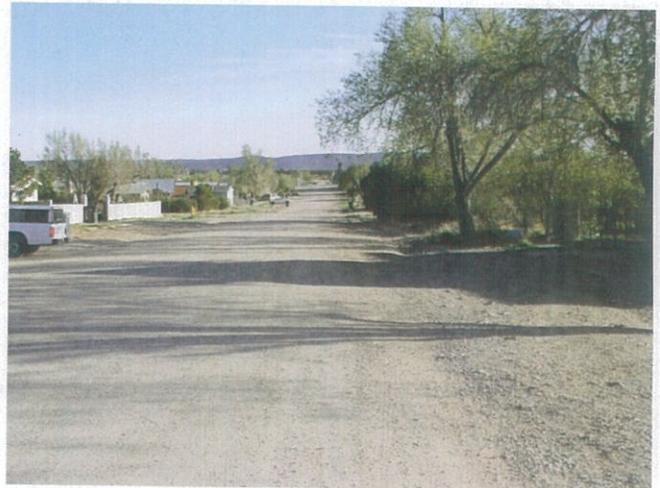
Police, Fire, and Ambulance The Town of Mountainair currently does not have an active Police Department. The Town does receive law enforcement assistance from Torrance County and the N.M. State Police. However, recent budget cuts in Torrance County could seriously reduce law enforcement in Mountainair. The Town needs to provide for the public safety of its citizens, and will need to figure out a way to provide this valuable service. All prisoners are taken to the detention facility in the neighboring Town of Estancia. As a result of having no Town Police Department, Mountainair currently does not have any animal control.

Fire protection in the Town of Mountainair is provided by 21 volunteers. The City presently owns two fire engines, one pumper, and one brush truck. The current fire protection rating is Class 7 as determined by ISO/CRS.

The Town of Mountainair Emergency Medical Services (EMS) Department provides ambulance service for those living within the Town of Mountainair limits. The Town has one paramedic, three EMT intermediates, and six EMT's. The Town also has two ambulances (one is a 2004 model; the other is a 1994 model).

Solid Waste Disposal Estancia Valley Solid Waste Authority provides weekly curbside pickup of residential solid waste in Mountainair. The current (2004) fee for residential services is \$10.00 per month. The Town of Mountainair performs the billing for all solid waste disposals. A receptacle is provided for each residence. Solid waste is transported to a landfill site near Moriarty. There is also a convenience station located three miles west of Mountainair where Town residents can haul trash. The convenience station fee is based upon the weight of the solid waste. The collection of commercial solid waste is also provided by Estancia Valley Solid Waste Authority. The current minimum commercial rate is \$17.00.

Street Maintenance The Town of Mountainair does basic maintenance on Town roads, such as patching pot holes, grading, and overlaying. Maintenance vehicles owned by the Town include two dump trucks, two back hoes, a road grader, a grass hog, a street sweep, and a pickup. US 60 and NM 55 are maintained by the New Mexico Department of Transportation (NMDOT).



Local Road in Mountainair

Health Care The Mountainair Family Health Center has one general practice physician and one behavioral health therapist. The Health Center is equipped to handle minor surgeries and emergencies. Torrance County also provides health care services (immunizations, family planning, pregnancy testing, STD testing, and sports physicals) to Mountainair every other Tuesday.

Finance, Communications, and Energy Financial services are provided to Mountainair by Wells Fargo and the Bank of Belen. Mountainair is served by a variety of local newspapers, including *The Advocate*, *The Independent*, and *The Mountain View Journal*, which are all published on a weekly basis.

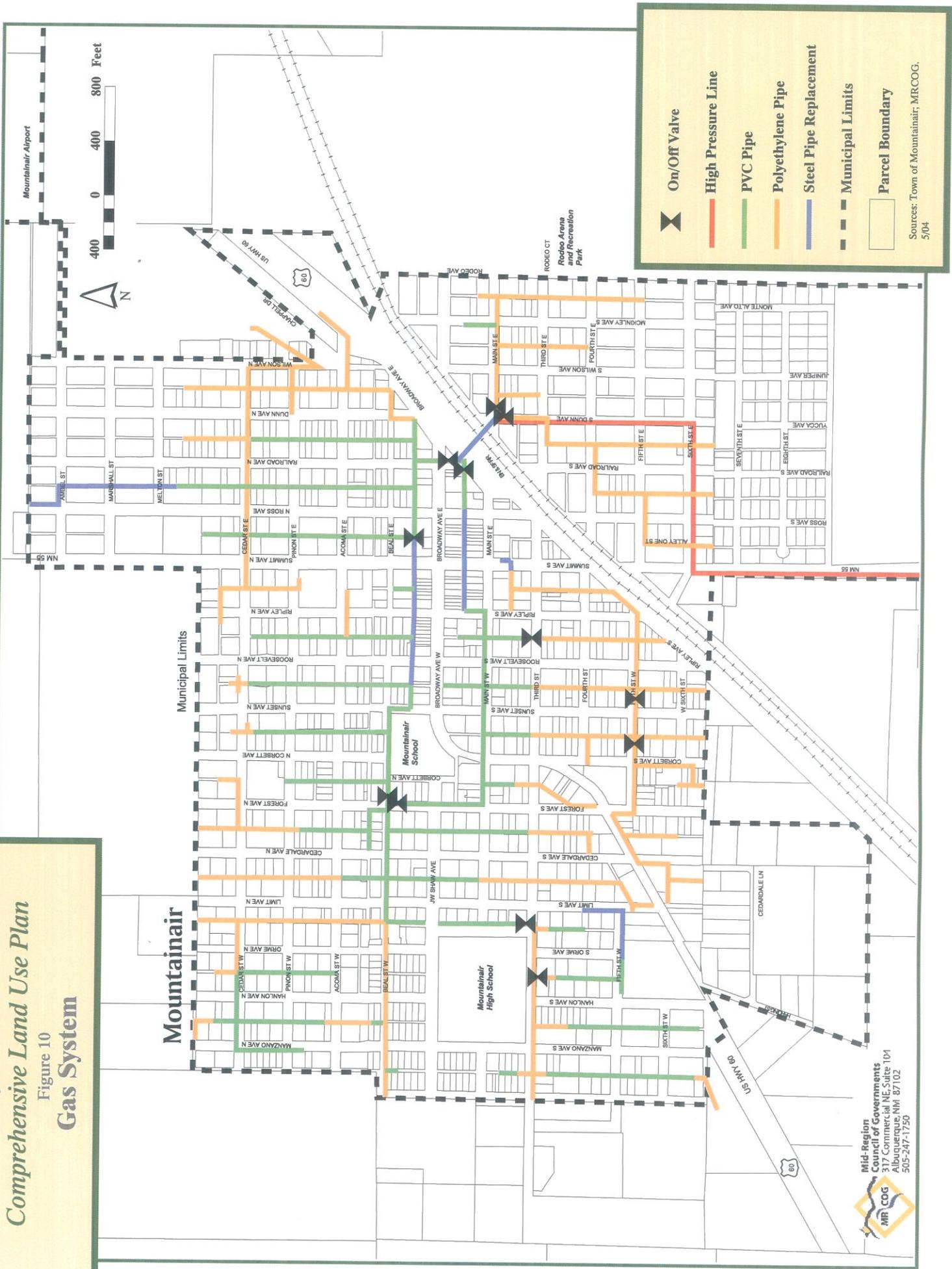
Telephone service is provided by Qwest; Chimisa Future Vision provides cable television; while Dish Network provides television service to customers in rural areas. Mountainair was awarded a \$400,000 broadband service grant in 2003 to develop high speed internet access. Central New Mexico Electric Cooperative supplies electric power to Mountainair. The average cost per kilowatt hour is 10 cents. Natural gas service is provided to Mountainair by Wasatch. A map showing Mountainair's gas system is provided in Figure 10.



Manzano Mountains from Mountainair

Town of Mountainair Comprehensive Land Use Plan

Figure 10
Gas System



On/Off Valve (Symbol: X)

High Pressure Line (Color: Red)

PVC Pipe (Color: Green)

Polyethylene Pipe (Color: Orange)

Steel Pipe Replacement (Color: Blue)

Municipal Limits (Symbol: Dashed line)

Parcel Boundary (Symbol: Solid line)

Sources: Town of Mountainair; MR COG.
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PART III

TRENDS AND PROJECTIONS

Forecast of Population, Housing, and Employment for 2025

Population The population was forecast for the current municipal limits of the Town of Mountainair. In developing this forecast, Mid-Region Council of Governments (MRCOG) staff relied on the recently completed forecasts by Data Analysis Subzones (DASZ) to the year 2025 as well as reviewing historical trends and current data for Mountainair. Table 19 contains a summary of population data for Mountainair along with a comparison to Torrance County.

Table 19
1970-2000 Mountainair and Torrance
County Population History

Year	Mountainair Population	Average Annual Growth Rate, Mountainair	Torrance County Population	Percent of Torrance County Population in Mountainair
1970	1,022		5,290	19.32
1980	1,170	1.362	7,491	15.62
1990	926	-2.312	10,285	9.00
2000	1,116	1.884	16,911	6.60

Source: U.S. Bureau of the Census

Mountainair gained 148 persons in the decade of the 1970s but lost 244 during the 1980s. Over the past ten years, the Town has increased by 190 but is still less populous than it was in 1980. Meanwhile, Torrance County as a whole has grown both faster and more consistently than has Mountainair. Table 20, compares the 1990 Mountainair population with the 2000 population for some key statistics and shows that in 2000, the population of Mountainair is slightly older than in 1990.

Table 20
1990 and 2000 Population Measures in Mountainair

Demographic Measure	1990	2000
Median Age	35.7	37.7
Percent of Population Under 18	31.4	29.9
Percent of Population Age 65 and Over	20.1	17.6
Percent who Lived Outside Torrance County 5 Years Prior	18.4	24.8

Source: U.S. Bureau of the Census

In evaluating this information, there are several findings and assumptions to be made regarding the future population of Mountainair.

- Recently, the Town has experienced growth over the past decade, but given the up and down growth history of the Town this in itself would not suggest that growth would continue.
- The 30 year average annual growth rate for the Town of Mountainair has been 0.3 percent.
- Over the last 30 years, Mountainair has consistently grown slower than Torrance County.
- The University of New Mexico Bureau of Business and Economic Research (BBER) projects Torrance County to grow at a slower rate over the next 25 years (average 1.8 percent per year) than the County did over the previous 30 years (3.9 percent).
- The population of the Town is gradually aging so there is a decreasing likelihood of growth coming from the resident population.
- The aging of the population appears to be consistent with the generally aging population of the County, the State, and the Nation.
- While the overall population is aging as expected, the Mountainair proportion of the population 65 and over is high at almost 18 percent, although this is less than the 20 percent age 65 and over reported in 1990. (For Torrance County, the percentage age 65 and over in 1990 was 11 and in 2000 it was 10.)
- The proportion of elderly population has remained steady over the last decade. While the percentage of the population age 65 and over declined from 1990 to 2000, the actual number of persons age 65 and over increased from 186 in 1990 to 196 persons in 2000.
- In 2000, there were more recent residents in the community than in 1990, but still a relatively low level of in-migrants. (By comparison, the 2000 Census reported that 35 percent of the residents of the entire County of Torrance had resided in a different County in 1995.)

These characteristics suggest a Town that is relatively stable but slow growing in population. There will probably be periods of population increase as the local economy improves in one sector or another. There will also probably be periods of population decrease as one or more sectors of the economy decline. There is reason to believe that over the long run the result of the periods of increase and decrease will result in a minimal net increase in population but, at this point, there is nothing in the data to suggest a large increase in population.

MRCOG staff used this data and assessment to generate the 2025 forecast for the DASZ containing Mountainair. This was part of a larger series of forecasts for DASZs in the MRCOG Region. Information regarding the methodology for the forecast of all DASZs can be obtained in the MRCOG publication 2025 Socioeconomic Forecasts by Data Analysis Subzones for the Mid-Region of New Mexico, (S-03-01). Mountainair is entirely contained in one of the 891 DASZs. In 2000, Mountainair accounted for 90.4 percent of the

population of the DASZ in which it was located. In forecasting the population for the Town of Mountainair, MRCOG assumed that the Town would continue to account for 90.4 percent of the population of the DASZ in which it is located. Table 21 presents the forecast to 2025 for the 2000 municipal boundaries of the Town of Mountainair based on the above assessment and the DASZ assumption. This forecast does not consider the effect of any annexation that has occurred or may occur after January 2000. A comparison with Torrance County is also provided. The Torrance County forecast was produced by BBER following the 2000 Census and relied on the 2000 Census data. BBER forecast a slowing of the growth rate for Torrance County over the next 25 years. The forecast for a slower growing Torrance County had an affect on the forecast for the DASZ containing Mountainair and consequently this forecast for the Town since MRCOG forecast the DASZs as a disaggregation of the County forecast.

**Table 21
Mountainair and Torrance County Population Forecast to 2025**

Year	Mountainair Population	Average Annual Growth Rate, Mountainair	Torrance County Population	Percent of Torrance County Population in Mountainair
2000	1,116		16,911	6.60
2005	1,118	0.034	19,523	5.73
2010	1,160	0.740	21,690	5.35
2015	1,206	0.781	23,475	5.14
2020	1,230	0.395	24,979	4.92
2025	1,254	0.387	26,318	4.76

Sources: MRCOG and BBER

Consistent with Mountainair's history, the forecast shows some fluctuation in the average annual growth rate, although the forecast growth rates are all positive. The Mountainair percentage of Torrance County population continues to decline but at a much slower rate. In 2025, the Town is about 12 percent larger than in 2000; this is higher but reasonably consistent with the 9 percent growth for the Town from 1970 to 2000.

It is recognized that the actual population may vary considerably from the forecast. Therefore, high and low parameters were placed around this forecast. Over the past 30 years, the actual population has deviated from the 30-year trend by a maximum of 158 persons. If the maximum variation from the 2000 to 2025 forecast is assumed to also be 158, the range for the future forecast is provided in Table 22.

By 2025, the population of Mountainair should be between 1,096 and 1,412. This would be between 4.2 percent and 5.4 percent of the BBER projected population for Torrance County. The low forecast range suggests a community in 2025 with about the same population as today. The high forecast range suggests an average annual growth rate of 0.93 percent over the next 25

years, which is a growth rate about three times higher than the average for the last 30 years.

Table 22
High and Low Population Forecast for Mountainair to 2025

Year	Low Population Forecast Range	Population Forecast	High Population Forecast Range	Torrance County Population
1970		1,022		5,290
1980		1,170		7,491
1990		926		10,285
2000		1,116		16,911
2005	960	1,118	1,276	19,523
2010	1,002	1,160	1,318	21,690
2015	1,048	1,206	1,364	23,475
2020	1,072	1,230	1,388	24,979
2025	1,096	1,254	1,412	26,318

Sources: U.S. Bureau of the Census, MRCOG, and UNM-BBER

Housing Population residing in households was forecast from historical data that is summarized in Table 23. Occupied housing units are the same as households, in other words, a household is defined as an occupied housing unit. Population in households counts persons residing in occupied housing units. The difference between total population and population in households is the population residing in various types of group quarters such as dormitories, institutional nursing homes, correctional facilities, shelters, and other similar living arrangements. Over the last three Census counts, all of the Mountainair population has resided in households. Household size is computed as the population in households divided by the number of households.

Table 23
1980-2000 Mountainair Housing, Households, and Household Size

Year	Housing Units	Occupied Housing Units	Percent of Units Occupied	Population in Households	Average Household Size
1980	567	516	91.0	1,170	2.267
1990	455	358	78.7	926	2.587
2000	545	452	82.9	1,116	2.469

Source: U.S. Bureau of the Census

Based on Census data, Mountainair lost housing units as well as population during the decade of the 1980s. The 1980 Census also reported an unusually low household size for 1980; this was primarily because 43 percent of the households in the Town in 1980 were one-person households. In 1990 and 2000, the percentage of one-person households were still high at 31 percent and

35 percent respectively but somewhat closer to the averages for Torrance County which were 21 percent and 23 percent respectively.

In 64 percent of the one-person households in 2000, the person was 60 or more years of age. By comparison, only 42 percent of the one-person households in Torrance County were occupied by a person age 60 or more. In fact, 17 percent of the persons in Torrance County who were 60 or over and living alone were residents of Mountainair. This segment of the population (60 or over and living alone) constituted 22 percent of the Mountainair households and 9 percent of the population. As a result of this unusually large component of the population the average household size of 2.47 was considerably below the Torrance County average of 2.72 persons per household.

The future average household size for Mountainair should be expected to decline since this is the general pattern across the nation as well as in Torrance County and the MRCOG Region. However, since the Mountainair average household size is already considerably lower than the Torrance County average the future decline in the Mountainair average may not be expected to be as steep as the decline for the County. Currently, the Mountainair average is relatively similar to the average household size for the MRCOG Region, Mountainair is 2.47 and the Region is 2.55 persons per household. Therefore, the curve for the decline in the average household size for the Region was applied to Mountainair to generate the forecast average household size in Table 24.

