Village of San Jon

Where The Best Begins !

COMPREHENSIVE PLAN
FOR THE VILLAGE OF SAN JON, NEW MEXICO

OCTOBER. 2011

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Other Acknowledgements
In addition to the Village Board of Trustees and Village staff, R.M. Draker and Associates thank the following individuals for taking time to speak to us, to provide information and opinions, all of which helped us to better understand the Village of San Jon and hopefully to produce a better, more practical comprehensive plan..

Mr. Earl Flint (resident)
Mr. Richard Flint
Mr. Marlin Terry (businessman)
Ms. Kelley Boney (Rancher)
Mr. Lance Robbins (Caprock Wind Farm)
Mr. Leo Thrasher (Sunny State Products, Inc.)

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EXECUTIVE SUMMARY

A comprehensive plan is a practical means by which a community plans for future growth and development. In many cases, comprehensive plans are prepared to address several issues: compatibility between various uses of land, management and preservation of natural resources, economic development and adequate planning for infrastructure needs. The 2011 Village of San Jon Comprehensive Plan will provide demographic and economic data, several growth scenarios and future plans for housing, land use, economic development and infrastructure needs throughout the Village.

As a starting point, multiple public meetings (two on April 19, 2011 and one on April 26, 2011) and two meetings on August 16, 2011 to review the draft plan were held to share information and gather resident opinions and suggestions. The common thread through all public meetings was the desire for some economic growth while keeping the "small town" atmosphere.

A summary of the results of the public meetings appears in Section 1.6. Full notes from these public meetings appear in Appendices 1 and 2 to this Plan.

The initial assessment of the Village of San Jon included: collecting and organizing demographic, economic and housing data; a survey and mapping of existing land uses; collecting water and wastewater information; reviewing various documents such as ordinances, plans and reports. These documents were used by R.M. Draker and Associates (RMDA) as references to determine what structure was already in place as well as what this Comprehensive Plan needed to address.

Based on the assessments, research and public input, this Plan includes a discussion of the following key topics.

Demographics and Housing

Four population projections were prepared for the Village. One of these was a declining growth scenario. Positive growth scenarios were based on the following basic assumptions:

- that the necessary infrastructure to support new growth will be provided by the Village;
- that the economic initiatives proposed would be pursued by the Village;
- that existing businesses and industry in the Village are provided the necessary wherewithal to remain in San Jon.
- that new housing will be provided.
- that any growth opportunities provided by wind farm development or other alternate energy developments will be pursued by the Village.
- that the Village will maintain itself in a clean and tidy state.

Growth in population is projected to be between 31 and 173 additional people by the year 2050 or earlier.

Land Use and Housing

This section deals with the existing land use pattern and then sets out a future land use plan based upon growth needs and possible arrangements of new land uses. Estimate of housing needs and land needs and how these can be met are provided. Goals, objectives and action strategies in this section provide practical guides for achieving the desired projected growth. The Plan foresees no problem in accommodating growth needs with the existing land areas available in San Jon. More than adequate land is available that will also provide variety in choice of location for residential and commercial developments.

Economic Development

Several economic initiatives are recommended for the Village to pursue. These include a re-creation of the Main Street wall mural; an "old west days' event; redevelopment of a portion of Route 66; development of an RV park; catering to and attracting military personnel from Cannon Air Force Base to stop in San Jon on their way to Ute Lake or Conchas Lake. The Plan also describes what the Village needs to do to attract and maintain growth. Goals, objectives and implementation strategies to gain some economic development as well as residential growth are set out in this section.

Infrastructure

Infrastructure refers to water, wastewater, solid waste and other utilities in the Village. This section describes the Village's water sources, storage capacity, wastewater facilities and capacity and relates these to the growth scenarios. All of the growth scenarios can be accommodated with existing water sources and existing wastewater facilities and capacities. The Plan also supports monitoring of water for quality and water conservation measures. The goals and objectives of this section focus on improving the current infrastructure and processes, as well as planning for future needs.

Transportation

The Transportation element of the Comprehensive Plan addresses the current conditions of the Village roads. A classification of the road network by function is set out in the Plan. The Plan recommends road improvements to incorporate storm drainage facilities and pedestrian pathways for safety and esthetic reasons.

Community Facilities

Community facilities refer to the school system, parks and recreation, the senior citizens center, and fire hall facilities within the Village. The school system is noted here and elsewhere in the Plan as one of the major strengths of the Village. All community facilities are an important part of the community as they contribute to the health and safety of the Village as well as its social fabric. The goals, objectives and implementation strategies are directed at improving the health and safety of Village residents.

Hazards Mitigation

The All-Hazards Mitigation Plan and Wildland Fire Protection and Suppression Plan are reviewed briefly. The essential recommendation in this section of the Plan is to keep the plans updated and to carryout mock exercises at least once each year.

Green Community Considerations

Green community considerations have recently begun to appear more often in comprehensive plans as the topic becomes more important to many people. Municipalities are finding themselves faced with the challenges of integrating new green processes into establishing facilities and services as well as implementing new policies as communities grow.

This section of the Comprehensive Plan focuses on some actions that the Village can promote and encourage through education, regulations, technology and policy to reduce greenhouse gas emissions and conserve resources.

Implementation

This section of the Comprehensive Plan consists entirely of an implementation matrix. This matrix lists all the goals, objectives and implementation strategies/actions mentioned throughout the Plan in an easy to follow table format. The table also includes additional columns to help the Village set out more detailed tasks, suggested completion dates, who is responsible for the task(s) and status of actions. The intent of this table is to provide the Village with a relatively simple format to set priorities and monitor the progress of implementing specific aspects of the Comprehensive Plan.

1.0 INTRODUCTION

1.1 About This Plan

This Comprehensive Plan is an update and revision of the Comprehensive Plan of 2004. It reviews and updates plan demographic data, economic and housing data; population and housing projections; existing land use; infrastructure needs; and, information on community facilities, hazard assessment and other matters. It proposes a revised future land use plan based on findings, trends and input from the Village residents. It updates policies and strategies and proposes new policies and strategies. It will be a guide for future development of the Village.

A Comprehensive Plan is a policy document, comprised of maps and text, designed to guide and direct growth and development of a municipality or county or other organization. A Comprehensive Plan is customarily based on considerable community (stakeholder) input as well as the analysis of existing and past situations such as land use, population and housing growth or decline, and other factors. Trends may be identified as well as changes that may be wrought by changing cultural values. Once, Comprehensive Plans were almost entirely limited to land use growth scenarios. However, in recent years, it has been recognized that other factors can play a role in that growth or can impact or be impacted by that growth. Consequently, Comprehensive Plans now consider economic development, for example, as an important component.

San Jon's population peaked in 1960 at 411. Since 1950 the population has fluctuated every ten year census interval, decreasing then increasing again. However, the increases are always less than the preceding low point. This trend continues to the present. If there is to be a reversal of this trend there must be significant emphasis on economic development and investment to generate some growth.

From the public meetings with residents and discussions with the few local business people, as well as our assessment of the needs, it is clear that more attention to the economic growth of San Jon is necessary if additional people and housing growth are to occur. Importantly, the people of the community want some growth. Consequently, in this Plan, emphasis is placed on the identification of possible growth scenarios and the economic strategies to pursue those scenarios.

In pursuing this emphasis on economic development, it is also a recognized that the Village residents and business people want to maintain the small town atmosphere.

Much of this Plan is based upon and developed in accord with the opinions, ideas and comments of the community. Both residents and the business community had very clear ideas about how the Village got to its present status and about where the community needed to go. This is evident in the notes from the public meetings held in April, 2011.

1.2 History of San Jon

[From Lela and Rufus Waltrip, New Mexico Magazine; and Don McAlavy and Harlod Kilmer, High Plains History]

The origin of the name "San Jon" is likely based on the Spanish "zanjon" or the Ute Indian "sanjon", both roughly translated as "deep gully" or "deep ditch".

The settlement of San Jon occurred in the early 1900's. A decade earlier, cattlemen would stop at the water-hole, known as San Jon Tank, while driving herds to the northern pasture or to the railroad at Las Animas or Dodge City from the staked plains from the south. It was one of the few certain watering places along the drive. Some of the cattlemen stayed and a few merchants were attracted to the area to serve the ranchers.

The very first trading points in the County were Endee, Revuelto, and Liberty (Tucumcari), and a Rock Island Railroad siding in 1901. In 1903, Quay County was formed by an act of Territorial Legislature and named after Senator Quay of Pennsylvania. Early settlers included W.D. Bennett and Tom Dudley.

New Mexico homestead laws brought people from eastern and northern parts of the United States. People were offered free land if they lived on it for three (3) years, fenced it, built a residence, or otherwise improved the property. By 1905 several 160-acre homestead claims were filed. The Dudley's had the first reported well in the County, and many of the first settlers hauled their water from there. San Jon, New Mexico became an incorporated Village, located in Quay County, in 1946.

The mail was carried by horse and buggy from Tucumcari, by way of Revuelto, to old Endee by Noah Abode. In 1906, after a 6-month trial period, W.D. Bennett secured a post office and was named postmaster. San Jon is alleged to have been one of the first U.S. Postal Air Service mail drops.

J.L Fowler built the first residence in San Jon which later became the home of the Quay County *Times*. The *Times* reported the first San Jon wedding between Rev. J.W. Campbell of Tucumcari and Miss Nellie C. Burton of San Jon on October 7, 1908. This was a weekly newspaper until the consolidation with San Jon *Sentinel* in 1917.

C. L. Owen built an adobe building in 1906 and sold lumber, groceries, clothing and hardware. It also had the first gasoline pump. Some other early businesses included: Wilkins & Bebout Hardware, Lee Robinson's General Store, and San Jon Grain Elevator.

The first school in San Jon was built, with donations, in April, 1908 and was called a subscription school. With a reported 24 scholars, parents paid $1 per student per month in order to pay the teacher's salary. In 1912, a three-room adobe building was built. 1922 saw the construction of a $35,000 brick school building.

The first passenger train in regular service, between Tucumcari and Memphis, Tennessee, known locally as the T&M, or the "Try and Make-it" arrived in San Jon in 1911. Mr. Denton was the first

Depot agent. The railroad brought new settlers and new businesses. Highway 66, the Main Street of America, was constructed through San Jon, and paved in the 1930's. It still attracts travelers from I-40 who want to explore the Historic Route 66.

An overhead water tank was constructed in 1975, which increased the water storage capacity 300%. In 1976 the San Jon Mural was created by Leona Head, a Clovis High School art teacher. The mural consisted of a 125 foot depiction of a western cattle drive as well as the depiction of an early turn of the Century San Jon Main Street Scene. The mural was 16 feet high. The building on which the mural was painted succumbed to a termite infestation and was demolished in the mid 1990's. Unfortunately, the mural disappeared with the building.

The Caprock Amphitheatre, located 12-miles south of the Village along State Highway 469, was the creation of Betty Philley in 1975. In 1977, she and Ida Fellers founded the New Mexico Outdoor Drama Association which brought their ideas to life. The Amphitheatre has since become a hiking destination due its closure over a decade ago.

Today, San Jon is a small rural Village that has lost virtually all of its commercial businesses along Route 66 because of the construction of I-40 and the ease with which people can travel quickly and conveniently to larger centers and greater shopping opportunities. The Village also continues to lose population. Despite these setbacks the will of the people of San Jon is strong to see the Village survive and somehow grow. The Village supports the school system for the District; it has an active seniors' center and a community center with park and athletic fields; it has direct access to and from I-40; and, it has a fully equipped fire department. It has many strengths that can be built upon.

1.3 Government Structure and Basic Financial Information

1.3.1 Government Structure. San Jon is an incorporated Village governed by a Mayor and Board of Trustees (four trustees).

The Village has the following staff positions:

- Village Clerk
- Village Treasurer
- Fire Chief (Volunteer)
- Deputy Fire Chief (Volunteer)
- Ambulance Director (Volunteer)
- Public Works Director
- Director, Senior Citizens' Center

The Village currently has no standing committees. An economic development committee is proposed.

The Volunteer Fire Department consists of 15 firefighters and a Co-op Ambulance Department (Emergency Medical Services) with 11 Volunteer Emergency Medical Technicians (trained fire fighters) and two-1st Responders. The EMS Department does its own billing and accounting. The Village administration handles EMS grants. The Fire Department is well equipped with brush trucks, tanker, pumper, rescue vehicle, command vehicle (Ford Excursion), and other vehicles.

Police service is available through the Quay County Sheriff's Department and the New Mexico State Police.

1.3.2 Financial Information. In Fiscal Year (FY) 2009, the Village municipal budget was $636,321 in expenditures, with revenues budgeted to be $569,295. Actual expenditures for FY 2009 were $520,603 and actual revenues were $531,149. The FY 2009 budget for Capital Projects was $1,181,095 in revenues and expenditures. Actual revenues for Capital Projects were $947,907 and $830,287 in expenditures. Approximately 70% of the capital project's budget was slated for the sewer lagoon project and 30% for the waterline project. The budget for FY 2010 was $465,411 in expenditures and $497,841 in revenues. Actual FY 2010 expenditures were $409,620 and revenues were $494,535. The FY 2010 budget for Capital Projects was $1,330,000 in revenues and expenditures were $1,420,789. Actual revenues for FY 2010 Capital Projects were $613,252 and $704,042 in expenditures. The FY 2011 budgeted revenues were $457,509, with $416,447 budgeted for expenditures. Actual revenues for FY 2011 were $481,385 and actual expenditures were $362,302. $338,228 was budgeted for FY 2011 Capital Projects revenues and expenditures. The actual Capital Projects revenues and expenditures were $625,518.

The Village of San Jon has an Infrastructure Capital Improvement Plan in place for FY 2012-2016. Planned expenditures for FY 2012 are $2,037,500; FY 2013 - $1,560,000; FY 2014 - $3,075,000; FY 2015 - $865,000; and FY 2016 - $2,685,000.

San Jon has been diligent in its efforts to upgrade infrastructure with the expansion of its wastewater treatment lagoon and construction of a new water transmission line to better serve the Village.

San Jon's gross receipts tax rate is currently 8.125%. Actual revenues, including reserves, in FY 2010 were $380,236, and the gross receipts revenues were $101,107.

No lodger's tax was collected in San Jon for FY 2010 or for FY 2011, which is understandable as there is only one motel in the Village.

Property tax rates in tax year 2010 were 23.102 mills for residential properties and 28.865 mills for non-residential properties, according to New Mexico Department of Finance and Administration (DFA) reports (one mil represents one dollar for each $1,000 of net taxable property value). These rates are comprised of municipal operations and debt service, school district operations and debt service, Quay County operations and debt service and State debt service. DFA also reports the Village portion of these rates at 4.874 mils for residential and 6.236 mils for non-residential properties (2010). The maximum rate allowable for municipalities is 7.650 mils. In Quay County, San Jon, along with the other municipalities is at the top end of the rates imposed.

