

**COMPREHENSIVE PLAN STEERING COMMITTEE MEETING
WEDNESDAY, NOVEMBER 19, 2014 AT 3:30 P.M.
TROY HARRIS CENTER, 201 S. MAIN**

Call to Order: The meeting was called to order by Chairman Holguin at 3:48 p.m.

Present and answering roll call: Commissioner - Ava Bengé, Senior Citizen Board - Shirley Choate, Lovington EDC - Evelyn Holguin, Lovington Chamber of Commerce - Ryan Burkett, Lea County Electric - Janette Faris, and Lovington Leader – John Graham

Also Present: City Manager James Williams, Assistant City Manager Jared Cobb, City Planner Meredith Hildreth, and Administrative Assistant Anna Juarez

Not Present: Members Lovington Housing Authority - Manny Quiroz, Lovington Main Street - Alice Mainello, Lovington School Superintendent - Daren Manes, Lovington Leader – John Graham, Youth Representative - Sebastian Sanchez, Nor – Lea Hospital - Dan Hamilton, and Lea County – David Gasch

Approval of Agenda: Chairman Holguin called for a motion to approve the agenda as submitted. Member Bengé so moved. Member Burkett seconded. Motion was approved.

Approval of the Regular Minutes of October 22, 2014: Chairman Holguin called for a motion to approve the regular minutes of October 22, 2014. Member Burkett so moved. Member Choate seconded. Motion was approved.

NON-ACTION ITEMS:

Discussion of the Housing Element: Steve Burstein – Senior Planner discussed vision statement issues pertaining to housing; downtown to include residential units, beautiful neighborhoods, and vibrant mixed-use, diverse stock of housing to meet the need of all segments of the community. Discussion of focus group housing; lack of housing is an issue, housing needed for essential service employees, people would rather rent than purchase a home, transient workers do not want to maintain property, mobile homes and RV parks are full, and infrastructure is costly. City Planner Hildreth asked about RFP for builders’ in which the City would invest up to \$6,000.00 per house incentive; asked if it was issued. Commissioner Bengé stated it’s for national developing of lots; program helped with lots which did not have infrastructure. City Manager Williams stated it is used for streets, signs, curb, water and sidewalks; four projects did receive funding. Program funding was issued January 15, 2013 have 2 to 3 hundred thousand dollars left in program. Chairman Holguin stated funding can be extended, it is still open; contract reads until funding or until deadline. Chairman Holguin explained funding is not released until at least four homes are built, than funding is disbursed. Commissioner Bengé stated to consider amending to allow developers recap cost before housing is built for

the street, for example the J.L. Reed addition; to consider on an individual bases. Members discussed Lovington having potential of being a retirement community, trash is a concern, projects are underway, lack of parking downtown, and mobile homes and RV's have been added to housing supply. Discussion on general housing trends; growth in housing units do not keep pace with population growth in 2000's – absorbing more vacant units and increasing household size, and housing has grown in 1990's by – same number of units in 2000's, while population declined a little in 1990-2000 decade. Age of housing structures; approximately 80% of the City's housing units were built between 1950 and 1990 and new houses are being built at this time. Housing types in Lovington; three quarters of the housing stock are single family units, mobile homes, very few duplexes and multifamily units, and according to the census, RV residents are not counted. Discussion of poverty in Lovington is estimated 478 families were living below the poverty level, compared to 15% in NM and 13% in Lea County; female householders made up more than half of those families, most with children under 18 years. Members discussed programs like the CBDG funding. Commissioner Benge stated data is misleading for example the families with female householder, no husband present; we all know females love government subsidizing and claiming there is not a male household, but the man of the household is sending the woman to get the help. Commissioner Benge stated they are just not getting married; no system in place to detect this and lots more income that is not being picked up; “the cultural of norm.” Discussion of estimated rental payments, fair market rent in Lea County, housing cost burdened, comparative home sale price, public housing and income. Discussion of residential development activity; Ameritech building systems housing Baker Hughes, Halliburton dormitory, and Good Life Senior Care. Discussion of cost of housing per square foot is \$90.00, \$105.00 to \$140.00 square foot for new construction; Hobbs offset with the cost of lot. Members discussed housing needs, affordable housing Ordinance 495, planning for more housing, emergency shelter. Discussion of emergency shelter for Heart's Desire is a transitional facility; shelter for families with drug rehab or abusive relationships. Discussion of housing loans and financing; purchasing and qualifying for mortgages concerns and non-educated on financial literacy. Commissioner Benge discussed the problem of families walking away from their homes and keeping their 2016 Super Cab truck; so unreal. Discussion on increase participation of local lenders in provision of subsidized lending products, create a collation of housing providers, stakeholders, lenders, government agencies, and private sector entities, and establish public, private, nonprofit partnerships. Members discussed winterization Lea County Electric possibly offering storm windows and energy saving rebates. Discussion of grants for fixing existing homes, abandon rental homes, demographic change, program to demolish unrepairable homes and rebuild, and minimum housing standards need to be updated. Discussion of projections by target type, land requirements, zoning, decrease of mobile homes, and underutilized commercial land. No action was taken, discussion only.