The number of households is calculated from the population residing in households which in the case of Mountainair is assumed to be equal to the total population. The number of housing units is calculated from the number of households by dividing the number of households by the projected occupancy rate. The occupancy rate for Mountainair (past 3 Census counts) has varied from a low in 1990 of 79 percent to a high in 1980 of 91 percent with an average of 84 percent. MRCOG calculated the 2005 housing units based on the 2000 occupancy rate of 83 percent. For the years 2010 and beyond, MRCOG projected the number of housing units based on the historical average of 84 percent. Households and housing unit forecasts are also contained in Table 24.

Table 24
2025 Forecast for Mountainair
Housing, Households, and Household Size

Year	Population	Households	Average Household Size	Total Housing Units
2000	1,116	452	2.469	545
2005	1,118	456	2.450	550
2010	1,160	481	2.411	571
2015	1,206	504	2.392	599
2020	1,230	521	2.363	619
2025	1,254	535	2.343	635

Source: MRCOG

Table 25 presents the low and high range for households and total housing units based on the low and high range in Table 22. The low range for 2005 is modified.

Table 25
High and Low Housing Forecast for Mountainair to 2025

Year	Low Forecast for Households	Low Forecast for Housing Units	High Forecast for Households	High Forecast for Housing Units
2005	392	498	521	628
2010	416	494	547	650
2015	438	520	570	677
2020	454	539	588	698
2025	468	556	603	716

Source: MRCOG

Employment Total employment is an estimate of the number of persons whose worksite is located within the Town of Mountainair. This estimate includes persons working for wages and salary as well as self-employed persons, contractors, and unpaid workers in family businesses. For the year 2000, MRCOG estimated total employment in Mountainair at 248.

The forecast of total employment was derived from the MRCOG forecast series for DASZs; the methodology for this forecast is presented in the MRCOG publication S-03-01. The forecast methodology considered the distribution of employment by sector within the DASZ and allocated employment change based on the forecast employment for the respective sectors.

In the year 2000, 91.5 percent of the employment of the DASZ that includes Mountainair was located inside the boundaries of the Town of Mountainair. If the ratio of employment inside the Town to the employment for the DASZ remains constant, the employment forecast through 2025 is as displayed in Table 26. This Table also contains the MRCOG estimates of total employment for 1990 and 1995.

Table 26
2025 Employment Forecast for Mountainair

Year	Total Employment	Average Annual Growth Rate
1990	180	
1995	218	3.91
2000	248	2.61
2005	329	5.82
2010	352	1.36
2015	374	1.22
2020	390	0.84
2025	406	0.81

Sources: NM Department of Labor, U.S. Bureau of the Census, MRCOG

Employment growth generally slows over time. This is partly due to the expectation that the future population will be generally older and have fewer workers. After about 2007, the percentage of adult persons that are employed is expected to begin to decline. Therefore, growth in employment will generally be slower.

It is noted that the 2025 forecast employment derived from the DASZ forecast is very similar to the result that would be achieved by calculating a least squares trend on the 1990 to 2000 data and extending that trend to 2025. The trend data, however, would be lower for the intervening years between 2000 and 2025. To project a low and high employment forecast, a 95 percent confidence interval was placed around the trend line. Table 27 presents the low and high employment ranges.

**Table 27
High and Low Employment Forecast
for Mountainair to 2025**

Year	Low Forecast for Employment	High Forecast for Employment
2005	253	311
2010	258	374
2015	263	437
2020	268	500
2025	273	563

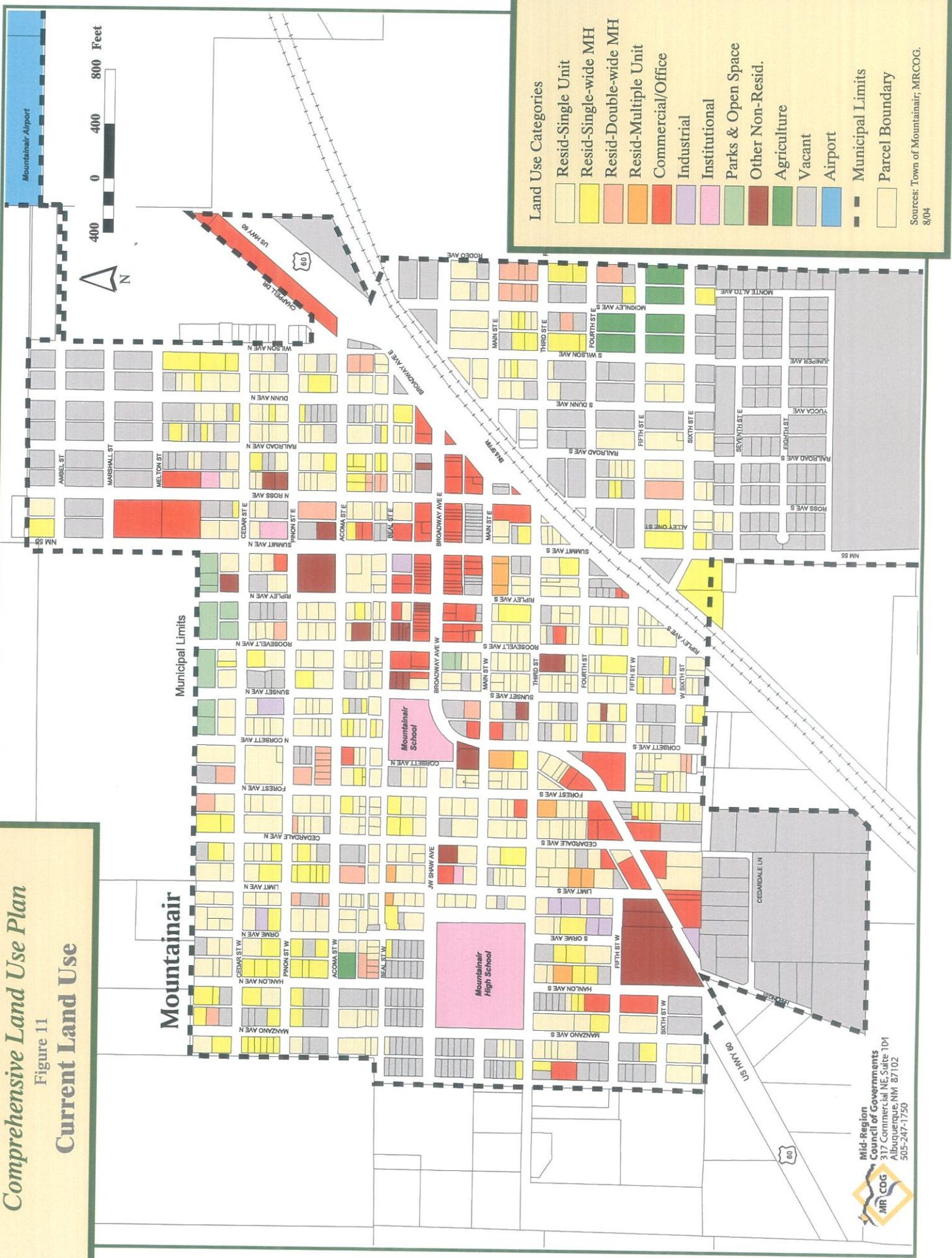
Source: MRCOG

Current and Future Land Use

The composition of land uses helps to determine the character and value of a community. The manner by which the Town of Mountainair manages the land will determine the location, intensity, and use of future land. A current Mountainair land use map is included in this report (Figure 11). The current land use map was prepared from a comprehensive inventory and classification of each parcel of land in the Town as of 2003. A future development patterns map (Figure 12) was compiled by assessing current land uses and known development plans and proposals to describe the likely type and location of future development. It is expected that the existing pattern of residential, commercial, and industrial land uses will tend to expand over the next two decades.

The current land use and future development patterns maps are intended to provide guidance in the development of appropriate location, type and intensity of land uses. The current land use map is significantly detailed; however, the future development patterns map cannot specify the same level of detail, and should be considered as a concept map instead of a specific location map.

Town of Mountainair
 Comprehensive Land Use Plan
 Figure 11
 Current Land Use



The current land use distribution is divided into various categories found below in Table 28. Vacant (24.46%) and Residential (17.73%) are the predominant land uses in Mountainair. It should also be noted that the land use category Not Classified, which makes up 30.08% of the land use in Mountainair, is almost entirely made up of dedicated right-of-way (which consists of roads and railroads). The airport also makes up a large percentage (19.44%) of the land in Mountainair. A map showing Mountainair's municipal limits, including the airport is shown in Figure 13.

**Table 28
Mountainair Land Uses**

Land Uses	Total Acres	Percentage
Residential Single Unit	125.75	12.43
Residential Single-wide Mobile Home	38.67	3.82
Residential Double-wide Mobile Home	11.41	1.13
Residential Multiple Unit	3.53	0.35
Commercial/Office	35.57	3.52
Industrial	3.55	0.35
Institutional	18.74	1.85
Parks & Open Space	5.05	0.50
Other Non-Residential	14.62	1.45
Agriculture	6.28	0.62
Vacant	247.42	24.46
Airport	196.63	19.44
Not Classified	304.36	30.08
Total	1011.58	100

Source: Town of Mountainair and MRCOG

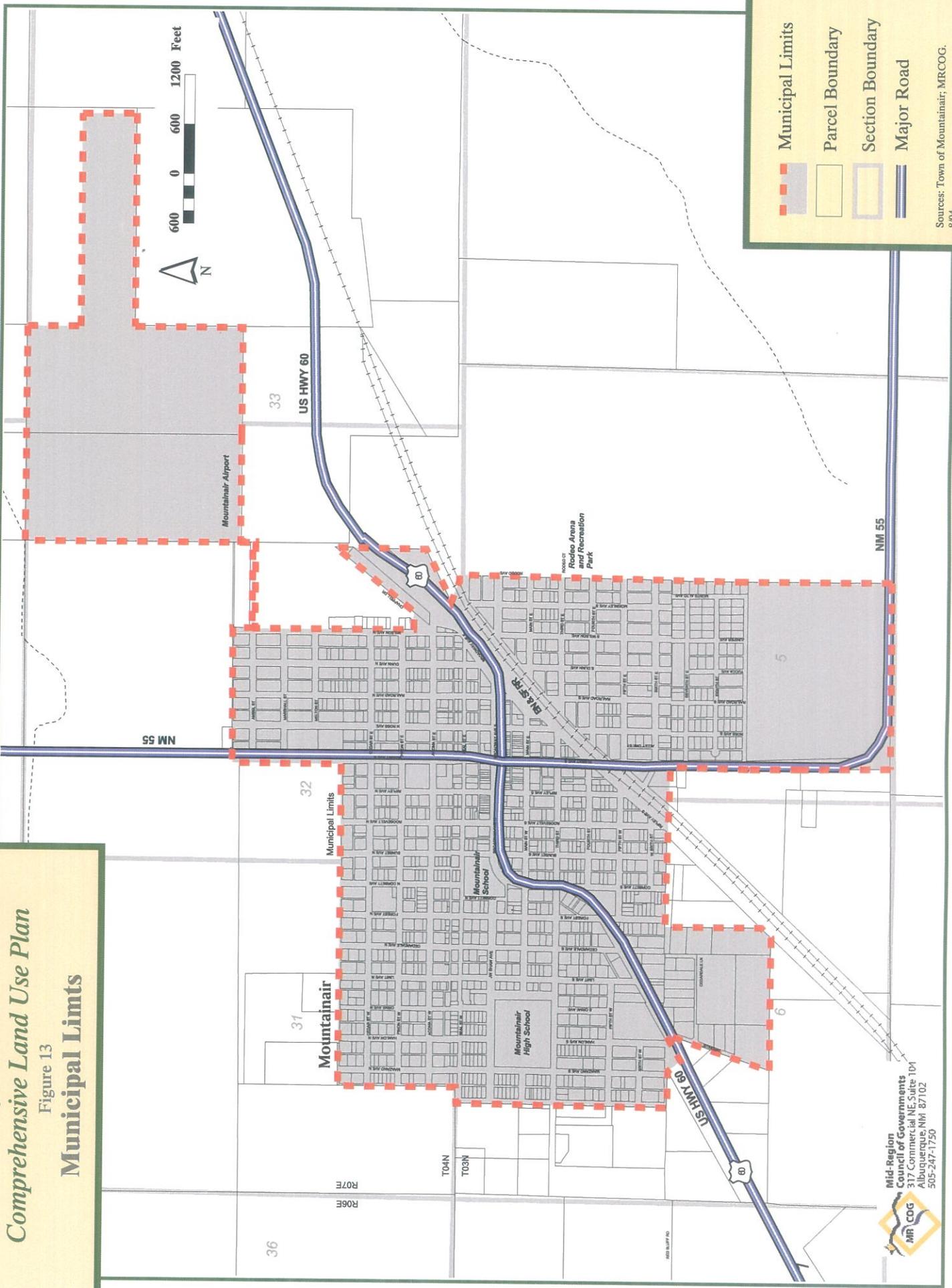
Residential Development

Residential land uses occupy nearly 18 percent of the land in Mountainair. Residential Single Unit is the most common residential land use in Mountainair (12%) and is scattered throughout the Town. The residential mobile home land uses are also spread throughout Mountainair; however, single-wide is more common than double-wide. Residential Multiple Unit land uses are only found in a few areas, and make up a very small percentage (0.35) of the total land use in Mountainair.



Single Family Housing in Mountainair

Town of Mountainair
Comprehensive Land Use Plan
 Figure 13
Municipal Limits



Sources: Town of Mountainair; MR COG.
 8/04

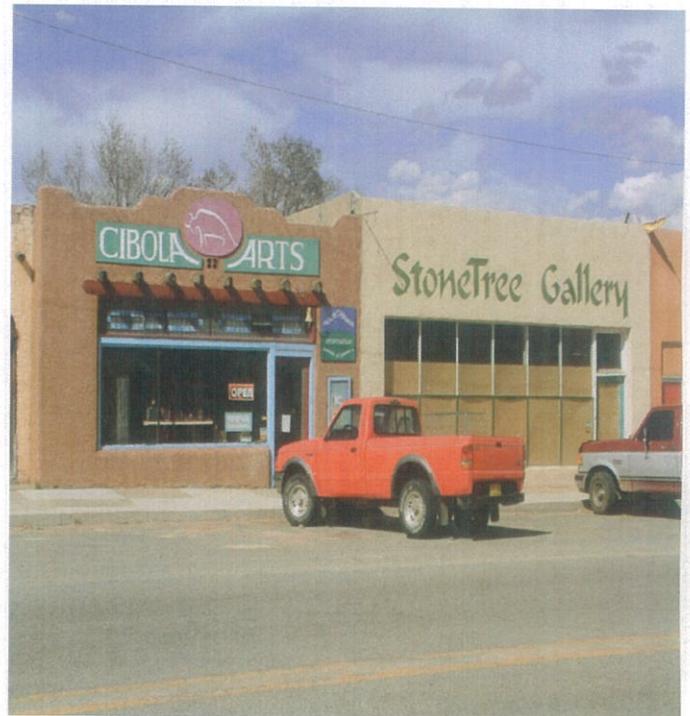
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 505-247-1750



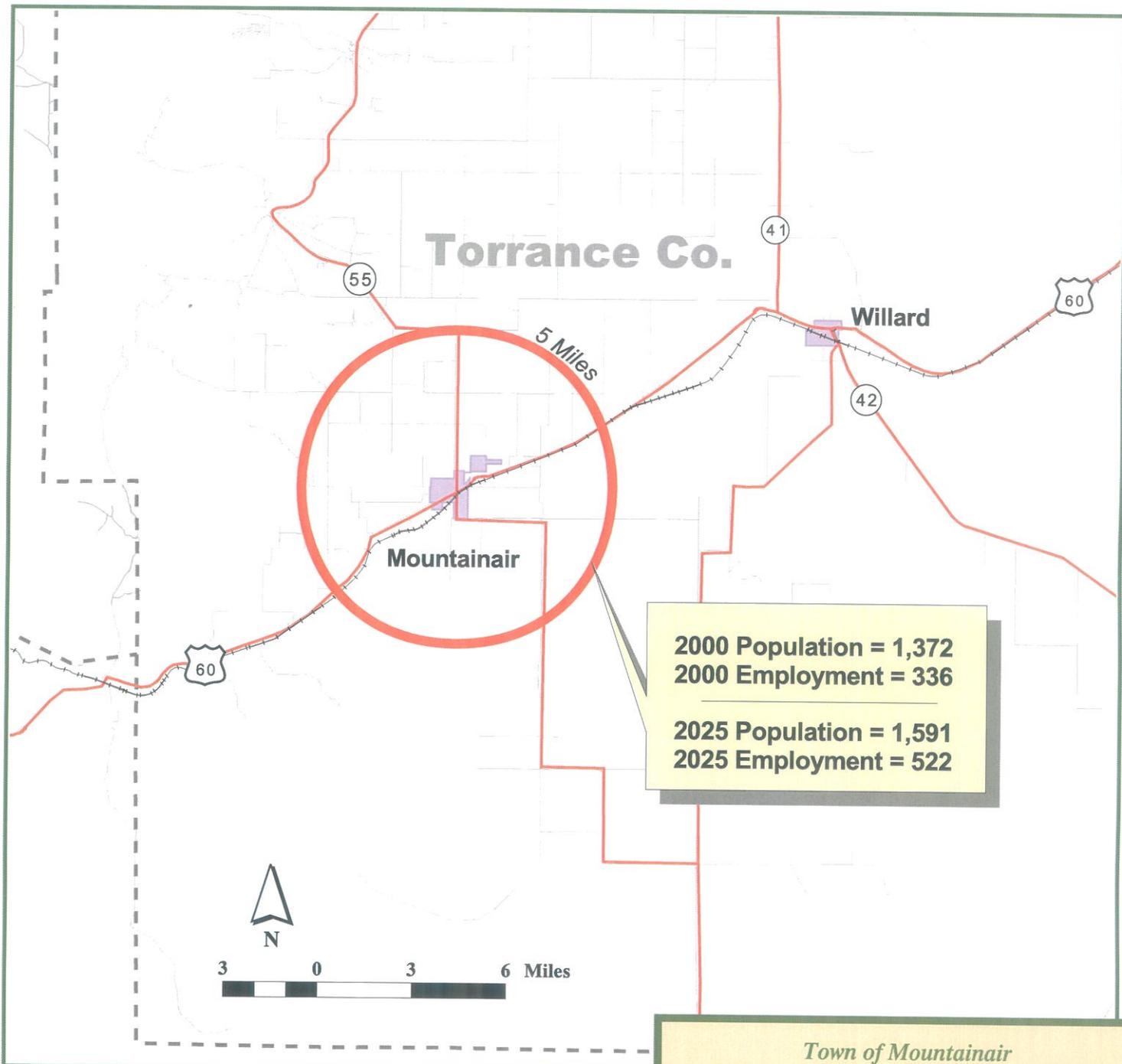
The high percentage of vacant land (24.46) indicates that Mountainair could absorb many new housing units within the present boundaries of the Town. Vacant land is scattered throughout the Town, however; there is a considerable amount of vacant land south of Sixth Street, north of Melton Street, south of the railroad tracks, and surrounding Mountainair High School. Mountainair should promote and encourage infill development prior to annexing new land beyond the Town boundaries; because the cost of extending water, sewer, power services, law enforcement, and fire protection can be very costly to both the Town and taxpayers. Mountainair should take advantage of the existing infrastructure and community services that lie within the Town boundaries.