1.4 Community Character

San Jon is a quiet, rural community located in Quay County on U.S. Route 40 at State Highway 469. San Jon is 24 miles east of Tucumcari, 59 Miles north of Clovis, and 90 miles west of Amarillo,

Texas. The topography of the Village and surrounding area is relatively flat. The elevation of the Village is 4,022 feet. Caprock Mesa to the south of the Village provides an attractive backdrop.

Figure 1 illustrates San Jon's regional setting.

Once, providing very basic services to the surrounding farming and ranching community, the Village functioned as a small service center. Today, however, while it still serves that function in a small way, it is mostly an administrative center comprised mainly of municipal government offices and the San Jon Municipal Schools and Administration buildings. Essentially sandwiched between I-40 and Route 66, it tends to be a bedroom community.

Commercial businesses are few: two travel centers, one north and one south of the I-40 interchange; a trucking firm; Farmer's Co-op Electric; a small electrical appliance repair shop; and, a motel.

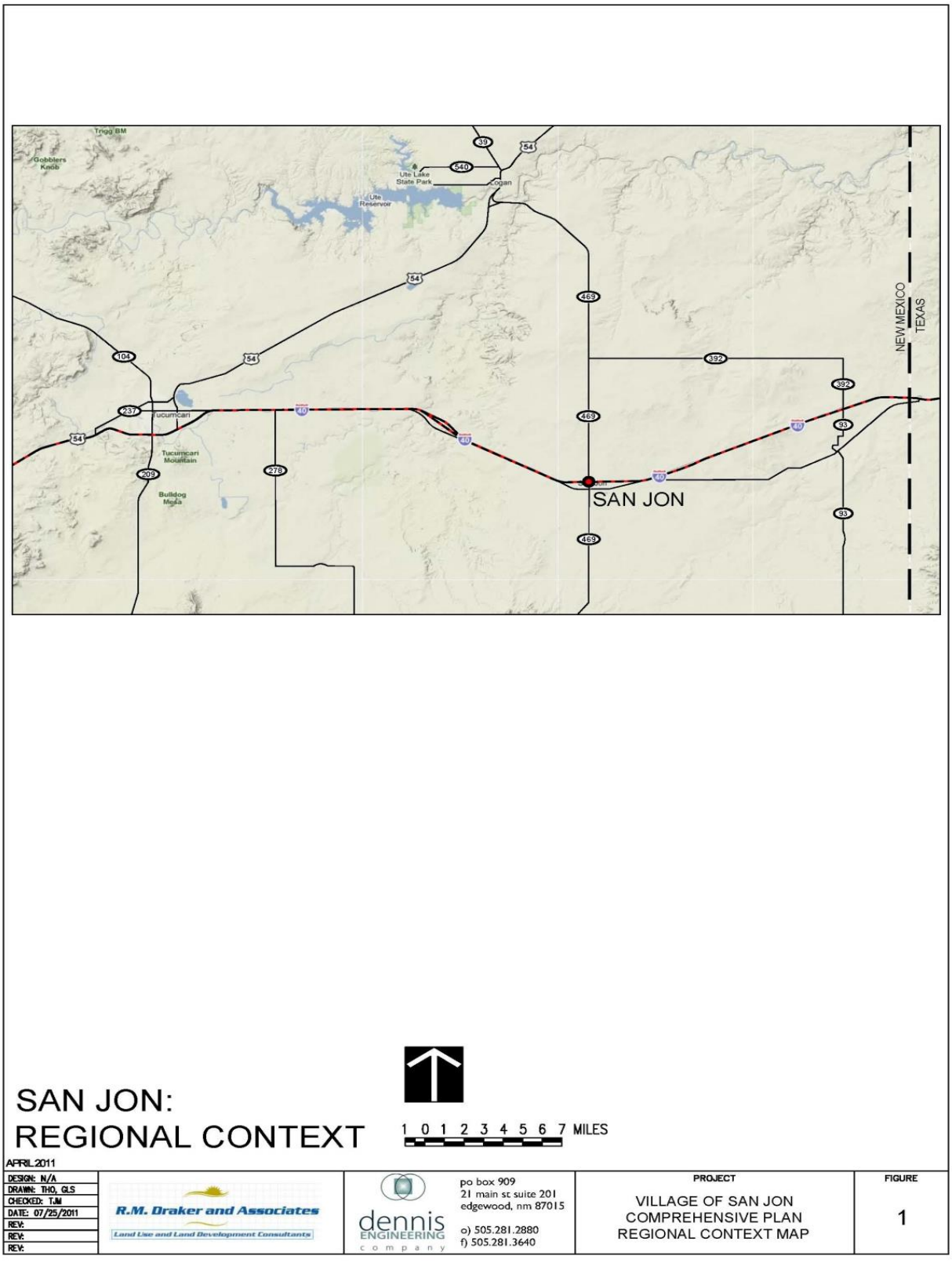
Housing in the Village is modest for the most part and is generally well kept. Over 50% of the homes were constructed prior to 1960 and almost 70% were constructed prior to 1970 (2000 Census data). About 81% of the units are occupied and 76 % of the housing units are owner-occupied (2010 Census data). Average household size of all housing units is 2.45 (2010) persons per unit.

Lots are generally small with frontages ranging from twenty-five (25) feet to fifty (50) feet, and greater in some cases. Many of the smaller platted lots have been joined for purposes of constructing a house on the combined site. Homes are both conventional construction along with some mobile homes and manufactured homes. No new residential developments are proposed at the present time.

Much of the community is beset with litter that causes the community to appear untidy. However, some clean-up efforts are under way.

The social fabric of San Jon is as important to defining the character of a community as are the physical and economic traits. The values expressed by the residents at public meetings best describe this social fabric: close-knit community, safe, people look after one another, and small community and family ties. These characteristics tied to the physical characteristics help define the character of San Jon.

Figure 1- Regional Context



1.5 Document Review

The following documents were reviewed.

1.5.1 Zoning Ordinance. The Village adopted Zoning Ordinance No. 150, in May 1997. The Zoning Ordinance included eight zones: four residential zones, two commercial zones, one light industry zone and a Planned Unit Development section. The Zoning Ordinance has been amended several times since 1997, most recently in 2009 (Ordinance No. 205) when a new light industry zone (L2) was added to accommodate part of a newly annexed area.

The Zoning Ordinance should be reviewed in its entirety, be updated and consolidated. The zoning map requires careful attention to ensure zones follow property boundaries as much as possible.

1.5.2 Subdivision Ordinance. The Village has no Subdivision Ordinance at present.

1.5.3 Fair Housing Ordinance 196. This Ordinance appears to supersede Ordinance 180. The Fair Housing Ordinance regulates such matters as: discrimination in the sale or rental of housing; discrimination in the financing of housing; discrimination in the provision of brokerage services (although this is regulated by the State and the industry itself); and, the prevention of any intimidation (force or threat) by anyone in selling, buying or renting housing. The Ordinance also provides for the administration and enforcement of the regulations, the conducting of investigations; and, the right for enforcement by private persons.

1.5.4 Nuisance Ordinance 201. This Ordinance repeals Ordinance 6 and several other ordinances relating to specific nuisances and consolidates regulations into Ordinance 201.

The Village Nuisance Ordinance generally prohibits the deposition, or the leaving on any property an accumulation of rubbish, trash or junk, noxious weeds, any building or structure in a dilapidated condition so as to render it unfit for human habitation, carcasses of animals or fowl, accumulation of stagnant water, and many other items.

The Ordinance also deals with unreasonable noise and outdoor storage of dismantled or inoperable vehicles.

An important section in Ordinance 201 is the one dealing with “dangerous buildings”. This section appears to be a short-form of State Statute Section 3-18-5, NMSA 1978. The Village might be wise to incorporate the statutory section in its entirety.

The ordinance also deals in detail with the process of enforcement: giving of notice to abate the nuisance; content of the notice; abatement by the Village; alternative method of abatement (a civil action); and, penalty section.

1.5.5 Uniform Traffic Code Ordinance 184. This Ordinance is adopted annually by the Village and it adopts the uniform traffic code by reference.

1.5.6 Economic Development Plan Ordinance 182. The Economic Development Ordinance allows municipalities to participate directly or indirectly in economic development projects that promote or enhance economic growth locally. It is a job creation and investment promotion tool that municipalities may use without violating State anti-donation laws. This is a useful tool for the Village and may be required to help implement economic strategies of this Plan. The Ordinance authorizes the imposition of a municipal infrastructure gross receipts tax with revenues to be used to help finance economic development projects.

The Ordinance sets out a list of review criteria when considering requests for assistance with economic development projects.

1.5.7 Water Conservation Ordinance 194. Under the provisions of this Ordinance, the Village has the authority to proclaim and regulate emergency situations with regard to the availability of water and its usage.

The Ordinance also contains a list of non-emergency conservation measure designed to help minimize the use and waste of water resources. Some of these non-emergency measures include; low flow toilets, low flow shower heads and faucets, low flow washing machines in new and refurbished residential buildings. Similar provisions are provided for commercial buildings.

1.5.8 Annexations. The Village has annexed several large parcels of land since 1986. One of the most recent annexations in 2008 involved large tracts of land (several hundred acres) east and west of State Road 469, north of I-40. Most of the newly annexed areas have been zoned Planned Unit Development. Other tracts have been zoned for low/medium density residential use or light industrial.

The Village has large tracts of undeveloped lands available for future development. Further annexations should be viewed with caution as there may be little need and the cost of servicing and administering these additional lands may not be offset by tax revenues. Only one annexation is being recommended in this Plan: the wastewater treatment lagoon area.

1.6 Public Participation Process

1.6.1 Public Participation Process. Any Comprehensive Plan should be premised on knowledge and understanding of the issues, needs, wants and concerns of the community. With such knowledge and understanding of a community, a Comprehensive Plan is more likely to realistically reflect the needs and wants of the community. It is also more likely to lead to a "buy-in" to the Plan by the residents.

Input from the public was obtained from three town hall type meetings at the beginning of the planning process. Two meetings held on April 19, 2011, one in the morning and one in the evening. A third meeting was held on April 26, 2011. The meetings were advertized as open to the general public and local business owners and were held at the San Jon Senior Citizens' Center and the Village "storm shelter".

Rick Draker and Sandy Cody of R.M. Draker and Associates (RMDA) conducted the meetings, using a general script of questions to help lead the discussion. Questions included the following:

- What do you like about San Jon? What things make it unique?
- Is the Village a desirable place to establish a business or to do business? Why or why not?
- What level of growth would you like for the Village? Is San Jon a bedroom community? If so, is this OK and should it develop with this theme in mind?
- What needs to be done to help the Village grow, even a small amount? What facilities/services? What investment?
- Are you generally pleased with the physical appearance of the Village? (Condition of buildings, yards, etc.). If not, what do you think should be done?
- Are recreational facilities and opportunities adequate? If not, what is needed and where?
- Are community facilities adequate to the needs of the Village-medical services, schools, fire fighting service etc.? Whether yes or no, why? Be specific.
- Are you satisfied with the level of services/utilities (water, sanitary sewer, roads) in the Village? Is water quality satisfactory? Whether yes or no, why? Be specific.
- Is the current zoning ordinance adequate to meet the needs of the Village? If not, what needs to be done? If yes, why do you think so?
- Is code enforcement adequate in the Village? Whether yes or no, why?

Attendance at the public meetings was good. A total of 22 persons attended the meetings on April 19, 2011 and 15 persons attended the meeting on April 26, 2011.

1.6.2 Town Hall Meetings: Outcomes April 19 & 26. Detailed notes from the April 19 and 26, 2011 meetings appear in Appendix 1 to this Plan. Briefly summarized, comments for both meetings are as follows:

Vision: San Jon residents want the retention of the small community atmosphere along with a little growth, perhaps to its peak growth which occurred in 1960. Residents wanted some growth that would see some commercial services return to the Village. San Jon being a bedroom community or even a senior's community was an acceptable role. A new life for and redevelopment of Route 66 buildings were also deemed desirable.

Growth: Residents were clear on their want to keep the Village small, perhaps 400 to 500 people (the 1960 population). The small community characteristics of safety and being close knit are important. Residents also realize that the Village is on a continuous decline in population and something must be done to arrest that decline and create some growth.

Comments made by several residents regarding things that need to be done to make the community more attractive to new residents included: more housing generally and affordable housing in particular; yards and vacant lots need to be cleaned of weeds and debris; need to continue to upgrade water and wastewater systems; need for basic commercial services; need for medical facilities; need enforcement of ordinances; and need to provide jobs to keep our youth in the Village.

Infrastructure: Water, in terms of quantity and availability did not seem to be a problem. Wastewater Treatment facilities are being upgraded. Infrastructure, generally, is a continuing priority for the Village.

Goods and Services Needed or Wanted: Residents expressed the need or want for the following facilities or services: a full service, sit-down restaurant; a motel near the I-40 interchange; personal service businesses (hairdresser, barber, etc.); a recreational vehicle (RV) park; a grocery store; a recreation center for youth; a gateway treatment for entrances to the Village; need to clean-up the community; and new housing.

Possible Growth Generators: Possible sources of renewed growth for San Jon, as suggested by the residents, included: playing on the history of the Village with a focus on Route 66; re-creation of the wall mural that once existed on Route 66; re-generation of the Caprock Amphitheater; creation of special events that could attract people state-wide; a special feature facility like a "flags of nations" area; a partnership with local ranchers to recreate round-ups and brandings of the 1890's.

The consolidated notes from the three public meetings held April 19 and 26, 2011 appear in Appendix 1 to this Plan.

1.6.3 Public Meetings: Outcomes August 16. Detailed notes from the two August 16, 2011 meetings appear in Appendix 2 to this Plan. Briefly summarized, comments for both meetings are as follows.

Three issues dominated discussions at the public meetings: housing, economic development and keeping the Village clean.

Economic Initiatives. New business, more jobs and more visitors to San Jon were the predominant topics of conversation at both meetings.

The specific initiatives suggested, particularly the "Old West Days' were well received. The "Old West Days" would focus on activities reminiscent of the late 19th century and early 20th century history of San Jon. Events might include rodeo activities, horseback rides, a chuck wagon dinner or outdoor barbecue. A minimum fee might be charged for events to help cover costs. Ms. Kelley Boney, a local rancher, expressed interest in the event and a willingness to help organize the event.

The suggestion for a Village initiated RV park was the subject of conversation and positive feedback. Proposed was the idea of the Village offering a parcel of land it owns for the private development of an RV park. A request for proposals would be drafted and advertized to determine any private interest in the venture.