Discussion of the Parks, Recreation and Open Space Element: Steve Burstein – Senior Planner asked to consider growth concerns with rec's centers and park. City Manager

Williams stated City is identifying uses, maximizing space, adding a walk trail; focus on Love Street Complex additional restrooms remodeling, concession stand and expansion of additional fields. City Manager Williams stated a need for a multi-use sports facility to use for soccer, baseball, indoor pool, or rec center, and a park for people. The goal for the parks and recreation board is to restore Chaparral Park; it is largest facility, most heavily used space, and most popular. The preliminary vision is completed for Chaparral Park; discussion on repairing what we have, before pouring more money into new facilities. Members discussed proper training for parks and recreation on watering, turf, herbicides, and fertilizing. Assistant City Manager Cobb stated Lovington is the only city in Lea County not to have an indoor pool. Mr. Burstein discussed walking, jogging, and biking trails; stated Lea County has the highest obesity rate in New Mexico. Members discussed community programs to help with health education. No action was taken, discussion only.

Discussion of the Public Facilities Element: Sharon Bloom, 26 City locations looking at facilities of inventory on how are they holding up, how are they being used, function being used for, how well they are lasting, and what the major issues are. The information given to you are the main issues to facilities, not the wonderful issues. Overall condition column is rated from 1-5, includes buildings and parks; some buildings are very old, some are great, some are recently renovated, some need to go, and unknown age of building. Public library was built in the late 40's or early 50's, needs insulation; library building use to be a car dealership. Members discussed building maintenance department and relocation of certain departments. Commissioner Benge asked where the priority should be and how do we use this (information)? Mrs. Bloom discussed the importance of usability, functionality, safety issues, and accessibility issues; to consider a vision statement, protecting building, protecting equipment and assets in building, a covered storage for expensive equipment to use to prioritize from the inventory list. Discussion of correcting electrical issues, fire exits, fire alarms, smoke dictators, and central alarm systems in buildings. Members discussed concerns with where to get funding to correct issues and building maintenance department. Mrs. Bloom discussed survey and plan of action, facility master plan, detailed facility maintenance plans, M&O manuals for building users, and energy efficiency improvement planning, and fire safety and other improvements. Mrs. Bloom recommended considering a master plan going forward and next council coming in would have the plan to move forward. City Manager stated this is a starting point, City needed this in writing, and a facility master plan would help the City. Assistant City Manager Cobb discussed issues with restroom facilities not meeting ADA criteria; only one restroom at the Chaparral Park met State criteria with vertical grab bar. Members stated some concerns with storage, remodeling, space, energy efficiency, ADA requirements to be corrected, and housing people. No action was taken, discussion only.

OTHER:

Assistant City Manager Cobb stated the finance authority may give us a grant for the facility master plan; about \$2,000.00. City Manager Williams discussed the facility dude technology and grant paid for first year; data needs to be entered to see trends. City Manager Williams stated City has participated in two energy audits, but have yet to receive data. City Planner Hildreth mentioned changing lighting, check on rebates, and window efficient for saving on cost.

Schedule the next Steering Committee Meeting: Next Steering Meeting will be held on January 2015.

PUBLIC COMMENT: None

ADJOURNMENT:

There being no further business the meeting adjourned at 5:42 p.m.

APPROVED: _____
CHAIRMAN, EVELYN HOLGUIN

ATTEST: _____
VICE-CHAIRMAN, SEBASTIAN SANCHEZ