Mountainair may also be affected by residential and commercial development taking place outside of the Town limits. The population in a five mile radius surrounding Mountainair is forecast to grow from 1,372 to 1,591 (from years 2000 to 2025), while employment is forecast to grow from 336 to 522 (see Figure 14). If the Town of Mountainair adopts a zoning ordinance in the future, the Land Use Map should correspond with Zoning Map in regard to all land uses (residential, commercial, industrial, etc.).

Commercial and Industrial Development Commercial land uses currently occupy only 3.5% of the land in Mountainair. The majority of the commercial land in Mountainair is found along Broadway Avenue (US 60). Mountainair currently has little land dedicated to industrial use (only 0.35 percent). This industrial land in Mountainair is found along Limit Avenue and S. Orme Avenue between Third and Fifth Streets, and at the corner of Beal Street and Summit Avenue North (see Figure 11). It is expected that commercial and industrial land uses will increase in area and intensity over the next twenty years. The areas where this growth should take place can be found in the Future Development Patterns Map (see Figure 12).



Storefronts along Broadway



Source: 2000 US Census; MRCOG 2025 forecast.
8/04

*Town of Mountainair
Comprehensive Land Use Plan*

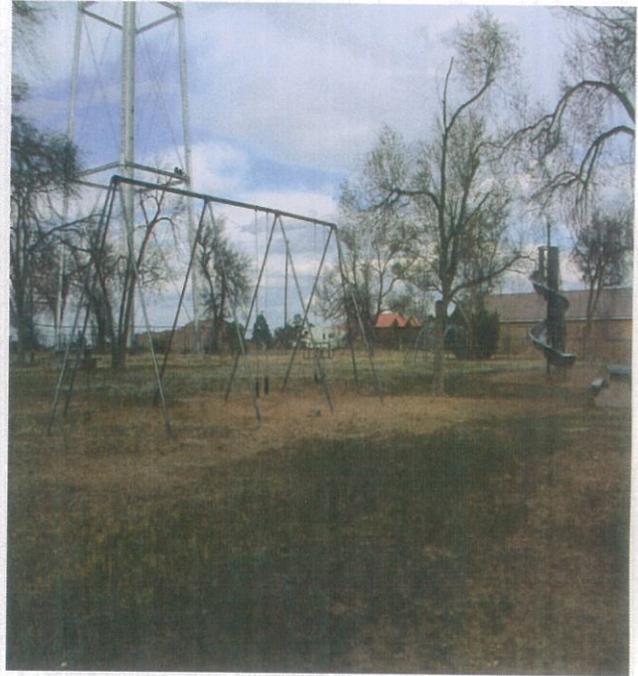
Figure 14

**Population and Employment
Within a 5-Mile Radius
of the Town of Mountainair
2000 and 2025**



**Mid-Region
Council of Governments**
317 Commercial NE, Suite 104
Albuquerque, NM 87102
505-247-1750

Parks, Open Space and Agriculture Land Use These two land uses occupy only a small percentage of the total land use in Mountainair. Parks and Open Space accounts for 0.50 percent, while Agriculture makes up 0.62 percent. City Park (Mountainair's only park) is located north of Cedar Street, between Summit Avenue North and North Corbett Avenue. The Rodeo and Baseball field (which covers 17 acres) is not included in the land use total because it is located outside of the Town boundary. Agriculture land use is identified between Fourth and Sixth Streets just east of South Wilson Avenue. The abundant vacant land throughout Mountainair would allow both of these land uses to expand if needed.



City Park

Future Transportation Network

Street Network A street evaluation system needs to be established to monitor and improve street conditions in Mountainair. US 60 is an established route for truckers hauling their goods to and from California and the rest of the nation. These large trucks may bring some business to the Town; however, they also place a tremendous amount of wear and pressure on the road, which leads to frequent maintenance. Because there are so many needs, an advisory committee could identify priorities by applying a street evaluation system, and recommend specific transportation projects that would improve circulation in and around Mountainair.

Proposed Transportation Improvements The Town of Mountainair does not have a public transit system of its own; however, GO FORS INC. does provide demand response service to Mountainair, Estancia, Moriarty, and Edgewood. There is no charge for those receiving Temporary Assistance for Needy Families (TANF) benefits, while others (including the general public) pay a reduced fee. Mountainair citizens are generally in support of alternate forms of transportation. In a recent community survey, 53 percent of those surveyed agreed that bus, vanpool, carpool, and park-and-ride services should be available. Mountainair could benefit from an expanded regional system that serves Moriarty, Edgewood, Estancia, Willard, and Belen. Quality alternative

transportation options should be available to Mountainair citizens, especially to low-income individuals and elderly citizens. Mountainair has a high percentage of elderly citizens (17.6%), a low per capita income ((\$12,566), a low median household income (\$21,146), and a high percentage of people living below the poverty level (24.7%).

Aviation is another transportation alternative that should be improved in Mountainair. Industries such as manufacturing, construction, trade, real estate, and tourism all rely to some extent on efficient and dependable air transportation. The following capital improvements are scheduled for Mountainair Municipal Airport: 1) apply fly ash stabilizing treatment to existing runway, and 2) install reflective cones. The Town should improve and maintain the existing facility and follow the ICIP, which proposes airport renovations over the next five years. The Town should also work with NMDOT to add Mountainair Municipal Airport to the National Plan of Integrated Airport Systems (NPIAS) to make them eligible for federal funding.



Mountainair Municipal Airport

PART IV

GOALS AND OBJECTIVES

Goals are visionary statements describing the direction a community wants to go; objectives are related statements that describe how goals can be achieved. Goals and objectives are the heart of a comprehensive plan and establish the basis for current programs, projects, and local regulations.

Citizen Participation Process

Citizen input in Mountainair provided the basis for the goals and objectives. There were many opportunities for local citizens to share their opinions in the development of the comprehensive plan.

In order to ensure adequate public participation, a steering committee consisting of the Mountainair Planning Commission supplemented by other interested citizens was formed. The Steering Committee reviewed and commented on the goals and objectives, and helped to review maps, reports, and draft elements of the Comprehensive Plan.

Public input was also gathered by sending out community surveys with the local water bill. Therefore, everyone that received a water bill in Mountainair also received a survey, with the opportunity to comment on the future development of the community. The methodology, analysis, and results of these community surveys are documented in a report entitled Town of Mountainair Community Survey (MRCOG, 2004).

Public meetings and workshops were held to give local citizens another opportunity to comment on the comprehensive plan. Two public workshops were held, the first to discuss draft goals and objectives, the second to improve draft strategic action recommendations. Two public meetings were held, one after each workshop, wherein the Town Council approved the goals and objectives and strategic action recommendations in separate meetings. All of these public participation activities helped to develop consensus and public support for the comprehensive plan.

Community Survey Results

The purpose of the survey was to identify crucial concerns, ideals, and attitudes of Mountainair residents. Approximately 16 percent of those who received the survey returned a completed form, many with additional written comments. The questionnaire listed 16 issue statements pertaining to the future of Mountainair. Respondents were asked to rate those statements on a five-point scale, indicating their level of agreement or disagreement with the statement. The results of this survey indicated that water quality and water

conservation are important issues, the Town's local streets should be paved, historic structures and cultural elements should be preserved, more recreational facilities are needed, the Town supports providing better facilities and services for the elderly, Mountainair does not present a pleasing appearance, and a variety of housing opportunities should be available.

Overview of Goals and Objectives

The development of goals and objectives is a product of the public comments, ideals, and opinions about the future direction of Mountainair. These goals and objectives lead to the formulation of an array of strategic action recommendations that will be explained in the next chapter (Part V). In addition, these goals and objectives may be used to validate future community programs and Town projects.

While not a mandate of the Town or legal commitments by the governing body, these goals and objectives do provide a basis for specific actions which may be taken in regard to the future management and development of Mountainair. A resolution adopting the goals and objectives was approved by the Town of Mountainair on March 23, 2004 (see Appendix A).

There are a total of 16 goals and 47 objectives which, in essence, provide policy guidance as the nucleus of the Mountainair Comprehensive Land Use Plan. Goals and objectives have been sorted into the following six categories: land use: distribution and intensity; housing and residential neighborhoods; transportation, streets, and circulation; water infrastructure and water resources; public facilities and services; and economic development. In numerous instances these goals and objectives can be traced back to the community beliefs and issues organized through the public involvement process. In other cases, goals and objectives are directly designed to upgrade the public health, safety, and welfare of the community. The numbers below that identify the objectives are solely for organizational purposes (so the objectives can be cross-referenced with the strategic action recommendations later), and not for prioritization of objectives.

Land Use: Distribution and Intensity

Goal A: Protect major historical structures in town.

Objective 1: Conduct a survey of historical buildings.

Objective 2: Create an Historic District in Town.

Objective 3: Encourage the restoration or re-building of old abandoned buildings that are structurally sound.

Objective 4: Provide assistance and incentives to preserve the following historical buildings: Shaffer Hotel, Mountainair Municipal Auditorium, and the Atchison, Topeka, and Santa Fe Railway Depot.

Goal B: Regulate commercial, residential and industrial areas.

Objective 1: Adopt ordinances that help to protect land uses and increase property values.

Objective 2: Encourage tourist-oriented businesses to locate along the U.S. 60 and N.M. 55 highways.

Objective 3: Identify and protect areas for industrial use.

Goal C: Maintain the small town character of Mountainair.

Objective 1: Protect the integrity of established residential neighborhoods.

Objective 2: Establish an annexation policy that requires an explanation of the purpose and conditions, the costs and benefits, and the overall impact regarding the annexation of lands to the Town.

Objective 3: Promote development where there is already existing infrastructure.

Goal D: Improve the appearance of the community.

Objective 1: Organize scheduled clean-up days and a Town-wide beautification effort that removes weeds and litter.

Objective 2: Provide a nuisance abatement program to control graffiti, noise, litter, and other nuisances.

Objective 3: Encourage screening of outdoor storage yards of commercial businesses and industrial activities.

Goal E: Develop a community focal point for the Town.

Objective 1: Conduct a study to identify the most feasible focal point or "gathering place" for the Town.

Housing and Residential Neighborhoods

Goal F: Provide a range of housing opportunities.

- Objective 1:** Provide opportunities for multi-family housing units to locate in Mountainair.
- Objective 2:** Provide housing opportunities for the elderly and incentives for development of retirement communities.
- Objective 3:** Establish requirements for mobile homes and manufactured housing.

Goal G: Protect residential areas.

- Objective 1:** Reduce negative impacts of non-residential activities in residential neighborhoods.
- Objective 2:** Establish neighborhood organizations to advocate improvements.

Transportation, Streets, and Circulation

Goal H: Install paved or all-weather surfaces on all local streets.

- Objective 1:** Establish a Town street conditions rating system to identify streets with greatest need for improvement.
- Objective 2:** Investigate new methods for treating dirt roads.

Goal I: Establish a street network to meet current and future circulation needs.

- Objective 1:** Designate a local “functional classification” of streets in Mountainair and adopt right-of-way and construction standards.
- Objective 2:** Examine and implement traffic management and control measures throughout the Town.
- Objective 3:** Provide adequate street naming and property addressing throughout the Town.

Goal J: Provide a variety of transportation services.

- Objective 1:** Plan and develop a system of local bikeways and pedestrian

trails with connections to regional systems where possible.

Objective 2: Encourage rideshare services such as carpooling and vanpooling that allow commuters alternative means to travel to and from work.

Objective 3: Develop a park and ride lot or multi-modal regional transportation center in the Mountainair area.

Objective 4: Participate in regional studies of alternative modes of transportation. Work with regional transit service providers to improve transportation to the transit dependent (elderly and disabled, low income individuals, students).

Objective 5: Improve Mountainair Municipal Airport to provide greater options for airport operations.

Goal K: Provide adequate and safe parking.

Objective 1: Investigate methods that improve the parking of semi-tractor trailer rigs and enhance safety on U.S. 60 and N.M. 55.

Objective 2: Conduct a parking management study for Highway 60.

Water Infrastructure and Water Resources

Goal L: Protect and preserve the Town's water supply.

Objective 1: Adopt a water conservation program and a drought contingency plan for the Town.

Objective 2: Work with Torrance County to establish a well-head protection program.

Objective 3: Acquire and secure water rights to meet expected future demand.

Goal M: Adopt a storm water drainage plan for the Town.

Objective 1: Develop and implement a master drainage plan and program.

Objective 2: Develop a storm water pollution control plan and program.

Public Facilities and Services

Goal N: Improve and expand recreational facilities.

Objective 1: Beautify and improve the existing Town Park.

Objective 2: Investigate the need for additional recreational facilities such as parks, ball fields, recreation areas, etc.

Objective 3: Work with local citizen groups to adopt and implement a recreation and parks plan for the Town.

Goal O: Maintain adequate police/fire/rescue services.

Objective 1: Improve Insurance Service Office (ISO) rating for fire protection services in order to decrease costs for homeowner's insurance.

Objective 2: Maintain a Town Police Department.

Economic Development

Goal P: Support local business development.

Objective 1: Retain and expand local business.

Objective 2: Recruit new business and industry.

Objective 3: Improve infrastructure (i.e., water, sewer, roads, rail, telephone, fiber optics, gas, electricity) and services.

Objective 4: Preserve and protect historic and cultural attractions (Shaffer Hotel) as a means of attracting tourism.

Objective 5: Improve the skills and abilities of the local workforce through education, drop-out prevention, and literacy programs.

Objective 6: Provide job training programs through partnerships of local businesses and educational institutions.

PART V

STRATEGIC ACTION RECOMMENDATIONS

Goals, objectives, and strategic action recommendations comprise the foundation for the Mountainair Comprehensive Land Use Plan. Goals are statements that describe a future condition or state of affairs. Objectives are measurable targets set for each goal. Strategic action recommendations are a course of action to be taken, identifying the responsible party or parties, the time frame within which that action should occur, and details considered necessary to prepare for implementation. Goals, objectives, and strategies depict a preferred community vision for Mountainair, and identify how that ideal future can be realized. These recommendations can be effected by costs, scheduling, and appropriateness. A resolution adopting the Strategic Action Recommendations was approved by the Town of Mountainair on July 13, 2004 (see Appendix B).