The residents were generally agreed that the Village had to advertize itself and attract people to events or attractions. The fact that there is no web site currently was deemed to be a drawback and one that needs to be rectified. Mr. Draker reminded the residents that they could advertize events on the NM Tourism Department web site. Brochures could be produced to be placed in the State Visitor Centers. Mr. Draker indicated that there were grants available from the New Mexico Economic Development Department for marketing.

The reproduction of the Main Street Mural was discussed and how to go forward with it. Two possible sites were discussed: the original site at 6th Street and a new site at 7th Street. Whichever site is chosen, Mr. Draker indicated that the wall should be at least eight feet in height and perhaps 100 feet in length to give it a real "presence". Also suggested was a park/plaza type area behind the wall which could be a small walking/sitting area that could also contain the "flags of nations" display (a suggestion from the April public meetings).

The revitalization of a portion of Route 66 was discussed and it was suggested that the Village contact the MainStreet program people and the Route 66 Association for some help. Mr. Draker pointed out that there was a federal program available for refurbishing buildings of significance along Route 66. Perhaps one or more of the buildings in San Jon would qualify.

The possibility of a "racino" locating in Tucumcari was discussed. Potentially there could be 200 plus jobs created and some of the workers might choose to live in San Jon. San Jon would need to get itself ready to provide some housing. Only one area is currently platted and only 6 or 7 lots are available. The idea of a Village sponsored residential "seed" project was discussed.

Housing:

The need for new housing was expressed by several residents at all meetings. Only four homes were erected in San Jon over the past ten years. The Plan suggests the Village make available a few of the lots it owns for new housing-a type of seed project to generate interest.

Those in attendance at the public meetings had no difficulty with San Jon being a bedroom community to Tucumcari and Clovis.

Development of a subdivision ordinance to encourage new plat proposals and registrations was discussed.

Cleaning-up the Community. This is a recurring theme in the Plan and it was a recurring topic of conversation at the public meetings. It was generally agreed that presenting a clean and tidy community to the public was a desirable and necessary image. Enforcement of existing ordinances is not a popular topic. Discussion took place with respect to conducting periodic community clean-up days. Time will tell if that occurs and if so the degree of success achieved.

Two residents mentioned having previously lived in Mosquero, a Village that did clean itself up and now has an image that San Jon could copy.

The notes from the two public meetings held August 16, 2011 appear in Appendix 2 to this Plan.

2.0 DEMOGRAPHICS AND HOUSING

2.1 Existing Population Characteristics

2.1.1 General Comment. The U.S. Census Bureau has published some of the 2010 Census data; however, some basic housing and economic information remains unpublished for the moment. Population counts, age-sex data, race/ethnic group information, households by type, housing occupancy, and housing tenure as well as other information are available for 2010 and are used in the development of this Plan.

2.1.2 Existing Population Data. At 2010, the population of San Jon is 216 (U.S. Census Bureau). This is a decrease of 90 persons or 29.4% from the 2000 Census count of 306. Table 1 below sets out the U.S. Census Bureau population counts for San Jon for 2000 through 2010. The counts for 2000 and 2010 are actual counts while the intervening years are Census Bureau estimates.

Table 1. San Jon Population: 2000 to 2010

2000	July1 2001	July 1 2002	July 1 2003	July 1 2004	July 1 2005	July 1 2006	July 1 2007	July 1 2008	July 1 2009	2010
306	275	269	270	262	258	253	252	250	248	216

(Source: University of New Mexico Bureau of Business and Economic Research-U.S. Census Bureau)

2.1.3 Population Counts: 1950 to 2010. Table 2 illustrates population growth and decline for San Jon from 1950 to 2010. The U.S. Census did not conduct counts for San Jon until 1950.

Table 2. San Jon and Quay County Population: 1950 to 2010

Year	San Jon Population (U.S. Census Bureau)	San Jon Increase or Decrease (-) Number	San Jon Percent Growth/Decline (-)	Quay County Population (U.S. Census Bureau)	Quay County Increase or Decrease (-) Number	Quay County Percent Growth/Decline (-)
1940	-	-	-	12,111	-	-
1950	362	-	-	13,971	1,860	15.4
1960	411	49	13.5	12,279	(-)1,692	(-)12.1
1970	308	(-)103	(-)25.1	10,903	(-)1,376	(-)11.2
1980	341	33	10.7	10,577	(-)326	(-)3.0
1990	283	(-)58	(-)17.0	10,823	246	2.3
2000	306	23	8.1	10,155	(-)668	(-)6.2
2010	216	(-)90	(-)29.4	9,041	(-)1,114	(-)11.0

(Source: U.S. Census Bureau)

Population in San Jon peaked in 1960 at 411 persons and then decreased by 25.1% between 1960 and 1970. In the following decades population alternated between growth and decrease every 10 years. The decreases in population have always been larger than the increases. Overall, population in San Jon has been decreasing at an ever increasing rate. Table 2 above illustrates this trend. The

decrease in population from 1970 onward is attributed, at least in part, to the construction of I-40 with no 'easy on-easy off' access.

The loss in population in San Jon was accompanied by, or perhaps precipitated by, the exodus of commercial establishments along Route 66. Today, there are only a handful of businesses in San Jon and most of these cater to the travelling public.

Quay County's population between 2000 and 2010 declined by 11%: 10,155 to 9,041. Quay County's population since 1910 exhibits some of the same up and down tendencies from decade to decade as San Jon. Quay County's population over the past 50 years, except for the period 1980 to 1990, has been in decline, a decline more prominent than that of San Jon.

2.1.4 Age-Sex and Ethnicity. Table 3 sets out the age-sex population data for the Village, Quay County and New Mexico from the 2010 Census.

Table 3. 2010 Population Characteristics: San Jon, Quay County and New Mexico

Population Characteristic	San Jon		Quay County		New Mexico	
	Number	%	Number	%	Number	%
Total Population	216	100.0	9,041	100.0	2,059,179	100.0
Sex and Age						
Male	107	49.5	4,456	49.3	1,017,421	49.4
Female	109	50.5	4,585	50.7	1,041,758	50.6
Under 5 years	11	5.1	519	5.7	144,981	7.0
5 to 9 years	12	5.6	544	6.0	143,308	7.0
10 to 14 years	16	7.4	541	6.0	141,691	6.9
15 to 19 years	20	9.3	591	6.5	149,861	7.3
20 to 24 years	7	3.2	370	4.1	142,370	6.9
25 to 34 years	16	7.4	886	9.8	267,245	13.0
35 to 44 years	25	11.6	983	10.9	248,523	12.1
45 to 54 years	40	18.5	1,324	14.6	292,009	14.1
55 to 59 years	21	9.7	723	8.0	136,799	6.6
60 to 64 years	15	6.9	695	7.7	120,137	5.8
65 to 74 years	22	10.2	1,072	11.8	153,794	7.5
75 to 84 years	8	3.7	598	6.6	86,468	4.2
85 years and over	3	1.4	195	2.2	31,993	1.6
Median Age	45.5		45.6		36.7	
Ethnicity						
Non-Hispanic/Latino	149	88.9	5,207	57.6	1,105,776	53.7
Hispanic/Latino	67	31.0	3,834	42.4	953,403	46.3

(Source: U.S. Census Bureau)

Percentages of female and male populations for the Village, the County and the State are virtually the same. The female population is slightly greater in all three cases.

Just over twenty-two percent (22.2%) of the San Jon population is 60 years of age or older compared to 28.3% for Quay County and 19.1% for the State. With respect to percentages of population within each age group, San Jon and Quay County are very similar.

The largest age group for San Jon, Quay County and New Mexico is the 45 to 54 group.

The median age of people in San Jon is 45.5 years, the same as Quay County (45.6) and nine years older than the State (36.7). The median age has increased by nine years from 2000 to 2010, a significant shift to an older population. Comments made at the public meetings were to the effect that there was nothing in San Jon to hold the youth, particularly jobs. It is interesting to note that the youth base for San Jon, that is, those in the under 5 years of age group to 19 years of age is 27.4% of total population, which is comparable to the State (28.2%) and 3 % greater than Quay County.

Table 4. San Jon: Age Group Comparison 2000 to 2010

Population Age Groups	San Jon 2010		San Jon 2000	
	Number	%		
Total Population	216	100.0	306	100.0
Sex and Age				
Male	107	49.5	131	42.8
Female	109	50.5	175	57.2
Under 5 years	11	5.1	27	8.8
5 to 9 years	12	5.6	25	8.2
10 to 14 years	16	7.4	28	9.2
15 to 19 years	20	9.3	19	6.2
20 to 24 years	7	3.2	13	4.3
25 to 34 years	16	7.4	37	12.1
35 to 44 years	25	11.6	38	12.4
45 to 54 years	40	18.5	37	12.1
55 to 59 years	21	9.7	19	6.2
60 to 64 years	15	6.9	11	3.6
65 to 74 years	22	10.2	23	7.5
75 to 84 years	8	3.7	19	6.2
85 years and over	3	1.4	10	3.3
Median Age	45.5		36.3	

Between 2000 and 2010, San Jon's population dropped by 90 people; 81 of this loss occurred in the under 5 to 14 age group plus the 20 to 44 age group, essentially the youth base and working group. Except for the 15 to 19 age group, population loss is experienced in all groups 44 years of age and less, primarily the school age and the working groups. Losses are noted in age groups 75 and older, probably due to deaths or to the elderly moving into health care facilities. Population in the working group, 20 to 64, decreased from 155 in 2000 to 124 in 2010; however, the proportion of this age group to total population remains essentially the same for both years: 50.4 % in 2010 and 50.7% in 2000. See Table 4 for detail.

2.1.5 Housing and Household Characteristics. Table 5 sets out housing and household characteristics for San Jon, Quay County and New Mexico based on information in the 2010 Census.

The number of housing units in San Jon in 2010 is 109 compared to 137 in 2000. The number of households in 2010 is 88 compared to 118 in 2000. Number of vacant housing units in San Jon in 2010 is 21 compared to 15 units in 2000. San Jon maintains high percentage of owner-occupied housing units: 76.1% in 2010 versus 78.0% in 2000.

Average household size in San Jon in 2010 is 2.45 compared to 2.59 in 2000. Quay County has experienced a small decrease in the average household size over the period 2000 to 2010: 2.37 in 2000 and 2.20 in 2010. This decrease is in line with national trends where family size, generally is decreasing. Better health care means that the elderly are living longer and tending to stay in their own homes for longer periods of time.

Table 5. 2010 Housing and Household Characteristics: San Jon, Quay County and New Mexico

Characteristic	San Jon		Quay County		New Mexico	
	Number	%	Number	%	Number	%
Housing						
Total Housing Units	109	100.00	5,569	100.00	901,388	100.00
Occupied Housing Units	88	80.73	4,072	73.12	791,395	87.80
Vacant Housing Units	21	19.27	1,497	26.88	109,993	12.20
For Seasonal or Occasional use	4	3.67	544	9.77	36,612	4.06
Owner Occupied Housing Units	67	61.47	2,829	50.80	542,122	60.14
Rented Housing Units	21	19.27	1,243	22.32	249,273	27.66
Households						
Total Households	88	100.00	4,072	100.00	791,395	100.00
Family Households	57	64.77	2,502	61.44	518,698	65.54
Married Couple Family	42	47.73	1,773	43.54	358,354	45.28
Female Household-No Husband	11	12.50	517	12.70	110,936	14.02
Non-Family Households	31	35.23	1,570	38.56	272,697	34.42
Householder Living Alone	26	29.55	1,393	34.21	221,347	27.97
Householder 65 years and over	27	24.77	1,428	35.07	200,089	25.28
Average Household Size	2.45		2.20		2.60	
Average Family Size	3.05		2.26		2.43	

In 2000, the median value of an owner-occupied unit was $27,500 and the median rent for a renter-occupied unit was $300.00. City Data estimated that the value of an owner-occupied unit in 2009 was $44,902 and the value for a renter-occupied unit was $493 per month. The City Data numbers are to be used with caution and verified against 2010 Census data when such data is available. Table 6 sets out the number of housing units by the year structures were built for 2000. (2010 not available)

Table 6. San Jon: Year Housing Structures Built-2000 Census

Year Structure Built	Number of Structures	Percent of Total
1999 to March 2000	2	
1995 to 1998	12	
1990 to 1994	6	
1980 to 1989	24	
1970 to 1979	19	
1960 to 1969	23	
1950 to 1959	11	
1940 to 1949	28	
1939 and earlier	12	
TOTAL		100.00

2.2 Population Projections

Two distinct streams of "growth" scenarios are developed for San Jon Village: a growth stream and a population decline stream.

The declining population scenario is based on the following assumptions:

- That the current pattern of growth and decline for San Jon continues.
- That the Village does nothing to stem the population decline: no investment opportunities are promoted; and no opportunities are developed to attract visitors to the Village.
- That the remaining Village businesses leave, close or retrench.
- That the elderly move away or pass away.

The growth scenarios are threefold: a low growth scenario, a moderate growth scenario and a rapid growth scenario. The population growth scenarios assume some growth will take place provided certain actions are taken by the Village to provide housing in the first instance, and to take advantage of some economic opportunities in the second instance. The growth scenarios are based upon the following assumptions:

- That the Village will pursue and promote various economic opportunities to attract people and business to the Village:
    - Develop some economic opportunities along the Route 66 corridor.
    - That some growth generated by the wind farms will be attracted to San Jon.
    - Those opportunities to promote tourism, such as the re-creation of the wall mural on Route 66, will be undertaken.
- That new housing will be provided.
- That any growth opportunities provided by wind farm development or other alternate energy developments will be pursued by the Village.
- That the Village will maintain itself in a clean and tidy state.
- That the infrastructure necessary to support new growth will be provided by the Village.
- That existing businesses in the Village are supported and encouraged to remain in San Jon.

2.2.1 Growth Scenarios for San Jon. Three growth scenarios and one declining population scenario are developed for San Jon based upon different historical rates of growth for the Village.

2.2.1.1 Declining Population Scenario. The declining population scenario is based upon existing circumstances continuing to prevail: no effort on the part of the Village to stem the loss of people, loss of business and taxes. No new investment in the community and the possibility that existing investment (existing business may shrink or leave the community) diminishes over time.

It is notable that in the current Comprehensive Plan, one of the scenarios had the population declining to a level of 255 by the year 2030. The actual population at 2010 is 216, far below the projected population 20 years hence. This is not a criticism of the current Plan. In reality it is unlikely anyone expected the population to decrease by almost 30% in 10 years.

Current population trends for the Village indicate an overall general decrease in population since 1960 at an increasing rate. If the trend of alternating increases and decreases each decade continue one would assume a slight increase in population in the year 2020 and then a decrease in 2030 followed by another slight increase in 2040. Population increases have been occurring at a

decreasing rate of approximately 2.7%. Decreases have been occurring at variable rates averaging about –23.8%. Assuming these rates and the conditions supporting these rates continue, the following population projection, shown in Table 7, is likely by the year 2050.