Overview of Recommendations

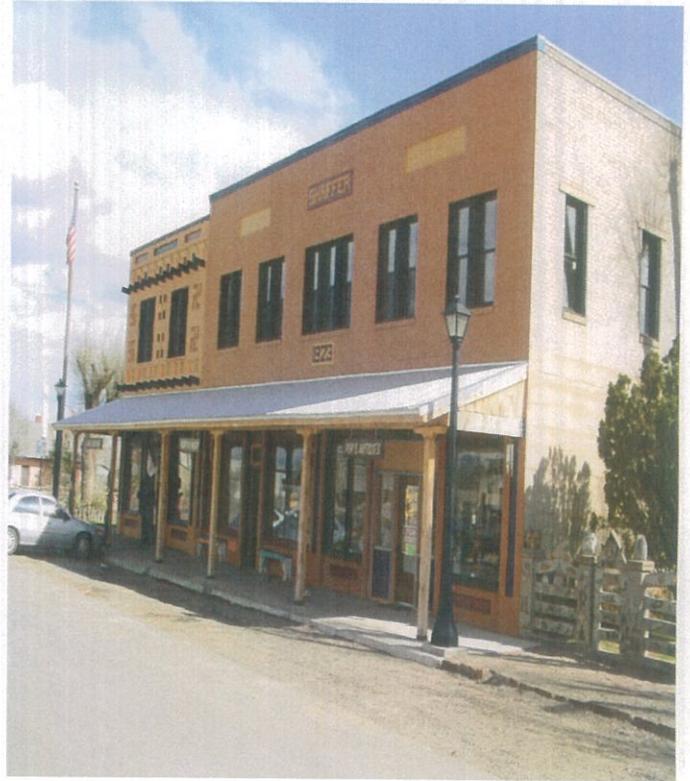
Specific strategic action recommendations are presented below with a brief explanation further describing each action and priority rating. Following the explanation of each strategic action recommendation is a letter and number that corresponds to the appropriate goals and objectives. For example, A.2 would refer to the second objective under Goal A. The numbers that identify the objectives are solely for organizational purposes, and not for prioritization of objectives. These plan recommendations are placed into the same general categories used in the listing of goals and objectives, and identify a time framework in terms of the following priority ratings: short, medium, and long range actions. Short range means an action that may be achieved within a one to five year timeframe. Medium range means an action that may be achieved within a five to ten year timeframe. Long range means an action that may be achieved within a ten to twenty year timeframe. The "Ongoing" priority rating simply means that the strategic action recommendation should be carried out for the foreseeable future throughout the next 20 years (combining short, medium, and long range timing of actions). A summary of the priorities is provided at the end of these recommendations in Table 29.

Land Development Strategies

Codify all Town codes and ordinances. Codification establishes a single, formal document containing all of the adopted Town ordinances. As such, codification clears up obsolete, overlapping, and repealed laws of the Town. Although a codification was completed for the Town in 1977, there is a need to incorporate all ordinances adopted since then and reorganize the entire code of ordinances.

Priority Rating: Short Range

Inventory and protect historical buildings in Mountainair. All significant historical buildings and structures in Mountainair should be inventoried and researched to create an historical record. Prominent structures, such as the Shaffer Hotel, Weaver Apartments, Mountainair Municipal Auditorium (Dr. Robert J. Saul Recreation Center), and the Atchison, Topeka, and Santa Fe Railway Depot need to be formally recognized and preserved to the extent possible. These historic structures represent the unique history and culture of Mountainair. In a recent community survey, over 73 percent of the respondents agreed that Mountainair should preserve its historic structures and cultural elements. [A.1, A.2, A.3, A.4, P.4]
Priority Rating: Ongoing



Shaffer Hotel

Adopt and enforce land use ordinances. The character and appearance of Mountainair is greatly affected by the Town's ability to establish and administer land use ordinances. A recent survey indicated that Mountainair residents are not satisfied with the Town's appearance (i.e., the statement "Mountainair presents a pleasing community appearance" received the lowest score of agreement in the entire survey). Land use ordinances such as zoning and subdivision regulations would give Mountainair the ability to manage growth and change in the community by establishing standard procedures and criteria for development, and providing for public review and comment. [B.1, B.2, B.3, C.1, C.3, D.2, D.3, F.3, G.1]
Priority Rating: Ongoing

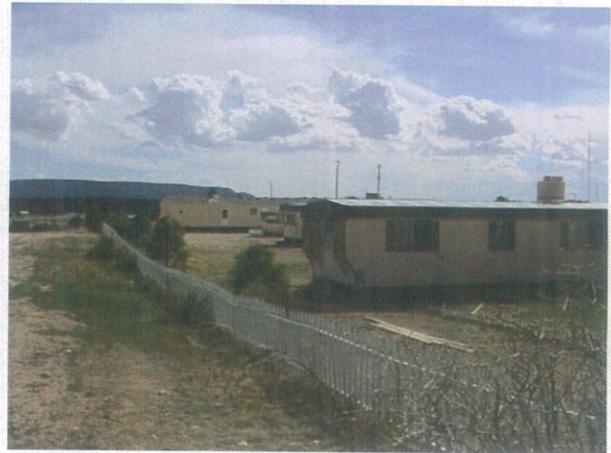
Adopt an official Town calendar for "beautification" days. The Town should take the lead in organizing, promoting, and advertising scheduled (e.g., quarterly by season) clean-up days to remove weeds and litter. Scheduled clean-up days could be done in coordination with the Town's solid waste operator (Estancia Valley Solid Waste Authority), local business organizations, and volunteer service-oriented groups (Boy Scouts, Girl Scouts, 4-H Club, National Honor Society, and others). [D.1]
Priority Rating: Short Range

Establish annexation policies and procedures. The Town should adopt an annexation policy resolution that sets up a standard process for making decisions regarding annexation of new territory to the Town of Mountainair. Criteria should include a clarification of purpose, costs and benefits, and anticipated long-term effects on infrastructure, facilities, and services of the Town. Annexation should be used to expand the Town's land base in particular for planned housing and development and commercial activities. [C.1, C.2, C.3]
Priority Rating: Short Range

Housing and Residential Strategies

Adopt a long range housing plan. Mountainair should adopt a comprehensive long range housing plan that provides opportunities for conventional housing, apartments and condominiums, and manufactured housing. This housing plan should recommend programs to increase the opportunities for Mountainair's high percentage of elderly residents; and should also establish requirements for mobile homes and manufactured housing units. [F.1, F.2, F.3]

Priority Rating: Medium Range



Manufactured Housing in Mountainair

Promote neighborhood organizations. The Town should encourage and support neighborhood activism through the establishment of neighborhood organizations (e.g., "Southside" or "High School" areas) to advocate improvements and generate neighborhood pride. The general mission of the neighborhood organizations would be to protect and preserve specific residential areas in Mountainair. [G.1, G.2]

Priority Rating: Long Range

Transportation Strategies

Implement a street evaluation system. The Town needs to establish a process for monitoring street conditions. A street conditions rating system can be developed to determine where street maintenance and improvements are most crucial. A street system advisory committee might be useful to the Town for developing criteria and priorities for street improvements in the Mountainair area. [H.1, H.2, I.1, I.2, I.3]

Priority Rating: Ongoing

Expand transportation alternatives. Mountainair should support a greater range of transportation opportunities. Transportation alternatives should include the following: bus, carpool, vanpool, park-and-ride services, a bicycle and pedestrian network, and aviation. In a recent community survey, 54 percent of the respondents were in agreement that bus, vanpool, carpool, and park-and-ride services should be available, while only 15 percent were in disagreement. Mountainair has a high percentage of elderly residents (17.6) that could benefit from transportation alternatives. The Town could benefit from a regional transportation system that serves neighboring communities. [J.1, J.2, J.3, J.4, J.5]

Priority Rating: Medium and Long Range

Improve and expand Mountainair's Municipal Airport. Aviation is a special transportation alternative that Mountainair should utilize. Aviation provides a vital link in the statewide transportation system, because of the large distances between communities and the low population densities. In the near future, the aviation industry is expected to develop new generations of aircraft that provide more point-to-point service to small airports, particularly in rural areas. It is important that the Town continue to improve and expand the airport to take advantage of this change in air travel. [J.5]

Priority Rating: Ongoing

Water Infrastructure Strategies

Develop and implement a water management program. The Town of Mountainair must guarantee the future water supply for the community. The Town can preserve and protect its water resources by developing and implementing a water management program that includes as a minimum the following elements: adequate water rights, conservation strategies with a drought contingency plan, safe treatment of wastewater, storm water management, and a wellhead protection plan. In a recent survey of Mountainair residents, over 82 percent of the respondents agreed that water quality and water conservation are crucial to Mountainair's future. [L.1, L.2, L.3, M.1, M.2]

Priority Rating: Ongoing

Adopt and implement a water conservation program. Recent studies indicate that the current drought conditions throughout New Mexico are the norm, while the wet period during the 1970s and 1980s is abnormal. Assuming that drought conditions may be the norm, and there will be uncertainties about future water supplies, the Town should implement a water conservation program. This program might include measures such as monitoring water use and consumption, installation of low flow devices, xeriscaping incentives, water pricing mechanisms, recycling and reuse of water, and an extensive education program to ensure voluntary public support and participation. [L.1]

Priority Rating: Short Range

Strategies for Public Service

Expand services and facilities for the elderly. Mountainair needs a greater assortment of facilities and services for the elderly. These elderly services and facilities may include retirement homes, specialized housing and community centers, and improved transportation and medical care. In a recent survey of Mountainair, over 75 percent of those surveyed agreed that the Town should provide greater support for facilities for the elderly. [F.2, J.4]

Priority Rating: Ongoing

Ensure public safety and law enforcement within the Town.

Mountainair has a basic responsibility to protect the health, safety, and welfare of the community. Mountainair does not have a Police Department, although the Town currently has agreements with the State Police and the Torrance County Sheriff's Department to provide local law enforcement. A possible solution might be a local Public Safety Department, combining the services of law enforcement, fire protection, and emergency medical treatment. Because of the high expense of law enforcement in particular, services might be effectively linked through joint use of facilities, consolidated operations, or by forms of agreement with related agencies and other governmental jurisdictions. [O.2]

Priority Rating: Ongoing

Improve fire protection services. The Town should work with the Insurance Service Office (ISO) to improve its rating to decrease the cost of fire insurance in the Town and strengthen fire safety in the community. [O.1]

Priority Rating: Ongoing

Develop a master plan for recreational areas in Mountainair.

Mountainair currently has two recreational areas: the City Park, and the Rodeo and Baseball Field. However, a recent community survey indicates that Town residents would like additional recreational facilities, primarily for children (72 percent agreed the Town needs more recreational facilities). The Town could improve recreational resources by pooling efforts with the Mountainair Public School District and with Torrance County. The Town should utilize a special, ad hoc advisory committee to develop a master plan for recreational areas in Mountainair comprised of public officials and local citizens representing the Town, County, and Mountainair Public School District. [E.1, N.1, N.2, N.3]

Priority Rating: Medium Range

Economic Development Strategies

Increase the number of jobs in Mountainair. The Town needs to work with the private sector to improve local employment opportunities, principally by recruiting jobs that would raise local income levels. According to the 2000 Census, Mountainair's median household income (\$21,146) and per capita income (\$12,566) are low, while individuals living below the poverty level are high

(24.7%). Mountainair could also help to raise local income levels by supporting education and literacy programs, and by assisting in job training programs through partnerships with local businesses and educational institutions. Strengthening the relationship between the Town and EVEDA (Estancia Valley Economic Development Association) and the local Chamber of Commerce would help promote employment growth. [P.1, P.2, P.5, P.6]

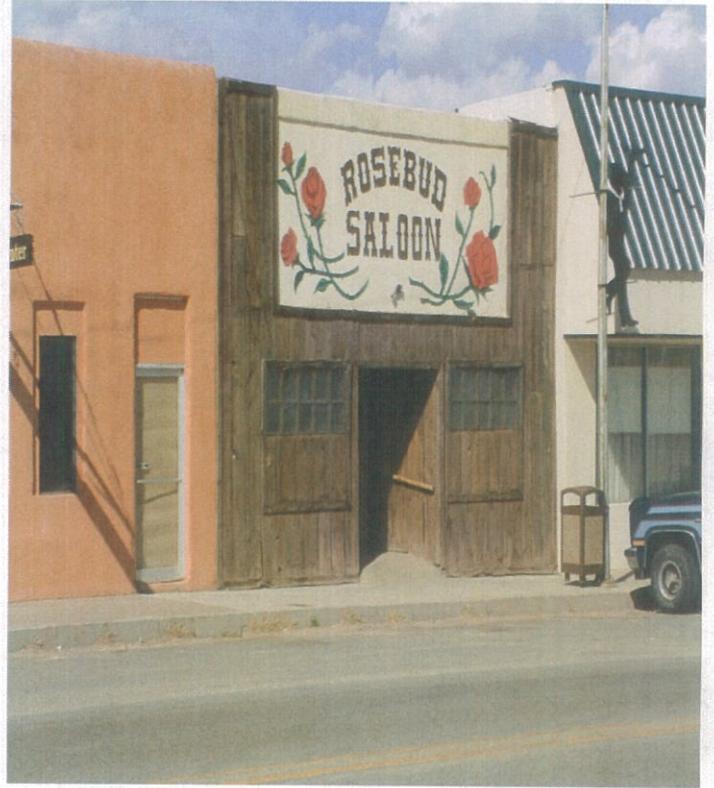
Priority Rating: Ongoing

Establish a Mountainair MainStreet Program. The Highway 60 corridor running through Mountainair is the most visited place of the community, and should be strengthened as the principal business sector and tourist destination for the Town. MainStreet is a State and Federally funded program that originated through the National Trust for Historic Preservation. The Town should develop the local organization and apply to the State for official designation as a MainStreet community. The objective would be to create a MainStreet development plan which includes traffic and pedestrian circulation, a landscape and design theme, parking management, and innovative financing for improvements. [P.3, P.4]

Priority Rating: Short Range

Improve the community infrastructure. Improving Mountainair's infrastructure is essential for the Town to attract and retain business and industry. Basic infrastructure (i.e., water, sewer, roads, telecommunications, and power) must be in suitable condition with the capacity to handle future growth. The Town should use the infrastructure capital improvements plan (ICIP) to identify and prioritize infrastructure requests, and aggressively apply for Community Development Block Grants (CDBG) to help finance these needs. The Town could greatly improve the likelihood of being awarded a grant by hiring an experienced grant writer. [P.3]

Priority Rating: Ongoing



Storefronts along Broadway Avenue

**Table 29
Strategic Action Priorities**

Proposed Strategic Action Recommendations	Short Range 1-5 yrs.	Medium Range 5-10 yrs.	Long Range 10-20 yrs.
Land Development Strategies			
Codify all Town codes and ordinances			
Inventory and protect historical buildings in Mountainair			
Adopt and enforce land use ordinances			
Adopt an official Town calendar for "beautification" days			
Establish annexation policies and procedures			
Housing and Residential Strategies			
Adopt a long range housing plan			
Promote neighborhood organizations			
Transportation Strategies			
Implement a street evaluation system			
Expand transportation alternatives			
Improve and expand Mountainair's Municipal Airport			
Water Infrastructure Strategies			
Develop and implement a water management program			
Adopt and implement a water conservation program			
Strategies for Public Services			
Expand facilities and services for the elderly			
Ensure public safety and law enforcement within the Town			
Improve fire protection services			
Develop a master plan for recreational areas in Mountainair			
Economic Development Strategies			
Increase the number of jobs in Mountainair			
Establish a Mountainair MainStreet Program			
Improve the community infrastructure			

APPENDIX A

TOWN OF MOUNTAINAIR
RESOLUTION No. 04-04

ADOPTING GOALS AND OBJECTIVES FOR THE COMPREHENSIVE
PLAN FOR THE TOWN OF MOUNTAINAIR

WHEREAS, The Town of Mountainair has received funding through a Community Development Block Grant administered by the New Mexico Local Government Division for the purpose of developing a Comprehensive Plan; and

WHEREAS, The Town of Mountainair has entered into a Planning Services Agreement with the Mid-Regional Council of Governments (MRCOG) to establish an organizational structure and carry out a process for the preparation of a Comprehensive Plan; and

WHEREAS, the Town of Mountainair Planning Commission has been working with the staff of the MRCOG on the development of the Comprehensive Plan since January 2003; and

WHEREAS, the Town of Mountainair has engaged in numerous activities to solicit community input through public meetings, opinion surveys, and a public workshop; and

WHEREAS, the Planning Commission and the staff of the MRCOG have evaluated statistical data and conducted research concerning the Town, and have incorporated all public input into the development of Goals and Objectives for the Comprehensive Plan; and

WHEREAS, Goals and Objectives for the Town of Mountainair Comprehensive Plan have been formulated to define the Town's vision and suggest a means to achieve that vision, and may be used to provide a basis for strategic planning recommendations.

NOW, THEREFORE BE IT RESOLVED that the Town Council of the Town of Mountainair does adopt the Goals and Objectives for the Town of Mountainair Comprehensive Plan hereby attached and made a part of this Resolution.

PASSED, ADOPTED, and APPROVED this 23rd day of March, 2004, by the Town Council of the Town of Mountainair, New Mexico.

Lorraine Wardell
Lorraine Wardell, Mayor
Town of Mountainair

ATTEST: *Kenneth M. Hewett*
Kenneth M. Hewett
Mountainair Town Clerk

APPENDIX B

RESOLUTION No. 04-12

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAINAIR NEW MEXICO, ADOPTING STRATEGIC ACTION RECOMMENDATIONS FOR THE MOUNTAINAIR COMPREHENSIVE PLAN.

WHEREAS, the Mountainair Town Council has undertaken a process to develop a Comprehensive Plan for the Town, funded in part by a federal Community Development Block Grant administered by the New Mexico Local Government Division, and prepared by the Mid-Region Council of Governments (MRCOG) under a Planning Services Agreement; and

WHEREAS, the Mountainair Planning Commission Steering Committee, appointed by the Town Council, has been working with the staff of the MRCOG in the development of the Comprehensive Plan document; and

WHEREAS, Goals and Objectives for the Mountainair Comprehensive Plan were adopted on March 23, 2004, by the Mountainair Town Council to serve as a guide for policy decisions regarding the future development of the Town of Mountainair; and

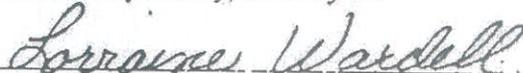
WHEREAS, the adopted Goals and Objectives have provided a foundation for the preparation of Strategic Action Recommendations which are intended to further define a comprehensive plan for the Town of Mountainair; and

WHEREAS, proposed Strategic Action Recommendations were presented for public input at an advertised public workshop on June 9, 2004; and

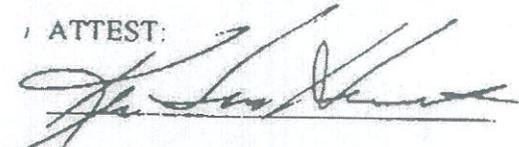
WHEREAS, Strategic Action Recommendations constitute the central component of the Comprehensive Plan document for the Town and provide a working basis for Plan implementation.

NOW, THEREFORE BE IT RESOLVED that the Mountainair Town Council does adopt the Strategic Action Recommendations for the Mountainair Comprehensive Plan hereby attached and made a part of this Resolution.

PASSED, ADOPTED, and APPROVED this 13th day of July, 2004 by the Mountainair Town Council.


Lorraine Wardell, Mayor

ATTEST:


Kenneth M. Hewett, Town Clerk

APPENDIX B
COMMUNITY VISION DOCUMENTS



CHOICES in Mountainair

How do you want the community to grow?

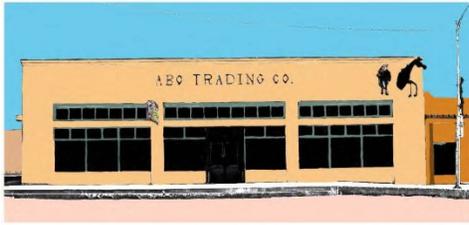
Where do you want to spend your public funds?

Mountainair has received a grant from the New Mexico Finance Authority to complete a Comprehensive Plan for the community. The goal of the planning initiative is to create recommendations to improve the quality of life for the families who live in Mountainair today and in the future. To do this, we want to understand what you like best about Mountainair, what you want to preserve, and how you want it to look and feel in 10 years.

Share your thoughts and visions with us and we will share ideas and opportunities with you. The result will be a set of priorities and recommendations to help lead the Town of Mountainair into a more sustainable future.

Join us at the Town Council Meeting
on March 17th at 6pm!





CHOICES in Mountainair

Economic Development

There are numerous opportunities for Economic Development in Mountainair. This board highlights some of the great things about Mountainair, including its murals, area businesses and unique buildings. The examples shown are a means of discussing the opportunities for Economic Development.

Please comment

Existing Conditions



Main Street Corridor



Coffee Shop



Unique Characteristics

Opportunities for Improvement



Unused Buildings



Unmaintained Buildings

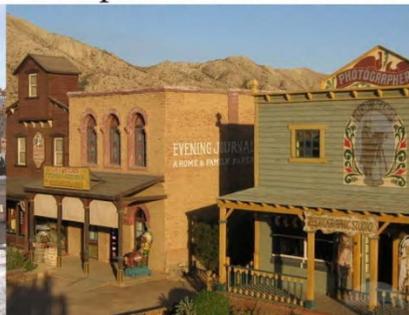


Empty Storefronts

Examples - Ideas - Visions



Arts District



Cultural Tourism



Coffee Shops



CHOICES in Mountainair

Quality of Life

Quality of life is great in Mountainair! As Mountainair continues into the future, what aspects of the community should be preserved, and which should be improved on? What is important to you and what would you like to change?

Please comment

Existing Conditions



Community Centers



Play Areas and Parks



Housing

Opportunities for Improvement



Public Art/ Murals



More Parks



Underutilized Housing Stock

Examples - Ideas - Visions



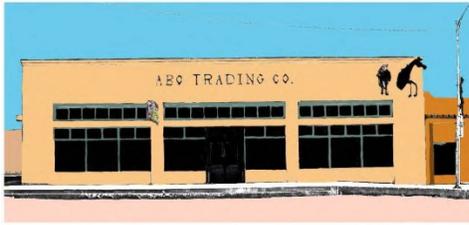
New Community Center



Historic Registration



Home Improvement Programs



CHOICES in Mountainair

Public Services

The Public Services category includes issues related to Water / Waste Water, Police / Fire and Utilities. Please let us know what aspects of Mountainair Public Services you would choose to improve on.

Please comment

Existing Conditions



Utilities



Water



Law Enforcement

Opportunities for Improvement



Sewage Lagoon

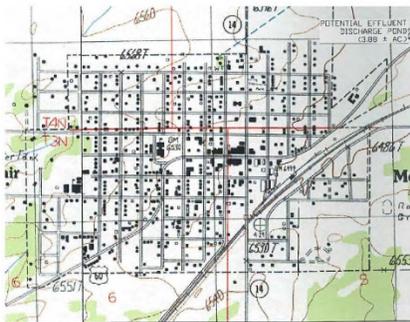


Improved Utilities



Waterline Improvements

Examples - Ideas - Visions



Expand Area for Public Utilities



Improved Wastewater treatment



Increased Heating and Cooling



CHOICES in Mountainair

Transportation

Transportation is an important issue in Mountainair. It is located along a main transportation corridor, bringing traffic through the town. The town also has a local road network, which is in need of improvement and updated pedestrian / bicycle facilities.

Please comment

Existing Conditions



US 60



Local Roads



Airport / Heliport

Opportunities for Improvement



Cracking Pavement



Sidewalk Improvements



Dirt Roads



Gravel Roads

Examples - Ideas - Visions



New Pavement and Striping



Mainstreet Corridor



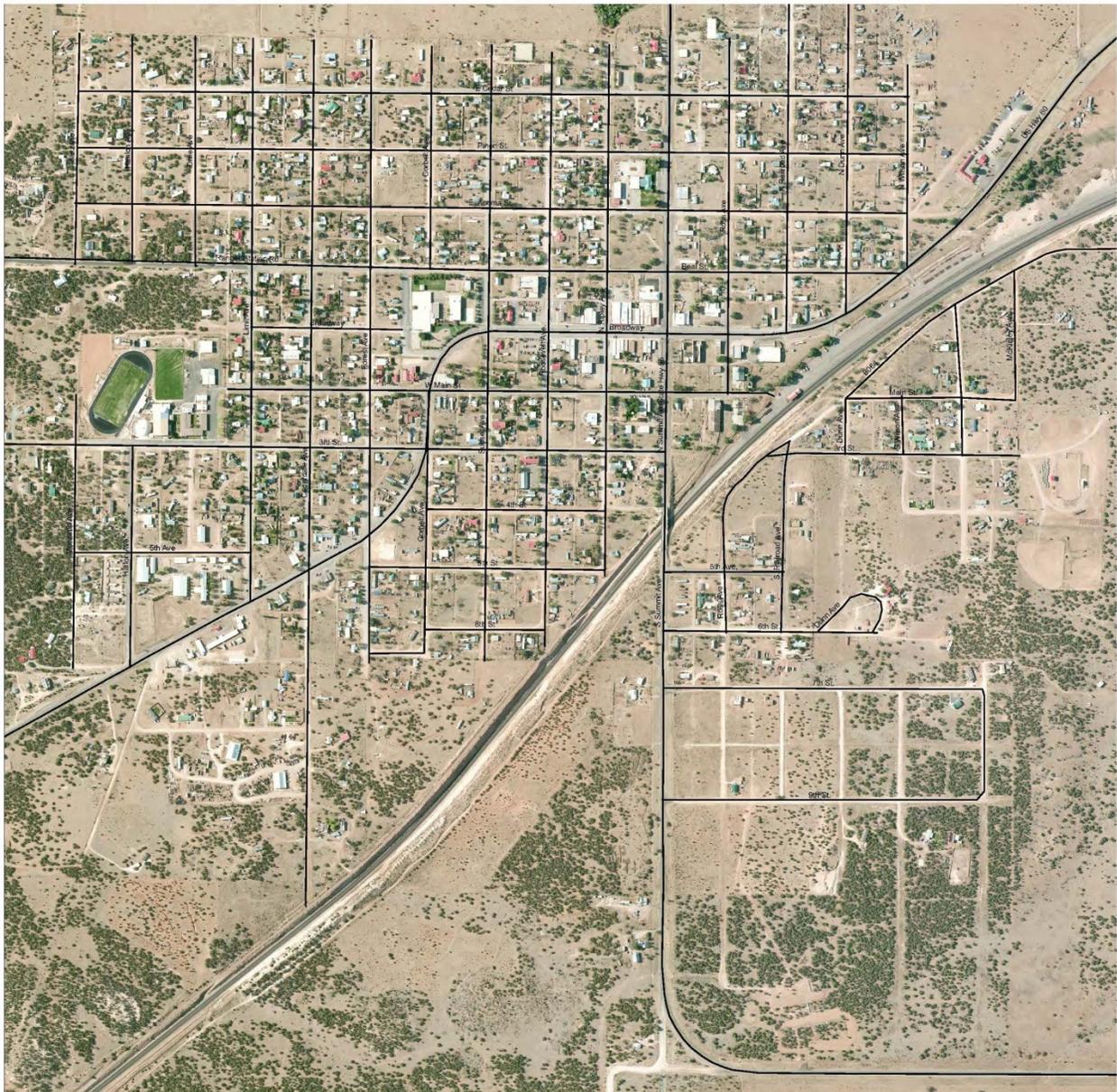
New Sidewalks



CHOICES in Mountainair

Mapping

Please Comment on Issues, Concerns and Opportunities





CHOICES in Mountainair

How do you want the community to grow?

Where do you want to spend your public funds?

Mountainair has received a grant from the New Mexico Finance Authority to complete a Comprehensive Plan for the community. The goal of the planning initiative is to create recommendations to improve the quality of life for the families who live in Mountainair today and in the future. As part of this planning effort there was a presentation at the City Council meeting on March 17th. Since then, residents have been submitting comments. The project team has refined the comments into a set of ideas that they want to share with you.

The result of the analysis will be a set of priorities and recommendations to help lead the Town of Mountainair into a more sustainable future. Share your thoughts and visions with us and we will share concepts and opportunities with you. Please come talk to us at the Gymkhana Rodeo and share your thoughts.

Join us at our Public Meeting
on April 12 at the Gymkhana Rodeo
from 10:00am to 12:00pm!



Council Meeting

Method of Commenting	Comments	What is your favorite thing about Mountainair?	What do you want to preserve?	What do you want to see in 10 years?	Economic Development	Quality of Life	Public Services	Transportation
Email Comment		<p>Please consider my thoughts on improving the living environment in Mountainair. It is a quaint community with many who care.</p> <p>Favorite things about Mountainair:</p> <ul style="list-style-type: none"> --Peaceful- no crowds or traffic --Healthy connection to nature - open country feel with spectacular views. Clean air. Unlimited areas to hike, bike, ride horses. --Safer than most cities including Albuquerque. I have lived in Chicago and cities in Florida ... in comparison, Mountainair is safest of these cities. --Friendly community with people who care about improving and maintaining the community. 	<ul style="list-style-type: none"> --Peaceful- no crowds or traffic --Healthy connection to nature - open country feel with spectacular views. Clean air. Unlimited areas to hike, bike, ride horses. --Safer than most cities including Albuquerque. I have lived in Chicago and cities in Florida ... in comparison, Mountainair is safest of these cities. --Friendly community with people who care about improving and maintaining the community. 	<p>Many of the residents are 55+ years old. As we age it would be nice to have a medical and shopping access service. Particularly a transportation service to take us to doctor appointments and stores outside of Mountainair. I love living here but there may come a time when I can no longer drive. Having a transportation service would allow me to continue my life here as I age.</p> <ul style="list-style-type: none"> --A decent restaurant (good food and clean) and a grocery store that sells fresh not rotten produce at reasonable prices. --A type of concierge service where I can call to ask for tradesmen type services -- plumbers, handymen, electricians, yard care guys etc. It is getting harder to find quality people to do work in Mountainair. 			A hospital in Belen.	-- A big wish would be to extend the Railrunner to Mountainair, creating a connection to Belen, Albuquerque and Santa Fe. This would encourage young people to want to live here and still be able to work in Albuquerque. If we cannot encourage young people to live here, this town will die.

Method of Commenting	Comments	What is your favorite thing about Mountainair?	What do you want to preserve?	What do you want to see in 10 years?	Economic Development	Quality of Life	Public Services	Transportation
Email Comment	<p>The 5-year or 10-yr "Mountainair Town Plan" should also include HOW all of the above improvements should occur, set priorities, establish guidelines for all renovations, establish an overall plan for remodeling so that "what was completed on one building is of similar theme to what's completed on the other buildings, grounds, landscaping, etc". Overall, a consistent approach is needed on what's to be done, how it's done and the timing/priorities of each project.</p> <p>Also – if funding for such a Beautification Project were to be received, proper management and financial oversight in how these funds are spent will be CRITICAL to the success of such a project. Such oversight should be a top priority!</p>	<p>The "small town" feel....local businesses know their customers and appreciate the business awarded to them. Businesses (and townspeople in general) are friendly.</p>	<p>Preserve the "small town" feel.</p>	<p>(a) downtown Mountainair Beautification Project needed whereby dilapidated buildings (occupied/vacant houses and businesses) are either remodeled or razed. (b) Cleanup all areas adjacent to Rte. 60 (Broadway), plant a few native plants and xeroscape lots that have been cleared (just don't leave an empty dirt lot (i.e. ex-American Legion site). This doesn't have to be extensive landscaping – once buildings are removed, a little cleanup and planting some cactus, native grasses/bushes along with some decorative stone/rocks can dramatically improve the appearance of the town. Other than a few buildings (like the Salinas National Monument visitors center, B-Street grocery, the Bakery at Mountainair), downtown buildings need to be remodeled to show pride-of-ownership. (c) Establish zoning restrictions so that business are required to follow specific guidelines for building appearances; structural style, color, etc. (a purple store front is not attractive).</p>	<p>(a) provide incentives for local restaurants to either improve food quality or incent others to open a new establishment. Mountainair doesn't need lots of restaurants (and couldn't support them anyway) but having a few good-quality food establishments seems possible. (b) provide incentives to Pump-n-Save (gas station) to completely remodel their business and/or incent other gas stations (like Giant in Estancia) to open a Mountainair location. As stated earlier, the goal is to have tourists/travelers along Hwy 60 WANT to stop at businesses in Mountainair by-choice, not just out of necessity. (c) Businesses along Broadway would benefit by having tourist traffic "stop-n-shop" and not just drive-by on their way to somewhere else. The goal should be to make downtown Mountainair look so appealing to tourists/travelers that they will want to stop. (d) The town doesn't need significantly more businesses per se, but the ones we do have should show pride-of-ownership.</p>	<p>significantly more businesses per se, but the ones we do have should show pride-of-ownership. Improve the appearance and equipment in the town park!</p>	<p>Provide curbside trash pickup (for a fee) to residents in Deer Canyon Preserve. This may be a county issue – not sure.</p>	<p>I'm not sure what's currently available but my understanding is that there's no public transportation available for seniors to get to/from medical appointments, the senior center, grocery store, library, post office, etc.</p>

Method of Commenting	Comments	What is your favorite thing about Mountainair?	What do you want to preserve?	What do you want to see in 10 years?	Economic Development	Quality of Life	Public Services	Transportation
Email Comment		My favorite thing about Mountainair is the lively arts community, which attracts a diverse following. Mountainair has traditionally had divisions i.e. rancher/vs Hispanic; newcomers VS old-timers. The galleries in town and the Manzano Mountain Art Council has provided a means to attract tourism (through festivals, community mural and events) plus provide the community with a place and time to interact with each other. It's been a catalyst for positive change.	I would like to preserve the character of town and its buildings some of which have historic significance. There was also discussion of a history center, the history of this community and founding families is fascinating and should be preserved.	In ten years I would like to think Mountainair would have an attractive art center building to hold events and classes for adults and children as well as a town plaza, gazebo and park where tourists and residents can relax and interact	This is a community in need, many unemployed, high school drop outs and families living on minimum wage or welfare. There are talented local artists and entrepreneurs who with seed money could create cottage industries out of traditional decorative arts such as tin work, clay tiles, ceramics and metal.	For me this area has almost everything except for health care, restaurants and evening entertainment. The clean air, mountain hiking, horseback riding, wildlife and quiet are what keeps me here, but I long for a town that is open at least sometimes in the evenings. Another issue is the lack of health care and dentistry. We all have to travel hours to take care of the smallest things. Tourists come out to see the Salinas Pueblo Missions National Monuments but the town does not encourage them to spend more than a day trip because there is nothing to engage them after 5 p.m. and only one open restaurant!	There is a senior citizens center and it seems quite a few people take advantage of it. More could be done to help school-age children. The Manzano Mountain Art Council sponsors after school classes and out reach to land-grand communities but none of this addresses teenagers who are turning to drugs and vandalism. There's nothing for them to do and no where to hang-out safely.	There is none and it is a need. Rail runner to Santa Fe would be great, but takes double the time to get there as the closest station is Belen (an hour away). No bus, no taxi. If you need a health procedure in Albuquerque, you either have to drive in and spend the night there or beg a friend to drive.
Email Comment	Bottom line is this town WILL NOT change until the organizations learn to play together. There MUST be sincere respect and cooperation between the town government, the arts council, the public schools, chamber of commerce, rotary club, all the churches, and whatever social institution that exists in town. Right now that does NOT exist. Each org has resources that can benefit the whole of the community but they refuse to open them up to everyone. There are multiple orgs, all working on their own agendas and nothing is really getting accomplished. The arts council has done more for this community than any other org, and yet there are even issues with insincere cooperation there	The people and how everyone is friendly.	What do I want to preserve? the friendliness of the people of this community. I've seen too many towns that grew, bringing in new people, and it become a cold community.	What do I want to see in 10 years: a community that works together.	Economic Development: obviously a variety of jobs. Not just one that demographically fits most residents. I'd like to see jobs for people with advanced degrees, earning a wage that's comparable to similar jobs in the city.	Quality of life: we NEED access to fitness and wellness facilities and exercise equipment. Access to fresh, unprocessed foods is also an issue. A healthy diet DOES contribute to a healthy mind. Walkable streets (sidewalks). Mountainair is a nice community to live in but it lacks a lot of the healthy choice opportunities that could easily be had here.	Public services: all roads paved. An environmentally friendly waste water treatment system.	Transportation: other than a safe ride for elderly and handicap, it's more a matter of choice. Not like we'll get regular and practical taxi or bus service here.