Table 7. San Jon Population: Declining Growth Scenario

YEAR	POPULATION	RATE OF GROWTH/DECLINE APPLIED (%)
2010	216	-
2020	228	5.4%
2030	174	(-)23.8
2040	179	2.7%
2050	136	(-)23.8
Population Loss 2010-2050	**(-)80**	-

The projected decline is rather severe but very possible if no initiatives are taken to stem the out-migration of people.

2.2.1.2 Low Growth Scenario. The low growth scenario starts with the last positive increase (1990-2000) of 8.1 % and reduces it 2.7% for each of the next two decades (the rough rate of decrease in the in the decades of positive increases) and then holds the increase for 2040 and 2050 at a constant 2.7%. Table 8 below illustrates this scenario and growth rates applied.

Table 8. Low Growth Scenario

Low Growth Scenario	San Jon	
Year	**Population**	**Percent Growth**
2010	216	-
2020	228	8.1
2030	234	5.4
2040	240	2.7 (constant)
2050	247	2.7 (constant)
Overall population increase 2020-2050	**31**	-

This low growth scenario suggests that very minor growth based in very small developments will happen in San Jon. Minor expansions of the two travel centers and some small increase in tourism might provide some of this growth. The Village population will generally get older.

2.2.1.3 Moderate Growth Scenario. With some effort on the part of the Village, perhaps with help from Quay County Chamber of Commerce, the New Mexico Department of Economic Development and Mesalands Small Business Development Center, the moderate growth scenario will be the most likely scenario and perhaps can be achieved earlier than indicated in Table 9.

The moderate growth scenario begins with the application of the lowest positive growth rate since 1950 (1990-2000 decade), 8.1%. RMDA assumed this lower rate for the first decade, 2010-2020, in the belief that it would take the better part of 10 years to achieve any meaningful development in the community. RMDA then used the average of all positive growth rates for the period 1950-2000, which is 10.8%. Growth rates for the decades 2030-2040 and 2040-2050 returned to the 8.1% levels in anticipation of constant, stable periods of growth. Table 9 below illustrates the moderate growth scenario.

Table 9. Moderate Growth Scenario

Moderate Growth Scenario	San Jon	
Year	**Population**	**Percent Growth**
2010	216	-
2020	234	8.1
2030	259	10.8
2040	280	8.1
2050	303	8.1
Overall population increase 2020-2050	**87**	-

The moderate growth scenario assumes reasonably aggressive actions on the part of the Village: efforts to attract more tourists for a half or full day; a full-serve sit-down restaurant and perhaps attracting some alternate energy workers to live in San Jon.

2.2.1.4 High Growth Scenario. The high growth scenario is based on the premise that the maximum positive growth achieved by San Jon in its recorded census history will prevail from 2010 through 2050. That maximum positive growth rate is 13.5% and was recorded in the period 1950-1960. The period 2020 to 2030 sees a greater increase in the event Tucumcari gets the new "racino". Table 10 below sets out the data for the high growth scenario and the constant growth rate applied.

Table 10. High Growth Scenario

Year	Population	Percent Growth
2010	216	-
2020	245	13.5
2030	302	23.3
2040	343	13.5
2050	389	13.5
Overall population increase 2010-2050	**173**	-

The high growth scenario would see a return near the population of 411 which occurred in 1960. The high growth scenario assumes a maximum effort on the part of the Village: a revival of some of the businesses along Route 66; the re-creation of the wall mural along Route 66; some growth from the casino/race track if it is located in Tucumcari (some growth occurring between 2014 and 2020 and

some between 2020 and 2025-about 24 additional people related to racino growth); and, the promotion of other tourist activities, perhaps an annual recreation of the early ranching–cattle round-ups, rodeos, barbeques, and related activities-; garnering some population based upon developments in the alternate energy field; and, the establishment of a commercial RV park, to mention a few strategies that might be pursued.

A summary of all growth and declining growth scenarios are presented in Table 11 below.

Table 11. Summary of Growth and Declining Growth Scenarios

Year	Declining Growth Scenario	Low Growth Scenario	Moderate Growth Scenario	Higher Growth Scenario
2010	216	216	216	216
2020	228	228	234	245
2030	174	234	259	302
2040	179	240	280	343
2050	136	247	303	389
Gain (+) or Loss(-) 2010-2050	(-)80	(+)31	(+)87	(+)173

The range of growth scenarios presented are deemed reasonable based upon the assumptions made for each to maintain the small community atmosphere prized by the current residents and still provide some gradual growth over a 30 to 40 year period that will broaden the demographic and social base of the community and help attract some basic commercial activities/services back into the Village. All scenarios can be accommodated within the current Village limits, utilizing available undeveloped lands.

In addition, water and wastewater facilities and capacities are sufficient to accommodate any of the growth scenarios.

3.0 LAND USE AND HOUSING

3.1 Introductory Comment

The spatial organization of land uses and transportation routes help define the physical form of any community. Community or urban form may take some very well defined shapes such as a grid pattern, a curvilinear pattern, an axial or a radial pattern. These patterns tend to be defined by the road network and the land uses organized around the road network. Urban form can also be defined in terms of compact form, dispersed form, monocentric or polycentric (multi-nodal) forms.

The developed part of San Jon is relatively compact existing mainly south of I-40. The Village is structured around a grid pattern and is organized along two distinct spines: a north-south spine along State Road 469 and an east-west spine organized along old Route 66. Route 66 (Main Street) is the old, now mostly deserted, commercial area of the Village. State Road 469 at the intersection of I-40 contains the main commercial enterprises in the Village, two small travel centers, a blue corn processing plant and a truck service and repair facility. The residential areas are located mostly east of State Road 469, north and south of Route 66 (Main Street). The San Jon Municipal School complex dominates the eastern part of the Village.

The Village has annexed large parcels of land over the past 20 years. It is recommended that there be no further annexations, except the Village Lagoon area, unless some significant development is involved that requires municipal services and a development that will pay a return on the Village investment.

It is a major precept of this Plan to maintain the commercial designations along Route 66 and along State Road 469 and enhance these areas. The Plan will encourage compact commercial areas except in the vicinity of I-40. In particular we will encourage the redevelopment of the Route 66 spine to the extent possible. Infilling in the existing residential areas is proposed and potential areas for new housing are identified.

Scale of development will be kept to a small scale: low buildings at low to medium density/intensity.

The Plan will also designate at least one area for the development of a recreational vehicle (RV) park.

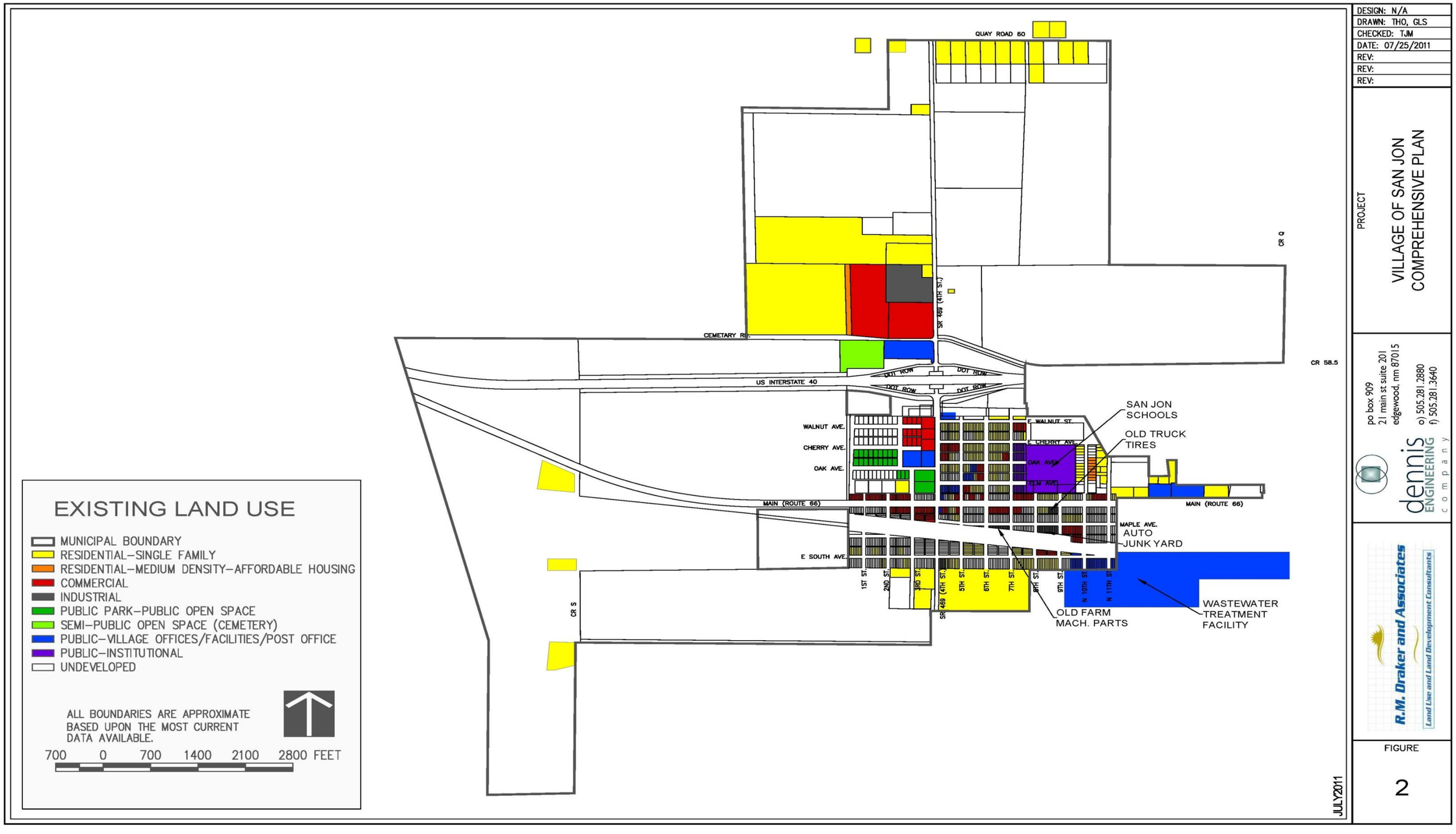
The Future Land Use Plan, the goals, objectives and strategies to achieve the goals and objectives all focus on promoting and enhancing those elements described above.

3.2 Existing Land Use

Figure 2 illustrates the existing land uses in San Jon. Table 12 lists the amount of land (acres) in each defined land use category.

Undeveloped land makes up the largest portion of Village lands, almost 75 % of total Village lands. Existing residential lands, lying mostly east of State Road 469 and south of I-40, occupy about 9.8% of Village lands and commercial lands occupy about 2.3% of the Village land area.

Figure 2- Existing Land Use



The physical character of the community or pattern of development as described in Section 1.4 of this Plan is shown on Figure 2. It is a product of the Village's history and development over time; from the time of catering to the needs of ranchers through the Village's role as a rail terminus to development around Route 66, to the development of I-40 to the present.

Table 12. Existing Land uses and Acreages

Land Use Category	Acres	Percent of Total Land Area
Total Village Land Area	**1,876.1**	**100.00**
Residential Low Density	183.5	9.8
Residential-Medium Density	3.3	0.2
Commercial	43.4	2.3
Industrial	11.7	0.6
Public- Village Offices/Facilities/ Post Office	18.1	1.0
Public/Institutional	17.1	0.9
Semi-Public Open Space (cemetery)	7.5	0.4
Public Park/Open Space	7.4	0.4
Undeveloped	1,402.4	74.8
SUB-TOTAL: Actual Uses(omits undeveloped lands)	**473.7**	**25.2**

Note: The remainder of Village lands (181.7 acres) is in road, easement and highway lands.

Most large parcels of undeveloped lands available for residential development are located in the west, south and north parts (north of I-40) of the Village with some parcels in the northeast and eastern parts of the Village. Most of these lands are currently zoned for Planned Unit Development with some areas in the south part of the Village zoned Residential 2 (R2) and Residential 3 (R3) (see Figure 3).

Beyond the Village limits, in the unincorporated area, lands uses are almost entirely agricultural with a few homes dispersed throughout the area.

3.3 Existing Zoning

Current zoning in San Jon was initiated in May, 1997 with Zoning Ordinance No. 150. The Zoning Ordinance originally included eight zones: four residential zones, two commercial zones, one light industry zone and a Planned Unit Development section. The Zoning Ordinance has been amended several times since 1997, most recently in 2009 (Ordinance No. 205) when a new light industry zone (L2) was added to accommodate part of a newly annexed area. Current Zoning designations and their distribution are shown on Figure 3.

After adoption of the updated Comprehensive Plan, the Village should amend its Zoning Ordinance to reflect the new Plan land use designations. Thought should be given to an underlying zone for each of the planned unit development areas.

The Village should also consider adopting a basic Subdivision Ordinance to deal with any proposed plats.