Method of Commenting	Comments	What is your favorite thing about Mountainair?	What do you want to preserve?	What do you want to see in 10 years?	Economic Development	Quality of Life	Public Services	Transportation
Email Comment						<p>INTERNET SERVICES...A faster speed and wider area covered than is covered at the present time.</p> <p>COMMUNICATION SYSTEM for Alerts, Emergencies and Community Affairs for Mountainair and surrounding area....An Alert via Email or cell phone text for Fire Alerts, emergencies in town concerning the public schools or a disasters. A updated, maintained web page for the Town Administration/City Council to post information and notices.</p>	<p>Medical services...A clinic that is staffed with more than a NP with the equipment (at minimum an x-ray machine) and facilities need to provide quality medical care for the Mountainair residents. Also with the ability to provide home health checks on individuals who are not able to come in the to clinic.</p>	<p>Transportation services the focus on the elderly and disabled that are more readily available. A service that has scheduled and on-call services that provides transportation for medical and shopping to Belen/Los Lunas/Albuquerque.</p>
Email Comment		<p>Small town feel, strong arts community, ranching/farming community, beautiful scenery, reasonable drive to ABQ.</p>	<p>All of the above (same as what love).</p>	<p>Thriving community with economic opportunities, strong school system.</p>	<p>More jobs both trades and office type jobs. There's enough infrastructure that this is possible but need job training and better social services to attract people to the area. This seems the #1 need.</p>	<p>Rural life style (not overly developed), but also opportunities for employment and pride in the community</p>	<p>Need good school systems which means attracting good personnel which requires more of a population base with strong community support. Also need good police force and medical services.</p>	<p>Having some transportation to other services in Belen or ABQ would be helpful for those who have need for that. Roads are sufficient now.</p>

Method of Commenting	Comments	What is your favorite thing about Mountainair?	What do you want to preserve?	What do you want to see in 10 years?	Economic Development	Quality of Life	Public Services	Transportation
Email Comment	<p>Perhaps a mutual benefit; more city services (police, fire, water, trash pickup) for Deer Canyon Residents and an increase in the tax base for Mountainair. Annexation might also help with some funding for the Mountainair beautification projects I mentioned in my survey response. Not sure if annexation even makes sense and whether there would be any interest from other Deer Canyon Preserve lot owners but it might be something to consider if there were significant mutual benefit. I'm sure there's lots of dialogue needed before the merits of this idea even get the chance to be evaluated!</p>							
Email Comment		<p>My favorite thing about Mountainair: is the old time look of many buildings and the wide main street.</p>	<p>What to preserve: any of the old buildings that are in sound condition.</p>	<p>What to see in 10 years: more versatility in the business district without changing the rural appearance.</p>	<p>Economic Development: a way to encourage more small businesses.</p>	<p>Quality of Life: creation of more activities to encourage people to spend more time in Mountainair.</p>		

Method of Commenting	Comments	What is your favorite thing about Mountainair?	What do you want to preserve?	What do you want to see in 10 years?	Economic Development	Quality of Life	Public Services	Transportation
Email Comment		Rural, small town character with few chain stores, vernacular buildings, not too much of any one thing but most essential services (gas station, hardware, car mechanic, hairdresser, grocery, post office, pharmacy, bank etc.) and a few galleries, shops and collectible places. A livable community that's still small and walkable.	Rural, small town character with few chain stores, vernacular buildings, not too much of any one thing but most essential services (gas station, hardware, car mechanic, hairdresser, grocery, post office, pharmacy, bank etc.) and a few galleries, shops and collectible places. A livable community that's still small and walkable. Definitely preserve Dr. Saul Community Center, old town hall, library, Shaffer Hotel, buildings along Broadway to be reused and reopened but not gentrified.	Viable new businesses, youth services, improved and stable educational system in elementary and high school, employment opportunities, improved public services for roads, sewers, water system. Continued public participation in town planning and a mayor and town council who listens to the public and is accountable, less authoritative.	Clean, healthy, sustainable jobs and businesses that town can support. More than one or two essential services of the same type will not make it. New businesses must fill a niche that people need in a town and that does not compete with another of the same type, except for restaurants. Another dinner place would be desirable. Some type of cottage industry, no heavy industry.	Priority on public involvement in civic projects if citizens are to take ownership and develop a sense of community. Maintain aesthetic standards (the face of the town needs to be considered and improved-not chain link and barbed wire but open space and vegetation, pedestrian and tourist oriented). Greater sense of community among diverse group of ranchers, local Hispanics, townies and retirees/newcomers who live outside of town. Look at ways to give all residents of greater Mountainair area a say in town development since all residents contribute to town viability. Current voting practices maintains the status quo and the interests of only a small percentage of town users.	Improved municipal services – roads, sewers, water system	Town geared to automobiles. Public transportation would not be viable. Lower priority need other than road improvements. Should be grouped under public services. Not a need in itself.

Method of Commenting	Comments	What is your favorite thing about Mountainair?	What do you want to preserve?	What do you want to see in 10 years?	Economic Development	Quality of Life	Public Services	Transportation
Email Comment		I appreciate Mountainair's remaining sense of identity as a prosperous, mid-20th century town with ties to earlier railroad development and even earlier connections to a Native American presence and later Spanish influence. The main components of this favorite "thing" would be the remaining historic commercial, residential, and railroad-oriented buildings and the stories of their development.	The views to the mountains and down the wide streets; the connections with Spanish, railroad, and ranching history; the remaining viable buildings, particularly "downtown"; the few public spaces available to residents and visitors; the murals, mosaics, and other projects of the Arts Community; landscaping and upkeep at the public buildings -- schools, city offices, parks, streets.	Viable businesses in most of the downtown buildings; better streets and sidewalks; more public parks and street landscaping; visitor-oriented resting spots and bathroom facilities; current "basic needs" businesses still in operation - perhaps with new owners - and new businesses established in currently vacant or underused buildings; the permanent re-establishment of the Shaffer Hotel and its associated buildings; at least three good places to eat; a reduction in the criminal activity, in particular, burglaries and drug-trafficking; a City Council that is elected from a wider group of residents and that responds to community needs and opinions and allows open discussion of city problems and possibilities; a more stable police department; and (certainly not last,) a healthy economy. Of course, it is impossible to name all our hopes for Mountainair and all our fears for its survival in the answers to three questions.	for its survival in the answers to three questions.			
Email Comment		Artwork on Buildings.	Salinas Pueblo Mission National Monument.	A town with 21st Century services, schools tat don't get a grade of "F."	More retailneeds to come in. A chain store that might bring in outsiders. Nothing will be done until the current Town Council is out. They refuse to listen to anyone outside of to residents. Deer Canyon people are resented and are called noseey retirees.	Improved Park Update and expand library, tear down abandoned, aesbeston laden buildigs.	outside of Mountainair, so do not receive public services and cannot run for town council, etc.	Streets need to be paved, sidewalks repaired.

Method of Commenting	Comments	What is your favorite thing about Mountainair?	What do you want to preserve?	What do you want to see in 10 years?	Economic Development	Quality of Life	Public Services	Transportation
Email Comment		Small, rural town, only one national franchise business, low traffic, no pollution, quiet nights, multicultural heritage.	Town's sense of itself as the product of a Hispanic/Anglo, rancher/town-dweller history while remaining open to new-comers with different backgrounds and ideas. This balance is fragile at the moment: important issues have occasionally (and unnecessarily) brought old tensions to the surface, dividing the community along Hispanic/Anglo or old-timer/new-comer lines. (I'm in my 11th year as a resident and have been labelled an outsider by members of the town government; and some opponents of the projected pipeline around town fell out with their allies over imagined cultural differences.)	I'd like to see a more unified community. Some things that would help might be: -- A more receptive attitude by the town government toward the ideas of town residents and the county residents for whom Mountainair is the commercial and cultural center; this might start by honoring the laudable town ordinance allowing residents to speak at public meetings. -- A physical center to the town, such as a park and plaza giving form to the idea of the town and embodying (through monuments and architecture) its multicultural heritage, and through its public buildings a sense that the town belongs to its people. A good place for this might be the street connecting the town hall, the library, the police department, and the Saul Center; closed to traffic and planted with grass and trees, this could be a place for concerts, fairs, picnics, and civic events.				
Comment Card			Ruins, Historical Buildings	First we need a town government + police dept. who will work at cleaning up our Drug problem and stop encouraging it! Get rid of Corruption!	Jobs for our youth. Retail Business	Tourist Destination	Infrastructure. Sewers, roads, light poles, sidewalks	Better Roads
Comment Card	Council should be more welcoming to people outside of townlimits. Their input is necessary and they should stop being alienated!	Climate, Blue Skies, no pollution!	Preserve Senior Center, historical buildings, salinas ruins	Chipseal all residential roads. In the meantime, maintain all roads. Park across from Schaffer Hotel - Public restrooms. Central Town Plaza. We would like to see our town become a destination for tourists.	Jobs for young people		Better sewers, better drainage, new fire department.	Sidewalks, better roads in town.

Method of Commenting	Comments	What is your favorite thing about Mountainair?	What do you want to preserve?	What do you want to see in 10 years?	Economic Development	Quality of Life	Public Services	Transportation
Comment Card		Our climate is healthier in Mountainair, N.M.	The historical buildings in Mountainair, NM, Salinas ruins	Sidewalks fixed and better sewer system. More gas stations, more retail shops. More giving stored to shop in.	Have more restaurants in Mountainair, NM like the alpine alley, more galleries	More retail shops for people shop in to move here and for tourists to come visit our town.	Have more public restrooms in Mountainair, N.M. more maintenance crew.	Fix roads, pave them, fix sidewalks.
Comment Card		We have 9 churches, a medical facility, an active fire and ambulance service, a senior center, several hard-working city employees, dedicated business from the Ancient Cities and Padilla's to the Turner Inn and all businesses in between. We have a large Federal footprint with the Soil and Water Conservation Service, the National Park Service and the National Forest Service all of which employ many. Having the Central New Mexico Electric Cooperative in town is a blessing. Every vibrant community must have a cultural life and the Arts Council provide that need and finally our school district provides a broad range of educational programs from pre-school through high-school.	The cultural diversity of our community and the rural small town atmosphere of our community should be preserved.	A Historical Society and museum located in the historic WPA building, most recently housed by our city government. A vocational/technical/agricultural school must become a vital component to our school system. Our students have no practical skills upon graduation with a diploma.		The health and safety of our community must be improved. Appearance is everything. One does not have to look very hard to see the effects of poverty, abandoned houses and trailers, abandoned cars and trucks, washing machines, trash and brush seem to be everywhere. I would contract with Casa Esperanza to remove the auto and trucks free of charge.		
Comment Card		Countryside and the majesty of the people in the town	Saul Hall	Cleaner town, one unused in a yard, cleaner government and the city yard workers to do something.	Whatever towns people would like to have	The artists are separating the community. It has to stop	Paved roads in town.	Not a chance - get real!
Comment Card		Location - Setting at foot of Manzano Mts. Good water, fresh air, friendly people	History of Mountainair. Small town atmosphere.	Thriving town.	More businesses.	Good water, fresh air, friendly people.	Better streets, better sidewalks, updated infrastructure.	bus or train to Albuquerque.
Comment Card		Smallness, close community.	buildings, way of life.	more small businesses, growth in school population	Seems to hold its own. Needs more small businesses.	Good. Activities for youth outside school and churches;	Ok, fix streets. Put up street signs.	Ok.

Method of Commenting	Comments	What is your favorite thing about Mountainair?	What do you want to preserve?	What do you want to see in 10 years?	Economic Development	Quality of Life	Public Services	Transportation
Comment Card		That it is a small town!	The Dr. Saul Center and all the mosaic & painted murals. The Saul Center needs the bathrooms to have toilets & sinks working properly so that crowds of people who come have a place to relieve themselves & wash their hands.	For the town <u>NOT</u> to look so poverty-stricken.	More restaurants and businesses.	The quality of life will only improve if people are motivated by seeing progress reordering their basic needs.	Improved sewer system & sewage disposal. Street signs so people can tell where they are.	All the roads in the residential areas are in need of repair or being paved or graveled. Sidewalks & curbs need to be repaired.
Comment Card	The high school needs to have industrial arts/trade school courses to provide students job skills.	Small town, beautiful land, artist community.	The town and the historic properties, Shaffer hotel, ABO Trading.	New businesses, growing community, better schools.	Town lacks any job opportunities for students or adults.	This is a very poor community in most cases, save for retirees moving in.	Utility infrastructure is old. Needs to replace streets, need new surfaces. Not dirt. All the sidewalk along Broadway needs to be replaced and made accessible to wheelchairs.	No community service.
Comment Card		1.) Location, location, location. (Proximity to mesas, mountains, grasslands, international airport, medical facilities, and major shopping.) 2.) Small town atmosphere with rich historical heritage & background.	1.) Christian values and foundation that built & sustained the community over time. 2.) Preserve the small town atmosphere with emphasis on the historical building blocks of culture, agriculture, and the railroad.	Drug and crime free, vibrant (alive) small community with business opportunities available, local government support of citizen needs, and citizens with perseverance, character and hope.	Promotion & utilization of existing mountains, natural resources, rangelands, art, and "ancient cities" (ruins)	Preservation of clean water, air, and open space. Sustain a drug & crime free environment by encouraging work and accomplishment in the community.	Build an attitude of service to better serve the public. Renew the "public servant" concept of helping others. Very important - Reduce the cost of utilities which kills free enterprise.	Support the establishment of a "shuttle service" between Mountainair and Albuquerque for freight & passengers.
Comment Card		The mountains, park services, and the ruins.	The ruins. Roads to the mountains. The "old time" quality of the town, but do repairs & add more businesses.	More businesses; a quality restaurant serving breakfast, lunch & dinner; a "nice" bar serving beer & wine; a more proactive police to prevent vandalism and theft; better schools; better roads; a community center for youth.	More businesses; quality restaurant open all day; a "nice" bar (brew pub?); development, SCORE, VA, etc to start & fund franchises; a car wash.	More free health fairs (including dental) like the one scheduled for May 2; placement of new doctors at PMS to pay down their loans; more help for substance abusers.	Better policing; grants to help people repair their homes; a community center with partnerships like "Rocky Mountain Youth Corps" to train youth & give them jobs like repairing homes/buildings, cleaning yards, helping seniors, managing a car wash, etc; better partnership with schools & community to create "A" schools. More prevention services to prevent high-risk teen pregnancies (like Colorado does) & child abuse/neglect.	Continue vans for seniors for medical; add vans for others in need; work with county to get better roads, especially dirt roads.