Figure 3 - Existing Zoning Map

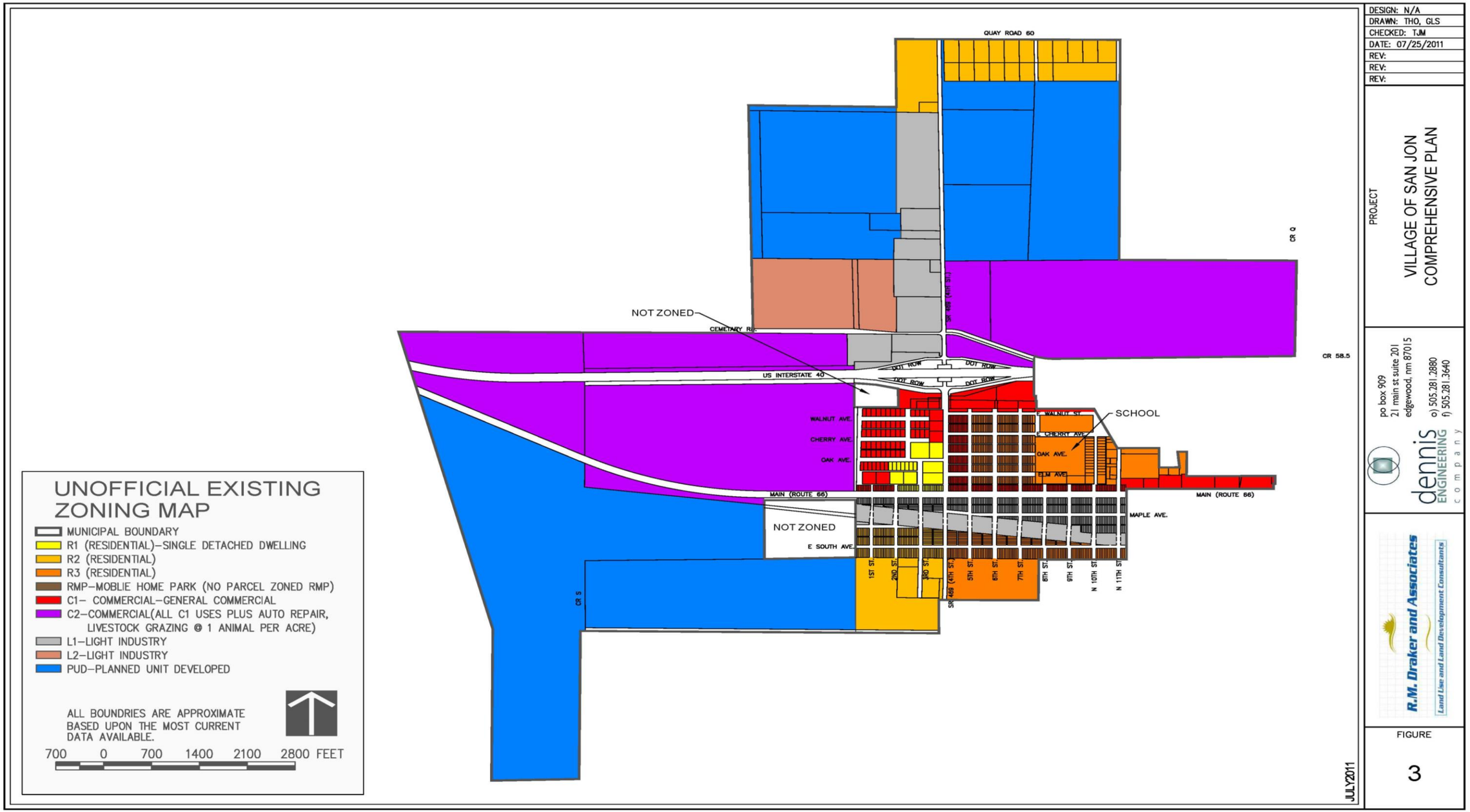


Table 13 sets out the current zone categories and the area of land within each category.

Table 13. Existing Zoned Areas and Acreages

Land Use Category	Acres	Percent of Total Land Area
Total Village Land Area	**1,876.3**	**100.00**
R1 Residential-Single Detached Dwelling	10.9	0.6
R2-Residential	107.8	5.8
R3-Residential	91.3	4.9
RMP-Mobile Home Park	0	0
C1-General Commercial	61.5	3.3
C2-Commercial	515.8	27.5
L1-Light Industry	118.5	6.3
L2-Light Industry	60.0	3.2
PUD-Planned Unit Development	730.4	38.9
TOTAL (land in roads, easements, etc. not included)	**1,696.2**	**90.4**

Lands in the Planned Unit Development (PUD) zone provide more than sufficient land for growth and flexibility in location of that growth. Other residential zones also provide land and much flexibility as they are not fully developed. Infill should be encouraged to make most efficient use of existing services.

Commercial lands are sufficient for any future uses that might develop in time. Sufficient lands also are designated for industrial use. In fact lands zoned industrial south of Route 66 and east of State Road 469 should be rezoned to some other more appropriate use. The existing Comprehensive Plan designates this area for low density residential use.

3.4 Housing

Housing characteristics such as number of units by type and age of units along with some household characteristics were described in Section 2.1.5 of this Plan. This Section 3.4 deals briefly with housing values and the need for new housing as expressed by residents at the public meetings in April, 2011. Section 3.5 of this Plan, which follows, describes the future housing needs based on anticipated population growth.

3.4.1 Housing and Land Costs. Housing in San Jon consists mostly of fairly modest housing varying in condition from fair to good, for the most part. There are examples of housing in poor condition. As best as can be determined at present, no new site built homes have been constructed since 2000; however, four manufactured homes have been built.

In 2000, the median value of an owner-occupied unit was $27,500 and the median rent for a renter-occupied unit was $300.00. City Data web site estimated that the value of an owner-occupied unit in 2009 was $44,902 and the value for a renter-occupied unit was $493 per month. Sperling web site and Yahoo Real Estate suggested that the median value circa 2009 was $69,000 and

$73,400, respectively. The City Data, Sperling and Yahoo numbers, clearly, are to be used with caution and verified against 2010 Census data when such data is available.

Several web sites were searched for listings of homes for sale in San Jon. No current listings were found.

3.4.2 Affordable Housing. At the public meetings held in April, 2011, several members of the public mentioned the need for new housing, not necessarily affordable housing, but really the need for any new housing which in all likelihood would be affordable.

It was notable that few housing units had been constructed for several years and seemingly not since the 2000 census. The residents seemed to appreciate the fact that commercial investment and housing construction were tied together. Or, at least, San Jon, in some degree, would have to be a bedroom community of some description.

3.5 Future Land and Housing Requirements

3.5.1 Future Housing Requirements. The growth scenarios set out in Section 2.2 of this Plan estimate future population for San Jon, by the year 2050, to be between 247 and 389. A decline in population was also put forth as a possibility, if current tendencies prevail. By the year 2050 population could decline to 136. It is, however, the positive growth scenarios upon which we are focused in this Plan.

The positive growth scenarios mean a range of 31 to 173 **additional** persons in San Jon by the year 2050. If economic development and tourist initiatives together with some growth related to alternate energy developments, wind farms in particular, occur in or near San Jon, any of the growth scenarios can be achieved. In addition, the City of Tucumcari has applied for a casino/race track (racino) license from the State Gaming Commission. If Tucumcari is successful in its bid, up to 300 new jobs may be created in the region. It is possible that San Jon may be the beneficiary of some of this growth. It will take work on the part of the Village Board of Trustees and the Village residents to make future growth happen.

At present there are approximately 1,400 acres of undeveloped lands within the Village corporate limits with about 760 acres under a Planned Unit Development designation. Such designation provides great flexibility in mixing uses and densities and other development standards. Undeveloped lands include existing vacant lots in the established residential areas that may be used for infill development.

The existing land use inventory identified approximately 43 acres of Village land in commercial use. In reality, this acreage includes many properties along Route 66 that are unused and/or derelict. However, these lands can be redeveloped for new commercial uses or for revitalized Route 66 commercial uses of the 1950's through the 1970's. Other undeveloped lands in the Village may also be turned to commercial uses.

Consequently, there are more than enough undeveloped lands or lands available for redevelopment within the Village limits to accommodate the additional population projected for San Jon.

In 2010, the average size of a household in San Jon is 2.45 persons; in 2000 it was 2.59; in 1990 it was 2.64; and, in 1980 it was 2.82. The decrease in average household size between 2000 and 2010 is 5.4%; between 1990 and 2000 it was 1.9%; and, between 1980 and 1990 it was 6.4%. Table 14 lists the average household size for San Jon, Quay County, Tucumcari and New Mexico for 2000 and 2010.

Table 14. Average Household Size 2000-2010

PLACE	2000	2010	% CHANGE
San Jon	2.59	2.45	5.4
Quay County	2.37	2.21	6.8
Tucumcari	2.35	2.22	5.5
New Mexico	2.63	2.55	3.0

(Source: U.S. Census, American Fact Finder, 2000 and 2010)

According to the 2010 Census, San Jon has 109 housing units, 81% of which are occupied (137 housing units in 2000). This means that 28 units have been removed from the Village's housing inventory. We do not know the period of construction (age) of these 28 units.

According to the 2000 Census (2010 data not available at this writing) 85.4% of the housing stock was constructed 1980 and earlier and thus they are 30 years old. Approximately 30% (29.2%) of the housing stock was constructed in prior to 1940 and today are 70 years old. Typically, from our experience and that of others, about 15 % of the stock, perhaps more, will have to be replaced over the time-frame of this Plan or about 16 units, using the 2010 count of 109 housing units.

Between 1980 and 2010 the average household size in San Jon declined an average of 4.57%. Consequently, in 2020 the average household size will likely be 2.34 and in 2030, assuming the same rate of decline, it will be 2.23. Twenty years hence San Jon's average household size would be the same percent as Quay County and Tucumcari in 2010. For purposes of projecting housing and land needs, we do not believe the average household size of San Jon will decrease much below 2.23 as projected for the year 2030.

Table 15. Required Housing Units 2010-2050: All growth Scenarios

YEAR	HOUSING UNITS REQUIRED											
	GROWTH SCENARIO 1				GROWTH SCENARIO 2				GROWTH SCENARIO 3			
	Additional Population	Additional Units Req'd.	Replacement Units Req'd.	Total Units	Additional Population	Additional Units Req'd.	Replacement Units Req'd.	Total Units	Additional Population	Additional Units Req'd.	Replacement Units Req'd.	Total Units
2020	12	5	1	6	22	9	1	10	29	12	2	14
2030	6	3	1	4	25	11	2	13	57	26	4	30
2040	6	3	1	4	21	9	1	10	41	18	3	21
2050	7	3	1	4	23	10	2	12	46	21	3	24
Totals	31	14	4	18	87	39	6	45	173	77	12	89

Table 15 calculates the number of housing units required for each census year for all growth scenarios. The table makes allowance for replacement units in each decade at a replacement rate of 15%. By the end of the planning period, 2050, San Jon will need between 18 and 89 additional housing units. Dependent upon when growth occurs and how rapidly, projected unit needs may vary from decade to decade.

3.5.2 Meeting Growth Requirements. According to the existing land use survey, approximately 1,400 acres of undeveloped land are available for all types of new development.

The Village Zoning Ordinance zones 210 acres for various residential densities. Approximately 730 acres are designated Planned Unit Development (PUD) in the Zoning Ordinance. With no specific underlying zoning, the PUD designation will allow a variety of residential and commercial uses. Most parts of the Village appear to be served with water; however, wastewater lines are confined mostly to the older Village and have to be extended west and north to serve lands in the north and the west parts of the Village.

The Village has over 575 acres of lands zoned for commercial and general commercial uses, more than enough to handle any projected growth needs.

For purposes of calculating the amount of land needed to accommodate the projected housing units densities of 2 and 4 units per gross acre were employed. Medium densities might occur at 8 to 10 units per gross acre. The maximum number of housing units projected to 2050 is 89 which at 2 units per gross acre will require 45 acres and at 4 units per gross acre, 23 acres will be required. Even if each unit was sited on one acre plots, there is sufficient land to accommodate the requirement for 89 units plus lands for such uses as roads, utility easements, and open space. Obviously, if some of the 89 units are medium density units, townhomes for example, less acreage will be required.

With 730 acres in a PUD designation, enough land is available to accommodate 89 units and much more. In addition, the large acreage available for new development allows great choice in location.

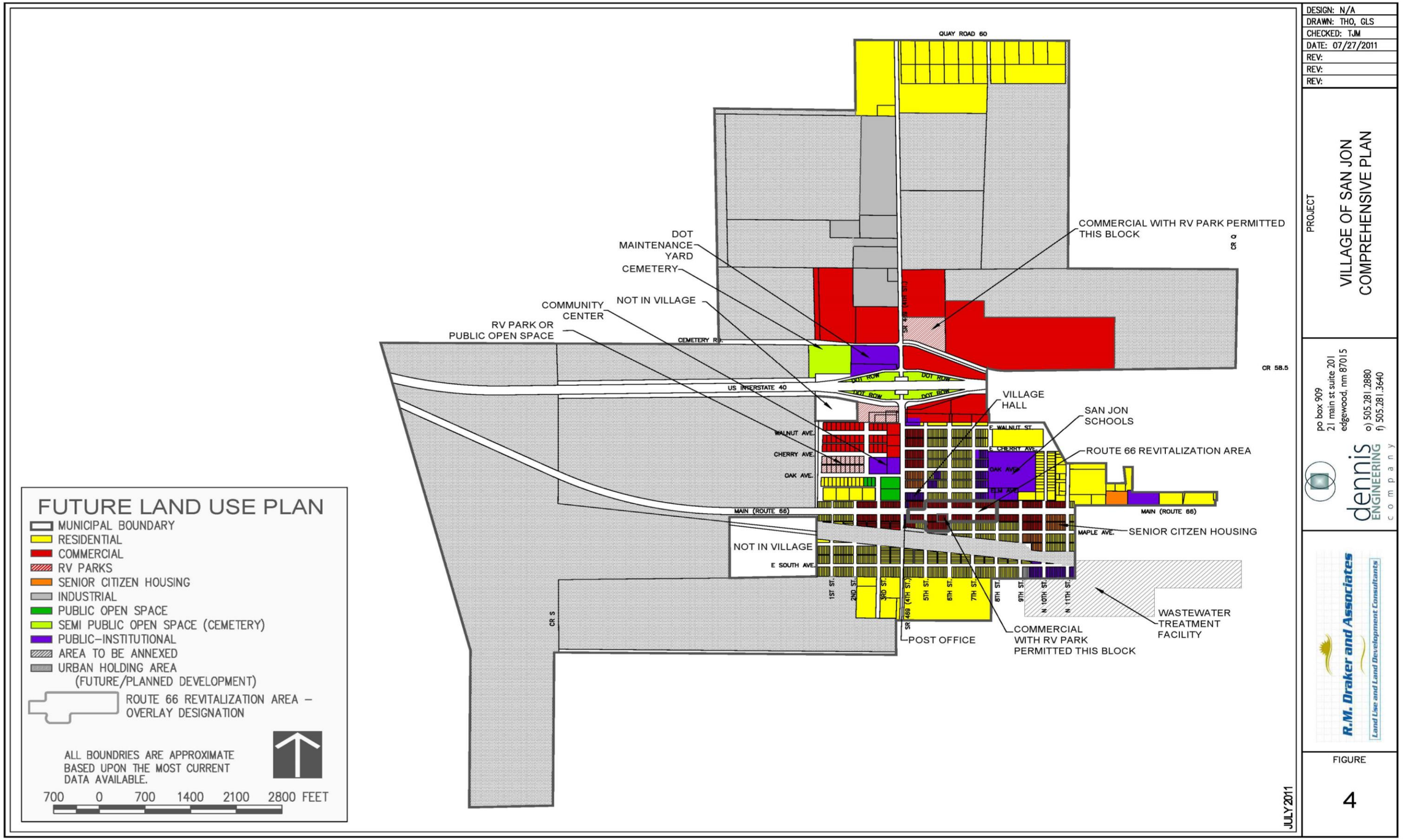
3.6 Future Land Use

Figure 4 illustrates the Future Land Use Plan proposed for San Jon. Basic land uses shown on the Plan include, Residential, RV parks, Senior Citizen Housing, Commercial, Industrial, Public Parks, Semi Public Open Space, Public Institutional and Urban Holding Area.