Method of Commenting	Comments	What is your favorite thing about Mountainair?	What do you want to preserve?	What do you want to see in 10 years?	Economic Development	Quality of Life	Public Services	Transportation
Comment Card		Small town quiet, peaceful, beautiful setting, slow pace, lack of big industry.	Small town atmosphere.	Economic stability, revitalized Hwy 60/Broadway, Historic preservation of buildings, sites, young people involvement, diversity & participation in community among all groups.	RV parking accommodations - day use only. Grants to jump start local businesses, grants to upgrade existing buildings so they can meet codes and be functional. Mirco brewery (job creation & tourism)	Parks, recreation center, indoor pool, art walk/art alley. Either improve old homes and/or tear down delapidated ones. Town square/shutdown street in front of Saul Center; brick pavers; fountain, trees, benches, gazebo (concerts on town square). mountain bike racing advertized on National Circuit.	Solar and/or Wind Power for local use. Water treatment plant, internet café for computer, fax, copy, shipplign & receiving (ups and/or fedex) Improved water treatment, long term water use plan.	Bus service to & from Belen, Los Lunas, ABO, Moriarity Airport, Socorro. Sidewalks, bike friendly.
Comment Card		Small town, little traffic, Salinas Pueblo monuments are close, open feeling, not crowded, high mountain desert is beautiful, close to Manzano mountains. Don't like gossip, drugs, good old boy mentality, rift between hispanic and whites.	Small town country feeling, openness.	Paved roads throughout town. Street signs throughout town. Bike lanes installed (may promote more tourism). Sidewalks from one end of town to the other. Old dilapidated buildings torn down. Downtown buildings cleaned up and painted. Homes and yards cleaned up and maintained. maintenance of state/city land in front of businesses and driveways. infrastructure updates: i.e., water lines, sewer lines, gas lines, sewage system updated to 21st century not just a poop pond where they put cherry smell in it to keep it from stinking. update the gravity fed water system to provide consistent psi flow from one end to the other. fire hydrants throughout town. move the town's fire siren to a less populated area. not grow too big but yet be able to provide most of what townfolk would need without leaving town. emergency plans in place that provide for emergency supplies: food, water, medical,	etc. as well as shelter in the event of long term catastrophies. get the townspeople involved in this planning to have their own supplies on hand so the few won't be taking care of the many. our town should be able to be self sufficient in a catastrophic event. maybe incentivize people to put in aquaponic gardens (fish and food). eliminate any drug or gang elements from town and surrounding areas. put strict security measures in place on Willard aquifer so no one can harm the water that feeds the town. put strict security measures in place so no one can enter the sewer pond. Would like a helping hand offered to businesses, i.e. help with grants, loans, advertising, promotions, etc. Provide monetary incentives for homes and businesses to go off the grid (solar and wind). Set up a museum showing Mountainair history. Set up a visitor center.	want to maintain independence from government micro-management. Want to maintain ability to practice 2nd amendment rights and bear arms without government interference.	ensure townsfolk are protected 24 hours around the clock. See listing in "what do you want to see in 10 years" for other ideas.	would be nice to have transportation to surrounding areas and Albuquerque, available for those with no vehicles or ability to drive. Also would be good to have transportation to Salinas Pueblo Monuments... could then arrange for tours to come to town.

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Email Comment	<p>This is "The Heart of New Mexico" and it should be guarded and protected as one should guard their own pulsating heart - their life source. The heartbeat of New Mexico is HERE, not in the more popular places...</p>	<p>What I like most of Mountainair is the small town flavor and historic character, without the presence of big business and commercialization.</p>	<p>What I would like to see the Town preserve are the iconic features/assets that represent that character. For example, the Town recently razed an iconic building known as the "American Legion Building" - and while I understand the Town's reasoning and don't blame them for that, the building actually could have been saved - the town doesn't seem to know how to go about doing that. There are other buildings in town that fit this same category and they should be formally identified and saved. The Abo Trading Company building is one of those, and the town is clearly focused on that one. But there are also some residences within the town that qualify in that category</p>	<p>I would like to see the town make a concerted effort to preserve it's historic character, and yet make appropriate improvements, such as restoring sidewalks, improving water runoff and hard-surfacing streets (not necessarily in asphalt), and certainly improving the town's sewer system and replacing that repulsive sewer pond with something more environmentally and economically sound. I also implore the town not to give in to the seductions of large scale industrial energy technology - that will kill this community for all time. People are hung up on pipelines, and rightfully so, but the greater threat is so-called "green" and "renewable" energy projects, which if the powers that be are enabled, will turn this beautiful place into an industrial wasteland if they are enabled to do so, and none of us will be able to live here.</p>				

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Email Comment		I like Mountainair because it is a small town.	Mountainair is unique and I think it would be a real shame to turn this town into a carbon copy of tourist-trap/art-overloaded crummy towns that all look like each other that there are already too many of in the west. I want it to stay a small town that feels very rural, yet has basic services, where you can see the people care about each other and their home. Mountainair has a neat history of different races/ethnicities and times in history -we need to preserve our history. I like the dark night skies. I love hearing the sounds of goats, chickens, ducks, turkeys, birds, etc. I bought here because I want to "age in place". I liked how I saw the the retired/senior population is treated and the support they get from the community. It feels safe here. The whole town is only a mile long and I can walk to anything.	I would love to see Mountainair have the same feel with just improvements in mission, infrastructure, and safety.	This is tricky because the out-of-towners are so hostile to any industry: pipeline, drillers, railroad, etc. Tourism and art money is small compared to real industry. I would be leery of any unsustainable tourism "improvements" that are going to run up prices in Mountainair, kill our uniqueness, and make us like other tourist trap towns. There was talk of marketing to the film industry- however they have traditionally found us, and the reality is they overwhelmingly bring their own catering, use labor from Albuquerque, and stay in other towns or in their own trailers. We should instead support what we already have, even if that means face-lifts or grants to local businesses to fix up their stores. Local people want to spend money locally. I would personally prefer to see an assisted living facility and companies that support aging in place: light duty housekeeping, home health	I want a mobility friendly, dog friendly place to live without intrusions from outsiders. It makes me sad to see our citizens that are in wheelchairs or using walkers having such a hard time negotiating our streets and sidewalks (where they exist). I would love to see a focus on ADA/safety for all citizens. We don't need any more parks taxing our maintenance staff/budgets or prompting new taxes. We already have a nice park and playgrounds at the school.	It is my personal opinion that our little city staff is overwhelmed. That's not their only problem, but it is the big thing that keeps us "stuck". Historically there has been bad blood with the various factions and you really can't fix that history, but can be more transparent from here on out. Communication should be better with the residents. Use the internet to our advantage. I think we need an "ideas person". I don't know what the real name for this position is, but they would be responsible for public communication, web maintenance, looking for grants, applying for grants, working on community relations, identifying the need and matching with the resource (whether that's using senior volunteers or high school interns). We have huge senior base that is relatively untapped. These retirees want to help and have good ideas. Even if this "ideas person" were a term, grant-funded position, it might be a good	I would like to have bicycle friendly, pedestrian friendly, wheelchair friendly sidewalks or at least walkways along our roads. I also think care should be taken to address drainage from storms and snowmelts. Roads should be made from responsible materials that won't adversely affect our wonderful climate. Roads/drainage/sidewalks should not be upgraded before the underlying infrastructure is in place or we will just be wasting money when we have to dig them up to make repairs. We should be mindful of the Night Sky Act when lighting roadways.

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Continued					check people, check blood pressure, help with bathing, shopping services, that kind of thing. A "clean" industry like that shouldn't ruffle too many feathers of the angry, Mountainair-adjacent contingent.		first step for the town to improve relations and get things moving in the right direction. I would be willing to pay more taxes if it was shown that this could help the town for improved staffing/budgets. Priorities for Public Service: water, sewer/waste water treatment facility, infrastructure/roads, safety including fire. We should enforce codes we already have: get help condemning and cleaning up what are essentially abandoned properties. Any funding or grants we apply for need to be somewhat self-sufficient, meaning no ongoing dollars required/or maintenance costs once the grant money is spent. For example: getting a grant to build a swimming pool would be a "bad" idea because it would increase the town's liability insurance, be impossible to keep reliably staffed, use way too much water, and never generate enough money to be self-sufficient. However a grant to fund some road improvements means the maintenance staff would be maintaining a higher quality of road vs. cleaning up mud holes after rains.	fund some road improvements means the maintenance staff would be maintaining a higher quality of road vs. cleaning up mud holes after rains.
Comment Card from Meeting		The real western atmosphere	same as favorite thing	Imporved Economic opportunity to keep young people in community. Replace sidewalks and light posts in commercial district. Chipseal of all residential roads. Existing commercial buildings in use.	Getting a little better- need some sort of catalysy for growth	Excellent	Excellent	by car

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Comment Card		It's quirky charm.	The history of the town & area. Pinto Bean Capital, Salinas Missions, railroad, MA & PA Shaffer, Folk art of Gordon McMath.	A cleaned-up town with new, flourishing businesses. A thriving art scene & pride in the town. Expanded farmer's markets.	Diverse businesses fitting the town's needs.	We live outside of town & the quality of life is wonderful.	Beefed-up police force to handle town's thefts, vandalism & drug problem.	Don't see public transportation in Mountain's future. Bike maps needed for the ones. Lots of motorcycles come through here. Need places to keep their interest. Bike routes need to be developed & hand-outs printed.
Comment Card		1. Neighborly small town. 2. Clean and beautiful physical environment. 3. Talented, smart people.	1. Clean air, clean water, healthy soil. 2. Neighborly small town atmosphere. 3. Stimulating people.	1. Thriving business community. 2. Sound infrastructure.	We need an economic base that is appropriate for the physical resources: light industry; small scale farming. Cleaning up the town might help attract visitors and business. From the looks of the town, it looks like no one much cares about its future.	Beautiful environment. Lovely people. Not enough goods & services are available. Too many derelict buildings and a lack of trees = a very ugly town.	1. Roads & sewer/water lines are poorly maintained- lots of room for improvement here. 2. Electronic billing for utilities. 3. Town-wide wifi.	1. If not paved roads, then well maintained gravel roads. 2. If not sidewalk, then well maintained crusher fine paths. 3. Shuttle, bus, train, carpool to Albuquerque/Belen/Socorro.
Comment Card		it's size. The fact that I know my mailman. I know the owners of most of the businesses. The art community. The influx of people from other places that bring diversity via their lives and experiences.	Sole proprietor businesses. The Shaffer Hotel. Gustin Hardware.	The Shaffer hotel under competent, caring ownership, a local owner. The "6 street" market under creative non-corporate ownership. No more "Family Dollar" - type corporate invasions.	We are frightenly close to losing our hardware store. The Shaffer Hotel needs an owner who understands and honors the town and the Hotel's historical significances. If the town would actively participate in luring new owners other new businesses will continue to come.	All in all its not bad. But it would be nice to have an ethical Chief of Police, and it would be good to have a school board who works to create a better educational experience for our young people.	A police force that would seriously work on the drug, gang and alcohol problems rather than contribute to it. There is a very serious need to re-do the water/sewage infrastructure. The pipes throughout the town are far too old.	It would be great if the school, maybe in conjunction with the police department would offer bicycle safety classes, and maybe a community-wide drive to provide used bikes for people. This town isn't so big you can't get places on a bike.

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Phone Call		The stars at night, the small town atmosphere and the lack of lights.	The small town flavor	See paved roads, new sewers and sustainable (green), non-polluting industry that employs people. Not biomass or a pipeline. More community pride and lack of garbage in neighbors yards.	As an artist I think there are art industries, but that is a one person industry. Cottage industries would be great, but they are less popular now. There had been talk of having a ceramics or tile industry. Having a bakery or brewery here would be good. Those are small, so they can't generate too many jobs. I would like to see the wind industry without massive turbines, turbines that are not bladed do exist. I would also like to see solar energy. The Biomass plant offer was a joke because it takes too long. I also was disinterested in a pipeline, Tourism would be nice, but there needs to be traffic. We need to attract more people to the town.	Jobs will improve quality of life. Poverty is an issue and there is a lot of substance abuse. There is a lot of heroin and meth in schools. Lots of kids lose their grandparent due to drugs. Very few services are offered for treatment. There is an AA support group, but that is more aimed at helping adults. we need more activities for kids; places to hang out like a movie theater or a recreation center. We need more healthcare. Revolutionize the medical system and have a small hospital. Being airlifted out can cost a LOT of money.	Why don't we do Sun and Wind power. We could use new sewers and water lines. We have one flat rate for water, so if you use a lot or a little it's the same. It would be better if large users were charged more. Residents get money in credit from the utilities company but can't cash it in, its just an illusion.	There was a commuter train to ABQ. That would be nice, or a bus. I drive a car but some people up here do not have them. A bike trail would be great.

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Emailed Comment Card	<p>Because of it's location, Mountainair has tremendous potential. It is a central crossing point of 2 major highways. There are limited services in surrounding towns and Mountainair is the primary economic center in this area of Torrance County.</p> <p>A help to all community and volunteer groups would be the development of a Community Foundation to which donations can be made to support programs that meet the needs of the Mountainair community. Right now, there are so many fund raising activities for so many things, people feel "nickled and dimed" to death. Centralizing donations would go a long way improving contributions to good causes.</p>				<p>Economic development can only happen if the infrastructure is developed. Municipal sewers, water, drainage, etc must be improved to handle larger companies and manufacturing to build/develop here. There is a good stock of buildings in the area. With economic development, many can be restored to their historic nature. Jobs can be developed. Job training and work incentives are needed. Teen development and job coaching is needed. Also, getting people to move from public assistance to employment is key. Partnerships to develop businesses and services will help. A micro loan program to start or build small businesses such as nail salon, computer repair, etc would go a long way.</p> <p>Clean up and spruce up the buildings in town to make them more inviting. Help merchants paint their buildings. Do a workforce training program for teens that would teach them</p>	<p>A drop-in community center for adults and teens is needed (like the senior center). This center would house nutrition programs, computer training, games, cultural programs, etc.</p> <p>There is no place in town to do anything in the evening. Continue to build and support the Arts community. This will enhance tourism and economic development.</p> <p>Provide more medical services and support the Fire Department/EMS services with training for younger people and more volunteers and better equipment.</p> <p>Engage more teens and young people in programs and build their involvement in the community. Advertise and make adult education services more available.</p> <p>Develop a community garden that really helps to feed local people. This will clean up the town, build better nutrition, and help move people from public support programs to independence.</p> <p>The National Park Service offices and services are a great addition to the town. This relationship must be maintained and grown.</p>	<p>Take care of the building that are available and use government services to improve open spaces in town. Attractiveness will bring visitors. Repair reduces expenses.</p> <p>Clean away and demolish old properties to make the town look better. Pass an ordinance requiring repair, maintenance, occupancy or tear down.</p> <p>Use vacant land for parks. Tie this into the arts for sculpture gardens, etc.</p> <p>Develop a way to turn old run-down buildings into good, attractive, affordable housing. Form partnerships with Churches, community groups, youth programs, etc to provide jobs to do this work.</p> <p>Build a senior living facility for aging residents as a way to keep them safe and in the area.</p> <p>The Town Council needs to be more open and receptive of hearing from people.</p> <p>Mountainair is an economic hub for the area and involving these "shoppers" is key to building economic development</p>	<p>Plan for 1 or 2 day a week transport to Belen, Albuquerque, Santa Fe. Encourage passenger train service in the area. Support signage along highways for services in the area. Improve the feeder roads to areas of larger populations. Some roads are not designed for current traffic levels. Make sure the roads and drainage are adequate and addressed on regular basis.</p> <p>The rural, small town nature of Mountainair needs to be preserved. However, Mountainair will die if it doesn't improve it's look to the public and the residents. People have lost pride in their community because it is run down.</p>
Continued					<p>building maintenance skills (i.e carpentry, painting, etc) and have them work on properties in the town. Sidewalks need to be in good repair and weeds pulled, etc.</p>	<p>The National Park Service offices and services are a great addition to the town. This relationship must be maintained and grown.</p>	<p>and other quality of life services. Support the schools, especially pre-K to 6th grade. Increase reading and math levels. Provide field trips and experiences for young people to improve their awareness of the world and their future. Build and create a museum in conjunction with another local organization or business. This could draw visitors and provide history education to students and local people.</p>	

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Faxed Comment Card		Its size and friendliness. The caring shown to others in need. Location - close to so many fun areas - mesas, plans and mountains. Cibola forest and salinas pueblo missions.	Dependable Utilities	Support system to elderly and their needs; beautification of highway 60 businesses; Park developed to include walking path - more lighting and some adult fitness features. Education of its youth.	Attract a larger business such as Bealls to provide more general shopping.			
Emailed Comment Card		Authenticity (no chain stores or restaurants), historic buildings, art murals.	Want to preserve family owned businesses, historic buildings.	. In 10 years, would like to see more public/park spaces, refreshed store fronts, all buildings with thriving businesses in them, streets improved, trees and flowers on main street.	Find a way to get some type of entertainment business to the area (i.e. movies, bowling, billiards, music). There is no place for young people or adults to do int he evening.			
Comment Card	Cultural Diversity - The people and their enthusiasm for protecting land, water and natural beauty for future generations. Rich history.	Dark Night Sky. Catural diversity, natural beauty of the viewscape (land and sky). Historic buildings (esp. Abo trading). Watershed for preservation of life.	The same landscape unmarred by industrial development (pipelines, powerlines). An open government, engaged citizenry who are asaked for input and ideas are hard and policy reflects the wishes of the broad community. A collabroartion of concerned citizens working together for the common good of all in the community. Economic development that doesn't destry the natural beauty of the area.	Thriving businesses/jobs that pay a living wage. Economic assistance to jump start businesses. A Chinese restaurant! Continued expansion of organic fresh produce at the grocery store - greatly appreciated.	An activae community center serving all ages with a large investment in you people tutoring/mentoring, phyical activities - Paid staff position to overse. Investigate MMAC as a model of funding and programing for students and families of Mountainair.			
Comment Card	Small, friendly town.	Good paved roads and streets/ get reasable gas. Gas bill to high, help senior citizen more, they have paid taxes for years. Better sewage. Clean more often so it does not smell. Spend money on streets, instead of buying building(we do not need). City meeting - hear output for citizen. you are working for them.	Paving grand streets more once a year after storms.	help senior	paved streets, better sewer, better cite concil & staff & worker.		Offer financial incentives for property clean up. For example, get a recycling company to come in to remove old cars, trailers, etc and pay the people for the metal. This would provide income and clean up the area.	
Comment Card	It's size - small, little or no traffic. Yet Mountainair has basic services: Grocery, mail, bank, schools ,some employment opportunities. Also, not so large that we can't get to know each other.	Multicultural character: Spanish, rancher, newcomers. Save center and city buildings should not be lost.	Healthier economy. More openness & welcoming of outsiders. Would love to see a community center that encourages healthy behavior - better dinning/drinking venues.	Solar downscaled & encouraged for homes & business. A decent adult beverage outlet.	community pride evidenced by a better looking main street. Less division amoung community by ethnic, income, etc. more cohesion.	Community health - fitness center that would be inclusive of young/old. Bball courts, tennis courts, badminton, swimming even.		