3.6.1 Principles Followed in Future Land Use Plan. Based on the interests and wants expressed by the residents at the public meetings and the Board of Trustees at its meetings, RMDA applied the following principles in preparing the Future Land Use Plan:

- Maintain the small community atmosphere desired by the residents.
- Provide for new growth: flexibility in location and type of housing; variety of land uses.
- Maintain affordable housing character.
- Create opportunities for new commercial growth. Utilize past history as initiators of growth. Provide opportunities for land uses such as RV Parks.
- Provide sufficient lands for commercial and residential uses to provide choice of locations.

Figure 4 - Future Land Use



3.6.2 Description of Future Land Uses.

Table 16 sets out the land areas in each of the future land use categories. Table 16 does not include roads and easements.

Table 16. Future Land Use Acreages by Land use Category.

Land Use Category	Acreage	% of Total Village Land Area 1,876.3 Acres)
Residential	195.0	10.4
Commercial	145.8	7.8
RV Parks	15.5	0.8
Senior Citizen Housing	6.8	0.4
Industrial	48.4	2.6
Public Park/Open Space	3.4	0.2
Semi-Public Open Space (cemetery)	15.7	0.8
Public-Institutional	34.8	1.9
Urban Holding Area	1,236.5	65.9
TOTAL	**1,701.9**	**90.8**
Area to be Annexed	53.3	-

(Note: Difference in total acreage and percentages due to exclusion of roads, easements, etc.)

Residential**.** Areas designated residential are located in the older part of the Village with a new area at the north end of the Village along Quay Road 60. The residential designation is intended to encompass both low and medium density housing projects. Specific locations for low and medium density housing shall be specified in the Village Zoning Ordinance. Additional lands for housing may be provided in the "Urban Holding Area" when needed and dependent upon availability of water and wastewater services.

Commercial. The Commercial designation is a general designation and is intended to accommodate a variety of commercial uses: retail, personnel services, general office as well as medical and professional offices, small repair shops, restaurants, travel centers, and specialty commercial uses.

Along Route 66 (Main Street) between 4th Street and 8th Street an area is demarcated as "Route 66 Revitalization Area". The boundary of this area is not fixed, but may be expanded or contracted as appropriate. Within this area, it is suggested that the Village focus efforts on a re-created wall mural and perhaps fixing one or two of the older buildings in the style of Route 66 enterprises of the 1950's and 1960's.

RV Parks. Several areas have been designated specifically for RV parks. These are located near the I-40 exits and entrances for easy access by recreation vehicles. As a general rule, the general commercial areas should not allow RV parks to locate at random. These parks tend to be large land users, intrusive in their activities and break-up store frontages where a relatively continuous street appearance is wanted. One of the areas proposed for an RV park is the Village owned area to the rear of the Community Center. This option is discussed in more detail in Section 4.5.4 of this Plan.

Senior Citizen Housing. The 2004 Comprehensive Plan proposed several areas for senior citizen housing and most of that was in the vicinity of the San Jon Senior's Center. RMDA agrees with providing opportunities for this type of housing, but, potential locations for such housing need to be broadened. One site proposed is immediately west of the Senior's Center on lands owned by the Village. A second site is immediately north of the Village Hall and across the road from the Community Center. The third site is located on the south side of Main Street between 10th and 11th Streets, a short distance from the Senior's Center.

Industrial. The industrial land use designation is located along State Road 469 north of I-40. It builds on the Sunny States Products site and extends north. If more industrial land is needed in the future, the "Urban Holding Area" to the west of Sunny States Products could be considered for an expansion of industrial lands.

Public Open Space. At this point in time, this designation encompasses only lands owned by the Village immediately south of the Community Center. As other areas develop for residential use expansion of this area might be considered and/or the development of another park either north of I-40 or in the vicinity of County Road "S".

Public-Institutional. This land use category includes the Village Hall, Fire Station, Public Works yard, water storage tank site, San Jon Schools, Community Center and the Senior Citizen Center. With the exception of the public works yard, the other uses should be permitted in virtually any area of the Village.

Semi-Public Open Space. This designation applies entirely to the San Jon Cemetery and the lands owned by the New Mexico Department of Transportation around the I-40/State Road 469 interchange.

Possible Future Annexation. The only area recommended for annexation is the wastewater treatment lagoon property already owned by the Village. The Village ought to bring these lands under its total control to ensure the best interests of the Village are continuously met and that no other jurisdiction is in a position to regulate this facility.

Urban Holding Area. The Urban Holding Area is an area which is to be brought into development when needed, based on servicing considerations (ease of servicing the lands, cost of servicing) and flooding considerations. A small area of the Village roughly south of Route 66 and east of 1st Street is designated as having some implications for flooding. All developments in the Urban Holding Area are subject to development plan and subdivision plat approval by the Village.

The Village Zoning Ordinance should provide for a basic underlying zoning for the Urban Holding Area that will provide some indication of future uses for various parts of the Urban Holding Area. In addition, until lands in the Urban Holding Area are opened to development, the Zoning Ordinance should specify permitted interim uses and the conditions under which those uses will be allowed.

3.7 Goals, Objectives and Implementation Strategies/Actions

3.7.1 Goal 1: Provide for an Efficient and Orderly Land Use Pattern in the Village.

Specific Objectives:

a. implement the provisions and land use pattern recommended by this Comprehensive Plan;
b. provide reasonable development guidelines and standards for various types of land uses;
c. provide reasonable development and design standards for subdivisions; and,
d. protect and preserve property values and the Village property tax base.

Implementation Strategies and Actions:

a. Village Board of Trustees to adopt this Comprehensive Plan as the guide to the development of the community;
b. Village to amend its Zoning Ordinance to reflect the future land uses of this Plan; to set reasonable standards for development and building on properties in the Village; and, to provide a measure of predictability;
c. Village to prepare and adopt a basic Subdivision Ordinance that sets standards and a process for subdivision development;
d. Village to enforce its Nuisance Ordinance. The intent is to ensure all residents can enjoy their property without being negatively impacted by neighboring neglected property and to present a neat and tidy community to visitors and potential investors. Enforcement will also serve to protect property values and consequently the property tax base of the Village; and,
e. amend this Plan as necessary and appropriate to accommodate desirable development and to promote an efficient and orderly land use structure in San Jon.

3.7.2 Goal 2: Promote the Revitalization and Development of Route 66 (Main Street)

Comment: Route 66 as it exists today in San Jon is a collection of old abandoned, derelict buildings interspersed with undeveloped parcels of land. It does not present an inviting image to visitors and there is very little to attract visitors, let alone entice them to stay. Despite this drawback, Route 66

represents an important era in San Jon's history; an element that the Village may build-on to attract visitors and new business.

The Future Land Use Plan designates an area of Route 66 as a "Revitalization Area". It is this area that should be the focus of Village efforts to revitalize Route 66. However, it is not the intent of this designation to exclude other areas of Route 66. The boundary should be flexible and even transitory as necessity and opportunity demand. The goals, objectives and strategies set out in the Economic Development Section, Section 4.0, of this Plan are to be key inputs into land use decisions.

Specific Objectives:

a. define a small Route 66 Revitalization Area in the Zoning Ordinance to provide a focus for development efforts and investment;
b. establish flexible development standards for commercial uses in the Revitalization Area;
c. use specific existing or proposed uses as seeds for further commercial development. See Section 4.0 of this Plan for initiatives;
d. prepare a marketing strategy for the Revitalization Area; and,
e. to the extent practical and appropriate, bring existing structures up to reasonable standards of maintenance.

Implementation Strategies and Actions:

a. amend the Village Zoning Ordinance to define the Route 66 Revitalization Area;
b. promote tourist type uses in the Zoning Ordinance;
c. establish flexible zoning standards for the Route 66 Revitalization Area:
d. contact the New Mexico Economic Development Department for assistance in developing a marketing strategy for the newly defined Revitalization Area;
e. consider a Property Maintenance Ordinance that complements the Village Nuisance Ordinance; enforce the ordinances now in place to create a tidy, clean community;
f. pursue funding assistance for a full marketing strategy and an economic development strategy through the New Mexico Department of Economic Development and other sources;
g. investigate a MainStreet Program through the New Mexico Department of Economic Development; and,
h. investigate the benefits of becoming a "Certified Community" through the New Mexico Department of Economic Development (this is a longer term strategy).

3.7.3 Goal 3: Promote San Jon as a Desirable Place for Families to Live (this is also an economic development goal).

Specific Objectives:

a. market the amenities of the Village, in particular the excellent quality of the San Jon Municipal School System and the strong family orientation of the community;
b. provide protection of property rights and property values; and,
c. enforce ordinances to provide a clean, stable community.

Implementation Strategies and Actions:

a. San Jon Board of Trustees and the San Jon Municipal School Board to aggressively market the quality of education provided by the School System. Set-up an open town hall type forum inviting newcomers to the schools district and people outside the district. At the town hall forum, describe in reasonable detail the curriculum and extra-curricular activities offered by the San Jon School System. Describe clearly to the audience the benefits of having their children attend San Jon Schools. Promote the close-knit small town family atmosphere and safety of San Jon. Market the good quality of firefighting services provided by the San Jon Volunteer Fire Department. This is an important safety asset in which most newcomers will be interested;
b. adopt a Zoning Ordinance and property maintenance ordinance that will set standards on how land may be used; how yards and buildings are to be maintained and to protect property values. Many newcomers will want to know that their property investment will be protected;
c. work to provide a clean, tidy community; and,
d. enhance existing, and develop new, amenities to attract newcomers. Look at additional sports/athletic facilities.

3.7.4 Goal 4: Provide Opportunities for New and Different Housing Types and Sizes to Attract New Population.

Specific Objectives:

a. provide a variety of lot sizes and locations for housing;
b. provide for diversity in densities;
c. provide for a variety in housing prices, sizes and styles;
d. provide affordable housing; and,
e. provide opportunities for senior citizen and low income housing.

Implementation Strategies and Actions:

a. Village Board of Trustees to adopt this Plan as the guide for future development of the Village;
b. Village Board of Trustees to amend the Zoning Ordinance to reflect the Future Land Use Plan. Establish several residential zone categories with different housing types, and different densities. Allow for mixed residential uses and for mixed commercial-residential uses in specific areas;
c. Village Board of Trustees to prepare and adopt a basic Subdivision Ordinance that will establish development and design standards for new subdivisions. The Subdivision Ordinance should establish an efficient process for reviewing and approving plats;
d. Village Board of Trustees to prepare and adopt an affordable Housing Ordinance;
e. the Zoning Ordinance shall be amended to establish locations and development criteria for affordable housing;
f. the amended Zoning Ordinance should be based upon flexible standards, encourage alternate forms of subdivision such as cluster subdivisions; and encourage energy

efficient housing design;

g. promote the development and construction of new housing. The Village should consider making available a few of the lots it owns for residential development. These lots may serve as a seed development for additional housing development. Figure 5 in Section 4.0 of this Plan shows the location of lands owned by the Village; and,
h. plan, design, construct or upgrade the necessary water and wastewater services to support the estimated growth in residential development.

4.0 ECONOMIC DEVELOPMENT

4.1 Introduction

Economic development for the Village of San Jon means maintaining the small number of commercial and industrial activities it has now and initiating and capitalizing on potential new growth opportunities.

San Jon reached its peak in population in 1960 with 411 persons and about 25 businesses. At its peak, San Jon enjoyed a commercial base that is to be envied today: four grocery stores, retail shops, clothing stores, personal service shops, specialty shops, restaurants, 5 or 6 motels and rental cabins, 6 gas stations and 3 or 4 saloons. All catered to tourists and Village residents.

Today, San Jon has a population of 216 and has two small travel centers, a truck service business, a blue corn industrial operation, a small appliance repair shop and one motel. In addition to the population within the Village proper, San Jon also serves the population in the surrounding area, clearly to a much lesser extent today than 40 years ago. The population outside the Village limits likely has dwindled as well over the same period of time.

Today, Route 66 (Main Street), the original downtown/shopping area, is comprised of old abandoned commercial buildings, some in very bad condition, which add little to the Village appearance except as sad reminders of a time that has passed the Village by.

Two small travel service centers on State Road 469 (4th Street) cater to travelers along I-40 and to those going to Ute Lake. Purchases consist mostly of fast food, snacks, beverages and fuel. One travel center located south of I-40 and the second travel center and a truck service/repair shop located north of I-40, cater to the service and tire needs of the trucking industry and the travelling public utilizing I-40.

Also located north of I-40 on State Road 469 is Sunny State Products, Inc. Classified as a food wholesaler, it deals in corn grains, primarily organic blue corn. Established in 1928, the company relocated to its present site north of I-40 in the 1940's. Sunny State Products employees 6 people and its products are sold across the United States and to some foreign countries as well. Its on-site storage facilities are visible from I-40 and State Road 469.

Today, most of the commercial needs of the Village (food and clothing, dry cleaners and various repair shops, furniture and appliance stores, entertainment) are provided by the City of Tucumcari and the City of Clovis, and most residents make the 22 mile trek to Tucumcari or the 60 mile trip to Clovis to avail themselves of these services. Some San Jon residents travel to Logan for groceries. San Jon travel centers provide some of the least expensive gas in the County.

4.2 Basic Economic Data

Current comprehensive economic data was not collected as part of the 2010 Census. Basic labor force data normally provided in the 2010 Census are not yet available. There will be a national

economic survey done in 2012. However, American FactFinder, U.S. Census Bureau, provides economic data at 5 year intervals. Unfortunately, San Jon is too small to be surveyed separately and, consequently, is lumped-in with Quay County areas lying outside Tucumcari. However, the U.S. Census Bureau does provide estimates of various economic indicators over an aggregated time period for small municipalities like San Jon. RMDA did not utilize these estimates because these estimates used the 2000 population of 306 as the base for calculations and that is not an accurate reflection of the current situation in 2010.

In the 2005-2009 Survey, data such as occupation and numbers in the civilian labor force are clearly based upon a population base for San Jon that is larger than the actual population in 2010 of 216. For example, the 2005-2009 estimate of population in San Jon 16 years of age and older is 262, obviously greater than the total population count in 2010. In fact the population 16 years of age and older in 2010 is 209, significantly lower than the 2005-2009 estimate of 262.

RMDA utilized a combination of available 2010 Census data on age groups and applied appropriate, related percentages calculated from the 2000 Census-Profile of Selected Economic Characteristics to provide an estimate for 2010. For example, when estimating the number of males 16 years of age and older in the labor force, RMDA calculated the percentage of 16 year olds that were in the labor force in 2000 and applied that percentage to the 2010 data to which we had access (assumes the percentage still holds in 2010). The resultant estimates for San Jon and Quay County are to be treated with caution and used as indicators only. Table 17 lists some labor data for San Jon and Quay County. When 2010 data is available, Table 17 should be updated.