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Faxed Comment Card		Train station, Schaffer Hotel & park, Churches	New sidewalks, street lighting. Clean up city buildings - not maintained, painted. Ugly city trucks parked & stored in main business district. Business & artist beautification projects <u>not</u> supported by city government.				Create an historic preservation committee to inventory historic properties and to develop a plan to save and creatively re-use. Offer incentives to owners to restore these properties.	
Faxed Comment Card	History, location, ambiance ceramic mosaics on buildings. Murals on building, the people, Dr. Saul Building.	Art, murals, mosaics, Shaffer Hotel & park. Dr. Saul building & other old historic buildings. Rosebud Saloon, Slogan - Gateway to ancient cities.	Park with parking, flea market, gazebo/band stand - @ the island on Hwy 60, south of the elementary school. Paint & beautify city buildings (maintenance building on hwy 60) New murals (facelift) on city building on Hwy 55 in front of the Schaffer Hotel. Great signs coming into town from mall 4 directions. Beautify & preserve old Rail Road buildings south of Hwy 60 & east of Hwy 55. more commercial business & jobs.					
Faxed Comment Card	Beautiful old building, Mountains (Manzonos) in the background, its people, climate, scenic views.	Buildings, beauty of Mountainair, old community, scenic views, ranching community, water sheds, historical sites: Dr. Saul Community Building, Shaffer, Rosebud Saloon, streets, sidewalks, street lights.	Better highways, sidewalks, street lights, business signs, better sewer system, plumbing, visitor parking, tourism, "Jobs."					
Faxed Comment Card	Location, small, very scenic, friendly atmosphere.	Historical buildings, all ancient buildings.	Main street side walks - light poles, new sewer system.					
Comment Card	Location (surrounding natural beauty), diversity. *Wish town council was more open & respectful of residents and surrounding neighbors.	Natural surrounding, Environment, history/heritage.	A designated industrial corridor away from Natural beauty, homes and historical sites. A town square with outdoor performance area, aggressive water saving regulations, more paved roads, cleaned-up garbage buildings - over all more maintained & vibrant appearance J	Collaborative efforts with the town and new or existing business to increase advertising, services, visibility of mountain.	Increase regulations for homeowners and businesses to maintain their property.	Upgrade water & sewer systems. Clean-up piles of trash along sides of homes/businesses on Broadway.	Get train back! Rail runner 2 stops a day?	

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Phone Call	<p>There was a Community Organization Meeting last night and there were more than a few people didn't know about the Planning process. She had some left over handouts that she shared with the meeting. She will let people know they need to send in comments as soon as possible.</p> <p>The Kinder Morgan project left community members feeling bad. The company did not communicate well with the community. Residents felt that they were lied to and manipulated. They believe that BHI was part of this project and therefore do not trust that the process is genuine.</p>							
Email	<p>I am very interested in the future of the town. My husband and I have a home in the Red Bluffs area on Arrowhead Road, and hope to enjoy the area for many years into the future. What are the current development plans, and the plans to preserve the heritage sites and wildlife areas? We were both drawn to the town for its natural scenic beauty, as well as the historic commerce on Main Street and nearby. Are there plans to help small local businesses, and to encourage tourists to come to town and enjoy all that is in Mountainair to see and do? Has there been a survey taken to get the ideas of local residents on community improvement and quality of life issues? This latter idea seems like a good start for any planning process.</p>							

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Email	<p>I have only one string to harp on here: that a major factor in the quality of life in Mountainair is the sense the residents have of being a community, but that paradoxically the community remains somewhat fragmented. The best thing that could happen to the town (better than more businesses, better than bus service to Albuquerque, better even than a mayor and council who were willing to hear public commentary) would be anything that could strengthen the unity of the town. Here are some observations I've made over the nearly 11 years I've been a Mountainair resident. Bear in mind that such a short time in town makes me an outsider (and, compared to people whose families settled here two or three centuries ago, this is a valid point). That I spend part of each year in California or in Europe doing research is another asterisk on my qualifications to speak.</p>	<p>But here goes. Mountainair has three distinct communities: the Hispanic settlers who have been here for centuries, the Anglo ranchers and merchants who arrived in the 19th century, and the Outlanders (from New York and California and Minnesota and so on) who have settled here in the last couple of decades. Most of the time we all get along pretty well, but when tension builds up, it is manifested at the boundaries of these groups. Even in calm times, these communities don't always socialize well. For example, the Arts Council (pretty much a creature of the Outlanders, who tend to be college-educated and artistic) holds musical events in the park by the Shaffer Hotel, but these are not well attended by the Hispanic community; just last night, a public lecture on Hispanic heritage drew a largely Outlander crowd – a fact that caused a prominent Hispanic citizen to complain</p>	<p>that he was one of two Hispanics in the room. The rodeos are obviously a rancher-based event and are not well attended by the Outlanders -- or so I'm told; I confess I'm guilty here, as I've never been to a local rodeo. Complicating this picture is the existence of two small communities – Loma Parda and Deer Canyon – that lie outside the town, but are populated by people who are important parts of the economic and social activity of the town. Loma Parda residents and others who live in the surrounding mountains and woods, as long as I'm generalizing recklessly, are somewhat independent-minded, even counter-cultural, a bit off the grid, creative, artistic. Deer Canyon residents are a bit wealthier than most town-dwellers, are often retired, and have in many cases held responsible positions in business or government somewhere else. Both groups have strengths</p>	<p>that the town can ill afford to disregard. But I have heard town residents (even town officials) speak dismissively of them as respectively "old hippies" and "rich people". (It was largely members of these external communities that detected and interrupted the illegal disposal of asbestos waste from a city-owned building, demolished without a permit in the early morning one weekend last summer.) Perhaps not surprisingly, the one thing that has produced an observable increase in community cohesion in the last year has been an external threat. The plans of the Kinder-Morgan Corporation to ram a CO2 pipeline through the community pushed all elements (though not all individuals) of the community into cooperation to fight back. It is significant that the mayor and some of the town council were apparently under the sway of Kinder-Morgan and attempted, without any input from town residents, to adopt a</p>	<p>resolution, written by Kinder-Morgan itself, in favor of the pipeline. An outcry from residents at a council meeting (barred by the mayor, but made anyway) defeated this "resolution". The pipeline proposal has been withdrawn, ostensibly because of falling oil prices, but the opposition to it endured several internal disputes and probably strengthened the town's sense of itself as a community. One desirable action for the development of the quality of life in Mountainair would be the strengthening of the rights of town residents to participate in the town's affairs. A town ordinance, on the books since 1977, establishes the right of residents to speak at town council meetings, but this right is routinely denied by the mayor. The town's website, which theoretically posts meeting announcements, agendas, minutes, and election schedules, goes months or years without being updated.</p>	<p>Petitions addressing violations of the open meetings act go unanswered. There is not at present a forum for addressing the mayor except in private – and that, as a case currently in the courts shows, can end in violence. A second, more tangible action would be the development of a physical center for the town – a kind of plaza and park surrounded by official buildings. The street on which the library, the old city hall and court building, the police station, and the Saul Community Center sit is already a defacto center – or was until the city offices were moved to plusher quarters a couple of blocks east. The street could be closed to traffic and made into a park and the city offices could be returned. If there is money to buy new buildings, there is money to refurbish or expand the old ones.</p>		

Method of Commenting	Comments	What is your favorite thing about Mountainair?	What do you want to preserve?	What do you want to see in 10 years?	Economic Development	Quality of Life	Public Services	Transportation
Email	<p>Resistiendo is a nonprofit community group that was organized to resist and speak up against a proposed Kinder Morgan compressed CO2 pipeline that was to traverse central New Mexico, through the heart of our region. Fortunately, the pipeline application was recently withdrawn from the Bureau of Land Management. However, the effort galvanized the community to oppose this major threat to underground streams, the watershed and vital water supplies. A pipeline cutting through the heart of our land would create an ugly industrial corridor inviting other energy projects to follow, further threatening the environment and scarring our viewscape. Kinder Morgan's proposed pipeline disregarded the historic roots, the archaeological treasures and diverse cultural heritage of the rural traditions we wish to hold in sacred trust for future generations. Other issues that arose during our resistance included the potential health impacts of the proposed pipeline, safety concerns posed by the pipeline, impacts on landowner property values, effects on economic development, tourism and emergency response capability.</p>	<p>Resistiendo supports this planning process because it can help promote our agenda to protect and preserve all the glorious features and aspects of the Mountainair environment. Our favorite things, as citizens, we tend to take for granted until they are threatened. The beauty of the landscape and viewsheds, the wildlife viewing, the topographic features, the pinon/juniper slopes and the forested mountains, the night skies, the rural farming and ranching heritage and the abundant cultural heritage associated with this area are some of the values that cannot be replaced and must be preserved at all costs. These are not fleeting issues; these are the foundation values of the region and the community.</p>						
Comment Card		<p>Beautiful town that has been run by too many bad apples. Needs to have pride replaced for all that live here, not just the town council.</p>			<p>Allow more development of business. Have more support of town council people for others to develop business, not just town council people. Don't trust people on town council now.</p>		<p>Need a mayor that works with the community. We need to clean up shop and stop family run police and commission board people. To much monopoly.</p>	<p>Stop big truck speeding thru town. More road repair and finish all roads black topped in Mountainair with proper road signs. More stop signs in town on main drag with cross walks.</p>
Comment Card		<p>The mountain climate - mild winters.</p>		<p>More buisnesses, more jobs.</p>	<p>Vocational training opportunities, ranching supplies.</p>		<p>At risk you development and activities. Volunteer grupos to clean up trash, paint buildings, etc. or have offenders of the law perform community service like this.</p>	<p>A shuttle to Belen or Albuquerque for people to get to / from doctor appointments or other small errands.</p>

Method of Commenting	Comments	What is your favorite thing about Mountainair?	What do you want to preserve?	What do you want to see in 10 years?	Economic Development	Quality of Life	Public Services	Transportation
Comment Card		Small town. You can see the stars.		Small town. You can see the stars.	Organic Farming, etc. Small companies that don't pollute.		Maintaining the natural gas pipeline for Mountainair so that it is not exposed, and the easement is maintained. The natural gas pipeline must be updated. It is old and dangerous because it is exposed in places. GPS in emergency vehicles.	Maybe a bust to Belen and Los Lunas and Albuquerque or train.

Public Meeting

Method of Commenting	Comments	What is your favorite thing about Mountainair?	What do you want to preserve?	What do you want to see in 10 years?	Economic Development	Quality of Life	Public Services	Transportation
Email		the people: friendly, down-to-earth, relaxed, helpful, and diverse!	1) the historic buildings, including Farr Bean and everything on US 60; and preserve in a way that fits the local character; I hate that there is an ugly fence around the old garage across from the Shaffer, and around the train station, but of course that one was BNSF's decision. 2) the dark night skies; we have some have some of the darkest skies that are still left in this country for star observing (and planets comets, etc.). Let's continue to preserve that resource by restricting nighttime lighting	improved quality of life for those struggling the most, and I'd like to see locally-owned small businesses in all those historic buildings on US 60.	This should NOT become an industrial corridor! We don't need pipelines or electric lines or factories or anything like that. (And no more national chain stores. Family Dollar is convenient, but it is enough.) Future economic development should focus on small, locally-owned businesses that serve the residents and the tourists. Sometimes tourists become residents. Let's keep it a small town.	Quality of Life for me includes peace and quiet, friendly people, a safe place to live, beautiful scenery, and dark night skies. I love Mountainair!	Public Services: It should be a high priority to consider if public services (police, emergency services, medical care, education) are meeting present and future needs. I'm sure there are opportunities for improvement, but I don't have any specific suggestions.	No Comment
Comment card	Youth Activities, Gym for all ages, Skate parks, Baseball field, Poop-like estancia, Green club, Charity Place, shelter, Breast Cancer Awareness, Water Park/ Amusement/ Arcade.							

Draft Plan for Public

Method of Commenting	Comments
Comment card	<p>Our town government has to be cleaned up and our police working to eliminate crime instead of encouraging it before any improvements can be made. Sidewalks and infrastructure should be first before anything else - money has come in for these improvements then spent elsewhere?</p>
Email	<p>I have reviewed the draft of the Mountainair Comprehensive Plan from June 2015 and find that you have done a good job in analyzing the overall problems, assets, and possible solutions for Mountainair and the surrounding area. There are sections of the report, though where I believe you could provide more specific information.</p> <p>First, you should know I have been an active board member of the Manzano Mountain Art Council (MMAC) for many years, an organization which for 20 years has been working to enhance the art, education and culture of Mountainair and the surrounding areas. It receives numerous grants from The State of New Mexico and from foundations, businesses and private individuals. We have been recognized for our successful community mural program which has added over a dozen public art works to such places as the Mountainair Library, the senior center, the high school, the elementary school, Salinas Visitors Center, the "B Street" Market and other locations. In addition we fund school art education and we bring in special artists for workshops which involves all the elementary school children. Finally we just completed a fund raising campaign which raised \$110,000 for the purchase of the former Abo Trading building in the center of Mountainair to be used in the creation of a community art center. This initiative has been supported by a broad base of individuals and organizations!</p> <p>So, I was a little disappointed that your report has not mentioned any of this information. It seems obvious to me that the MMAC has been and hopes to continue to be a major influence on the cultural and esthetic life of the town and the surrounding communities which support Mountainair businesses and the town in many ways.</p> <p>On page 21, under "Cultural and Natural Beauty" you suggest, "Improving relations with local, state and national parks." How about adding, "... and improving relations with local cultural organizations like the MMAC, the Historic Society, The Chamber of Commerce, Cibola Gallery, the Mountainair Community Garden, etc. I would suggest the mayor form an arts commission with representatives from these organizations which could help plan and carry our beautification projects such as parks and community art works.</p> <p>Under "Aesthetics" I would also add: 1. Continue to support and promote the highly successful MMAC community mural program, and 2. Support the establishment and continued functioning of the new Mountain Arts on Broadway art center with art classes, performances, historical programs and public information and training.</p> <p>On page 24, under "Create Local Activities" you may want to mention that the most successful annual event for many years in terms of visitors and economic gain has been the Sunflower Festival sponsored by the MMAC. Helping to improve this festival and learning from it are essential for future festivals. Perhaps a collaboration of ideas could also occur with the creation of the Mayor's Art Commission which could then make suggestions for future festivals.</p> <p>Under "Plant A Community Garden" you say, "Although this initiative has been attempted previously..", etc. Well, it may be good to know that the Mountainair Community Garden has been going strong for the past 8 years! Every year a variety of community gardeners has prepared and maintained many vegetable and flower gardens throughout town and is presently constructing "cow trough" gardens in front of local businesses. Last year and for several years previously the Mountainair Community Garden has brought all the elementary school students to the garden for a "field day" where teachers explained the basics of gardening. These experiences have been a great success whether you count numbers or poll the students and teachers. Continued support and expansion of community gardens into any proposed new parks should be a priority.</p> <p>Finally, on page 24, under Organized Youth Programs, you may want to mention that MMAC has for several years funded and provided art teachers to the schools for after school programs and special programs such as mural construction, and they have held children's art classes at their old art center for the past three years. They hope to take advantage of the Friday (no school) day to create an "art school" environment at the new Mountain Arts on Broadway (MAOB) this fall, 2015. For those students who may be looking for creative outlets, art education, music, dance and the fine arts this may be their ticket to self-identity and improved communication.</p> <p>Thanks for considering these suggestions. We look forward to working with you.</p>