Table 17. Labor Force Statistics

Category	San Jon 2000 Census	San Jon 2010 Estimate[1]	Quay County-2000 Census	Quay County 2010 Estimate[1]
Employment (Civilian labor Force)				
Total Females 16 years & over	127	84 (actual)	4,241	3557 (actual)
Total Males 16 years and over	82	83 (actual)	3,764	3775(actual)
Total Population 16 years and over	**209**	**172 (actual)**	**8,005**	**7332 (actual)**
Males 16 years and over in labor force	62	51	2,208	2022
Females 16 years and over in labor force	66	54	2070	1896
Total Population 16 years and over in labor force	**128**	**105**	**4,278**	**3918**
Males 16 and over Employed	62	51	2,109	1932
Females 16 and over Employed	61	50	1,935	1772
Total Population 16 years and over employed	**123**	**101**	**4,044**	**3704**

[1] Source: Estimates based on 2010 Census data to which appropriate percentages calculated from 2000 Census Data were applied

From 2000 to 2010 the total population 16 years of age and older declined by 37 or 17.7% while Quay County declined by 8.4 %. This is a significant decrease for San Jon; however, it goes hand-in-hand with the decline in total population.

Table 18 sets out employment data in San Jon and Quay County by occupation and industry sector. As with Table 17, percentages in each category were calculated using available 2010 Census data for San Jon and for Quay County. Using 2000 Census data for the occupation and industry categories, percentages were calculated and the then applied to the 2010 data available to produce new 2010 estimates. The resultant estimates for San Jon and Quay County are to be treated with caution and used as indicators only. When 2010 data is available, Table 18 should be updated.

Table 18. Labor Force by Occupation and Industry Sector

Subject	San Jon-2000 Census	San Jon Estimate 2010[1]	Quay County 2000 Census	Quay County Estimate 2010[1]
Occupation (employed civilian pop.)				
Management, Professional & related occupations	37	30	1202	1101
Service	26	22	755	692
Sales and Office	19	24	1066	976
Farming, Fishing, Forestry	1	1	121	110
Construction, Extraction, Maintenance	21	17	540	495
Production, Transportation, & Material Moving	9	7	360	330
Total Employed	**123**	**101**	**4044**	**3704**
Employment by Industry				
Agriculture, Forestry, Fishing, Hunting, Mining	5	4	473	434
Construction	3	2	284	260
Manufacturing	0	0	69	63
Wholesale	10	8	58	53
Retail	35	30	697	622
Transportation, Warehousing & Utilities	6	5	266	244
Information	3	2	82	75
Finance, Insurance, Real Estate, Rental/Leasing	4	3	132	121
Professional, Scientific, Management, Administrative, Waste Management	4	3	103	94
Education, Health & Social Services	22	18	901	825
Arts, Entertainment, Recreation, Accommodation & Food Services	12	10	467	428
Other Services (except Public Administration)	6	5	294	269
Public Administration	13	11	236	216
Totals	**123**	**101**	**4044**	**3704**

[1]Source: 2000 Census-Selected Economic Characteristics and 2010 Census Population Data and Estimates of Labor Force in Table 17 of this Plan.

With respect to "employment by industry" San Jon saw a decline in numbers (according to the estimate) in each industry category between 2000 and 2010 (our estimate). Numbers for Quay County exhibit the same declining trend.

4.3 Business and Resident Preferences

Throughout the public meeting process, San Jon residents expressed several ideas and concerns about economic growth. In general, the community wants to grow while at the same time it wants to maintain a small town atmosphere. Concern was expressed by most attendees about the litter and untidy appearance of the community and the condition of buildings along Route 66. For virtually all attendees, becoming a bedroom community was not a negative prospect. Some residents spoke of becoming a seniors' community.

Commercial activities such as a full service, sit-down restaurant, a grocery store, a motel, an RV park and some gateway treatment at the entrances to the Village were all cited as desirable and supportable.

Comments made by several residents regarding things that need to be done to make the community more attractive to new residents included: more housing generally and affordable housing in particular; yards and vacant lots need to be cleaned of weeds and debris; a medical clinic is needed; protective ordinances such as zoning and property maintenance; jobs to keep youth in the Village; and, recreational facilities.

In an early discussion with Village staff, RMDA was informed that the San Jon Chamber of Commerce no longer existed and that it seemed unlikely that another would be formed because of the dearth of businesses in the Village.

4.4 Potential for Growth

There are several initiatives that might be undertaken by the Village of San Jon. None of these initiatives individually will bring the Village back to its glory days of the 1940's through the 1970's. However, a combination of actions, events and activities may bring San Jon back to a greater level of commercial activity than currently exists.

4.4.1 Strengths to Build On. There are several strengths identified by the residents that can be building blocks for some economic growth:

- Route 66 runs through the middle of the community and represents a boom-time in the history of the Village. Route 66 is designated a "National Scenic Byway". It was removed from the federal highway system in 1985. There are some aspects of that history that can be used as corner stones for some new investment in the community. There remains a significant national interest in historic Route 66.
- Interstate 40 (I-40) provides access to large numbers of travelers all year long. Currently, the Village has two small travel centers that cater to the travelling public, especially those

travelling to Ute Lake. One is located south of I-40 and one is north of I-40. The market provided by I-40 is very large; it needs to be tapped.

- San Jon History based in farming and a ranching history continues today in various forms. This history can be utilized as a catalyst for a major event to attract tourists. San Jon was also one of the first settlements to be involved in the U.S. Air Postal Service. A concrete slab north of the high school near I-40 was the ground point locator for the mail drop.
- The San Jon Municipal School System is an excellent school system providing excellent curricula that attracts students from outside the District, Tucumcari for example. The school system is a significant strong point for the Village of San Jon.
- Water Availability is good. A water supply agreement between Logan and San Jon provides San Jon with sufficient water capacity to accommodate a population of over 700. The ability to accommodate new economic development is available.
- Wastewater Facility. The Village recently undertook a series of improvements to its lagoon system. dennis ENGINEERING company estimates that the improved wastewater system can accommodate over 400 people, about twice the current population.
- Large acreages of inexpensive land to provide flexibility in choice of location for housing and commercial development. Most of the lands are or can be served with water. Wastewater lines would have to be constructed.
- Possible Access to the Schools' Medical Clinic is being negotiated between the Village and the School system. This would be a significant benefit to the residents to have such a service in the community and to not have to travel to Tucumcari or Clovis.

4.4.2 Principles for Economic Development. The ideas and concerns expressed at the public meetings provided input for the development of some basic principles to guide the actions of the Village in pursuing economic development. The following principles/ideas are used to develop the goals, objectives and implementation strategies for economic growth:

- adequate water and wastewater capacity
- attract military personnel from Cannon Air Force Base
- market the excellent quality of the San Jon Municipal School System to families
- quality of life issues to be addressed
- market special community events
- growth from alternative energy installations to be pursued
- marketing and economic development strategy
- funding sources for studies and capital projects
- maintain/retain existing commercial operations

4.5 Growth Initiatives

There are several initiatives that might be undertaken by the Village of San Jon. None of these initiatives individually will bring the Village back to its glory days of the 1940's through the 1970's. However, a combination of actions, events and activities may bring San Jon back to a greater level of commercial activity than currently exists.

The initiatives proposed here are intended to be accomplished over a period of time but also to work in concert with one another to attract visitors to San Jon for a one day visit or longer. They are also designed to "pull' travelers off I-40.

4.5.1 First Step: Establish Economic Development Committee. In June, 2011 RMDA recommended to Mayor Barnes that she establish an economic development committee of 10 to 15 residents, including some non residents of the Village. This committee is to be the initiator of projects and provide oversight to the overall economic development program. The committee will also help pull together necessary resources for a project and will also help carry-out work on a project.

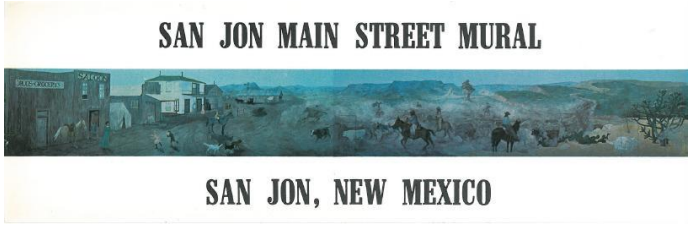
Mayor Barnes is in the process of setting-up this Committee.

4.5.2 Bicentennial Wall Mural. For the United States Bicentennial (1976) Celebration, the Village of San Jon and the Committee responsible for Bicentennial Activities obtained federal funding to create a wall mural on Main Street (Route 66). The mural was the creation of artist Leona (Mills) Head. The mural was painted on the long wall of a saloon located at the southwest corner of Main Street and 6th Street. It was 125 feet long and 16 feet high. It portrayed the agricultural/ranching and old settlement history of the Village. It became one of the main tourist attractions of San Jon and of Quay County.

Unfortunately, the building on which the mural was painted succumbed to a termite infestation in the late 1980's and was demolished. The wall could not be saved. However, even today, travelers will stop at the Village Hall and ask staff for directions to the wall mural and go away disappointed that it no longer exists.

Recommendation.

It is recommended that the Village undertake the re-creation of the wall mural. Two locations are possible. The Village owns about one half of the lands on which the mural originally stood-southwest corner of Main Street and 6th Street. It could initiate the mural project at this original location. The second location is at the northwest corner of Main Street and 7th Street. At this latter location a masonry concrete block wall already exists. It is about 100 feet long and about 3.5 feet high. In either case the wall may not be the same dimensions as the original, but a reasonable facsimile is possible.



Whether the existing wall at 7th Street and Main Street or the original site at 6th Street and Main Street is chosen, the wall needs to have a dominant presence; that is to say, a dimension that is noticeable and makes a statement.

It is recommended that the wall be at least 100 feet in length and 8 feet in height. Either a new wall or use of the existing masonry concrete block wall will require reinforcement and the surface to be treated to allow painting. Current cost to construct a masonry concrete block wall of these

dimensions, including sill plate, foundation and reinforcing rod, is in the range of $10.65 to $11.00 per square foot of surface area.

It is further recommended that the Village (Economic Development Committee) approach one of the Community Colleges in the area or one of the Universities or the local High School and seek volunteers to help paint the mural. There exists a post card and several photos of the mural that can be used to re-create the wall mural.

Additionally, when the wall mural is ready, it should be bookended with colorful flags or banners or gonfalons or pennants, to clearly demarcate the location of the mural and to provide some appeal.

Also, at one of the public meetings in April, 2011, a resident suggested that a "flags of all nations" display be created. This could be part of the wall mural development; perhaps a plaza-type development behind the wall with walking areas, sitting areas and landscaping, perhaps a "mural park".

4.5.3 Old West Days Event. San Jon had its start with ranchers bringing their cattle to the area to water them at the ground water tank created by damming San Jon Creek. Some of these ranchers stayed and soon merchants were attracted to the area to serve the ranchers. This beginning for San Jon can be used as a building block to create an event to attract visitors to the area.

The basics of this idea would be to provide a weekend event called "San Jon Old West Days". Organized activities could include trail rides, a barbecue, rodeo events and similar activities.

Recommendation: That the Village undertake the organization of an "Old West Days" event with the first event to take place in 2012. Local ranchers should be asked to help with the planning and organizing of the event and specific sub-events such as a trail ride. We have already met with one rancher, Kelley Boney, who believes this is a workable idea and is willing to help. Several people were mentioned by Ms. Boney as potential helpers and this group could easily be the working group to put together this event. The Village Economic Development Committee should help in the planning and organizing of this event and should help put together the necessary resources to make it happen.

For the rodeo events we understand that portable structures are available for such things as chutes and fencing. There may be a cost to this and funds will have to found to help pay for these materials. Possibly, funds and/or equipment may be donated.

The working committee should look at a calendar of events for the area and try to pick a time slot that will be in minimum conflict with other activities in Quay County or neighboring counties.

Also, Ms. Boney indicated that if San Jon was interested in arranging for specific rodeo events, arrangements need to be made soon, as booking of such events for 2012 was taking place now.

Advertizing of this event can be through radio appearances by organizers, newspaper ads and articles, announcements through the various ranching and farming organizations, announcement on the New Mexico Tourism Department web site, word of mouth, and any other reasonable means.

4.5.4 RV Park Development. Several mentions were made at the public meetings in April of "how nice it would be to have an RV park". There was also similar discussion at the August public meetings. The Village currently allows use of the Community Center grounds for RV's and campers at no charge. An RV park would be one way of enticing travelers from I-40. The Future Land Use Plan proposes several areas as possible sites for an RV park.

Clearly, no one has come forward with a plan to develop such a facility in San Jon. However, there is no other RV facility between Tucumcari and some distance beyond the Texas border. Russell's Travel Center does not have such a facility and consequently there seems to be some market potential for such a facility east of Tucumcari.

Recommendation: It is recommended that the Village consider the issuing of a Request for Proposals (RFP) for the development of an RV park on Village lands. It is suggested that the 4 acre parcel of land behind the Community Center be considered for inclusion in the RFP. The RFP would set out the Village's expectation for the development, the standards of development and what the Village will consider contributing to the right proposal in order to help make it happen. The Village is under no obligation to accept any proposal.

Figure 5 illustrates lands owned by the Village. The 4 acre parcel is located immediately west of the Village Community Center.

The RFP should be advertized in the local newspapers and in Albuquerque and Amarillo and perhaps other major centers. The initial effort and cost are minimal; but, the rewards may be significant. There is no guarantee of any proposal being made. The current economy may be one significant factor working against any proposal. Lack of credit availability is another factor.

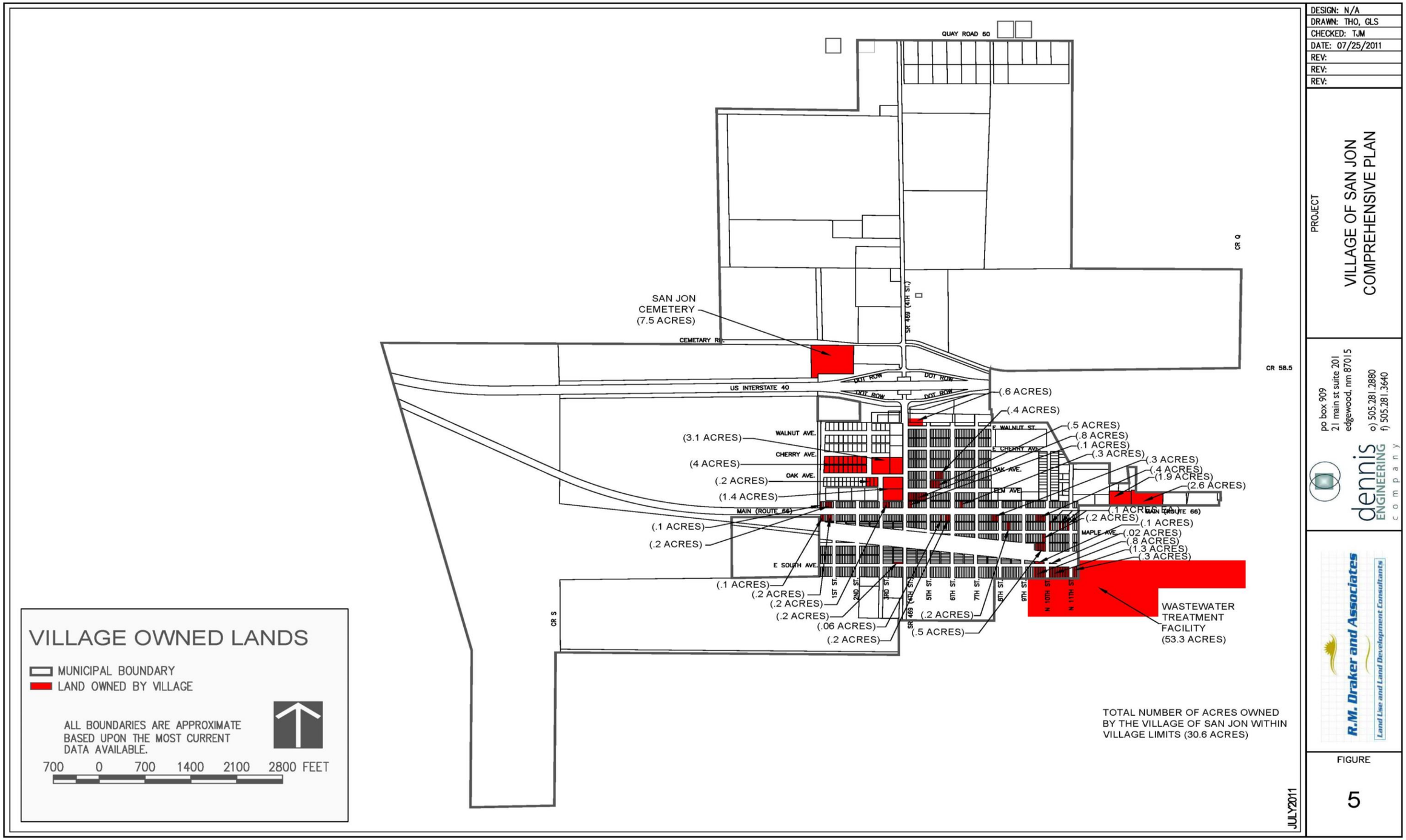
4.5.5 Revitalization of Route 66. Route 66 played a major role in the history and economic success of San Jon. As difficult as it might be, some effort should be made to re-create that time in history, even to a small extent. Taking a single building or a group of two or three buildings and refurbishing the building(s) to its Route 66 days is one possible effort. This is not a short term project; it will take planning and funding which might come from the MainStreet Program or the Route 66 Corridor Preservation Program, a federal program. Also, the New Mexico Route 66 Association might help with advice and resources if nothing else.

This effort should follow the re-creation of the wall mural and a mural park/plaza as a linchpin for a revitalization effort of the Route 66 corridor.

Recommendation: It is recommended that the Village pursue the rehabilitation of a small segment of Route 66 within the Route 66 Revitalization Area shown on the Future Land Use Plan. This effort should follow the re-creation of the wall mural and associated "Mural Park". It may be one building or more if appropriate and funding permits.

Funding, planning and design help should be available through the MainStreet Program and perhaps the Route 66 Corridor Preservation Program which is administered by the National Park Service. The University of New Mexico Architecture Department might be willing to take this on as a design studio project.

Figure 5 - Village Owned Lands



NOTE on Route 66 Corridor Preservation Program: In 1999, Congress passed the Route 66 Corridor Preservation Act to help preserve the history of Route 66. "The program collaborates with private property owners; non-profit organizations; and local, state, federal, and tribal governments to identify, prioritize, and address Route 66 preservation needs. It provides cost-share grants to successful applicants for the preservation and restoration of the most significant and representative properties dating from the route's period of outstanding historical significance, 1926 through 1970. These properties include the familiar "gas, eat, sleep"-related businesses, cultural landscapes, and the all-important road segments themselves. Cost-share grants are also provided for research, planning, oral history, interpretation, and education/outreach projects related to Route 66. The program serves as a clearinghouse of preservation information, and provides limited technical assistance." (Quote from Route 66 Corridor Preservation web site).

The 2011 grant cycle is closed; however, the 2012 cycle will open in January 2012, at which time an application package will be available through the web site and the program office.

4.5.6 Alternate Energy Facilities. Alternate energy in Quay County represents a significant source of growth to San Jon. The Caprock Wind Farm is located about 8 miles south of San Jon. Caprock Wind Farm is an 80 MW field with the land resources to expand. RMDA was told by Caprock personnel that several of the employees would reside in San Jon if housing were available. While not necessarily a large-scale source of growth, it is a source of population growth and possible business off-shoots that should be pursued.

Another project that could have indirect positive consequences for San Jon is the Tres Amigas project slated for construction to the northeast of Clovis. This will be a superstation that would act as a hub for the United State's three main electrical grids. This superstation would connect the Country's three main electrical grids and re-direct energy to any location in the Country where there is a demand and provide instant accounting of the transactions for the entire United States. This would be a place for wind farms to sell their energy directly or through existing electrical companies such as PNM and Xcel Energy.

Recommendation: It is recommended that the Village encourage the platting of land in the Village. In addition, the Village should consider making available some of its lots available for the development for new housing; a few lots as a seed project to encourage others to build or for newcomers to purchase land and build.

4.5.6 Caprock Amphitheater.

Caprock Amphitheater, now owned by Quay County, has been in a dilapidated condition for at least the past decade. Once an attractive and pleasant place for concerts, plays and picnics, the Amphitheater today is home to snakes, lizards and rodents. It is a sad epitaph for a once grand scheme.

However, the Quay County Comprehensive Plan, 2010, contains the following policy: "Quay County will take the lead in efforts to revitalize the Caprock Amphitheater by establishing partnerships of regional communities and institutions." (Policy 4.7, Quay County Comprehensive Plan Update 2010 Addenda).

The Quay County Comprehensive Plan does not elaborate the strategies or specific actions the County will take or should take to achieve this objective. However, San Jon should take the initiative and play a significant role.

Recommendation: It is recommended that the Village initiate discussions with the County and propose a task force to look at all implications for rejuvenating Caprock Amphitheater.

Caprock Amphitheater is in San Jon's backyard and San Jon should play a major role in determining the ultimate fate of the Amphitheater.

If the Amphitheater can be redeveloped and instilled with new life, it can mean jobs and people wanting to live in San Jon. That, in turn, may attract new business-restaurants, motels and shops- to San Jon.

4.5.7 Cannon Air Force Base. Cannon Air Force Base acquired a new mission at the end of 2007. That mission is Air Force Special Operations. In 2005, when the base was placed on the "to close" list, the base population dropped off to about 2,500 to 2,800. The base population at mid February, 2011 is about 5,300 ,which includes military personnel, civilians and contractors. In addition to these can be added the dependents, approximately 5,500 which brings the total population generated by the Base to almost 11,000.

The personnel, families and singles, are interested in activities beyond the Clovis/Portales area and they look to Ute, Conchas and Sumner Lakes for recreation as all of these facilities are within a 90 minute drive of the Base. Undertaking some marketing to the Base and catering to military personnel is a worthwhile consideration for the Village and for the two existing travel centers.

Recommendation: That the Village meet with the owners/managers of the two travel centers and discuss ideas on how the travel centers might cater to the military personnel: a discount on meals or fuel or other commodities. The Village then should communicate the benefits/discounts to Cannon Air Force Base. This can be done through the Airman and Family Readiness Center on Base as a starting point and through base sponsored newspapers and other publications. Any special events hosted by the Village should also be communicated to the Base along with possible discounts on fees and other considerations for military personnel and their families.

4.5.8 Race Track and Casino in Tucumcari. Tucumcari submitted an application to host a casino and racetrack. RMDA understands that chances of Tucumcari getting the license are good. If this should happen, it is projected that between 200 and 300 workers will be employed by the "racino". It is possible that San Jon may house some of these employees. The high growth scenario put forth in Section 2.2.1.4 of this Plan provided for about a dozen families related to the "racino" development.

Recommendation: The Village Economic development committee should open lines of Communication with the City of Tucumcari and monitor progress on this project. The Village should offer whatever support it can.

The Village must also encourage the platting of land to accommodate not only the "racino" growth but also growth related to other initiatives. Village should consider making available some of the lots it owns for building lots and use these as a seed project

If Tucumcari is selected as the site for the "racino", it should invite the developer of the "racino" to the Village for a meeting in order to better understand the needs of the development as well as time frames. This will better prepare the Village for those things that it must make happen.

4.5.9 Commercial Activity to be Pursued. At the August 16, 2011 public meeting held at the San Jon Senior's Center, a question was raised by a resident about the types of industry that the Village should seek-out. RMDA's general response was that the Village needed to focus first on getting its name out in the public arena. The best and most simple way to do that is to create interest through specific events or actions or attractions. Hence, the re-creation of the Main Street wall mural, the "old west days" and marketing to Cannon Air Force Base are all ways to get noticed.

Also, of importance is the fact that the Economic Development Committee that is being formed will have its hands full with specific events and projects and that pursuing other industries will be a future step.

The Comprehensive Plan of 2004 suggested four broad areas of commercial pursuit: hospitality, food processing, tourism and warehousing/distribution. All of the proposed economic initiatives proposed in this 2011 Plan fit into the hospitality and tourism sectors. The other two suggestions from 2004 certainly may be pursued now or later. Sunny State Products is certainly a seed industry for the food processing industry. However, nothing has happened in that regard in seven years partly because no one has pursued it and partly because there may be no interest.

It is not being suggested here that pursuit of other job creating industries be put on the back burner, totally. There are some obvious economic enterprises that can be and should be pursued now.

The most obvious one is the Caprock Wind Farm. The new Economic Development Committee should meet with the Caprock representatives and first ask what San Jon can do to support the wind farm. Then it should ask what support services does the wind farm require or want and would it be helpful if such services were located in San Jon. Knowing what services are needed, the committee could then begin a search for the most likely services. A community prospectus must be developed describing the services and resources available in San Jon to best be able to pursue the best prospects. Help is available through the state Economic Development Department and possibly through the Mesalands Small Business Development Center.

With help from the New Mexico Economic Development Department, the Village should prepare an economic development strategy that provides a general framework within which the Village can work towards attracting new business.

In the meantime, RMDA believes it most important to pursue the specific initiatives proposed in this Plan and any others that may be developed by the economic development committee.

4.6 Goals, Objectives and Implementation Strategies/Actions

There is, understandably, overlap and repetition in the goals, objectives and implementation of strategies presented in this Section 4.6. Like the Land Use section, goals, objectives and implementation actions are often and necessarily interrelated. The same strategy to achieve one objective may well apply to another objective. The format for the goals, objectives and actions in this Economic Development section is a little different than other sections of the Plan. The interrelationships between objectives and strategies and the overlap of some objectives and strategies indicated a different organization. The Economic Development section contains few goals and places greater emphasis on objectives.

4.6.1 Goal 1: Retain and Expand Existing Businesses in San Jon. The first significant task in any economic development strategy is to retain the businesses with which the community is already blessed and help them grow to the extent possible. San Jon does not have many businesses and the Village must work at keeping what it has.

Specific Objectives and Implementation Strategies:

a. Objective 1: Village Board of Trustees to adopt this Plan as a guide for future development to help promote economic development.

b. Objective 2: Village to establish a working Economic Development Committee of 10 to 15 residents, including some non-residents of the Village. This committee will be the initiator of projects and provide oversight to the overall economic development program. The committee will also help pull together necessary resources for a project and will also help carry-out work on a project.

Implementation Strategies/Actions: At the outset, the Economic Development Committee will take the place of a Chamber of Commerce until such time as there are sufficient businesses to form a chamber.

The committee should be made up of Village residents and non-residents who have an interest in the Village. All volunteers must be working volunteers.

i. the Economic Development Committee as a first step should meet with existing businesses, separately, and ensure their needs are being met. The existing businesses should be asked for ideas to attract new business to the community.
ii. the Economic Development Committee to meet with the New Mexico Department of Economic Development to seek help with an economic development strategy and also to seek sources of funds to help with a strategy and with specific projects.

iii. pursue help from Quay County in any Village economic development endeavor. The Quay County Comprehensive Plan 2010 Addenda states the following Objective: "Collaborate with County municipalities, the Tucumcari Chamber of Commerce and economic development organizations to promote area attractions such as Ute Lake, Tucumcari Lake, the Canadian River, Route 66, the Nara Visa School House, and the Caprock Amphitheater." (Section 4.5, Objective 3d., Quay County Comprehensive Plan Update 2010 Addenda). [Underlining is RMDA's]

c. Objective3: Re-establish a Village Chamber of Commerce. This may be a long term objective. It is important that a chamber or some similar organization be established to help existing businesses and to help promote new business in the Village; if not a chamber of commerce, then some economic development organization. This may be an action that happens a few years down the road as new business locates in San Jon.

4.6.2 Goal 2: Promote and Attract New Business Investment to San Jon to Strengthen the Village's Image as a Destination. There are several opportunities for growth that the Village can and should pursue. These opportunities were discussed at some length in Section 4.5 of this Plan. These opportunities form the basis for the objectives and implementation strategies for Goal 2.

Specific Objectives and Implementation Strategies/Actions:

a. Objective 1: Village Council to adopt this Comprehensive Plan.

b. Objective 2: Identify and Document Possible Growth Opportunities: Section 4.5 of this Plan described several growth initiatives in some detail:
   - alternate energy projects
   - re-creation of the wall mural with a companion park or plaza
   - organize an Old West Days
   - revitalize a portion of the Route 66 Corridor
   - Caprock Amphitheater
   - develop an RV Park
   - Cannon Air Force Base
   - Race track and casino in Tucumcari is possible

Implementation Strategies/Actions

i. For each growth opportunity, identify specific tasks that have to be done to plan an attraction or an activity.
   - document those things that the Village now has or could have that will support new activities, new population and new businesses: the excellent school system; existing amenities such as parks, athletic fields, community center; and, a family oriented community atmosphere.

Alternate Energy Facilities:

- identify current projects, their stage of development, time frames for development, employment numbers, numbers that could be attracted to San Jon.
- establish contacts with individuals involved with the development of these projects.
- monitor the progress of these projects.

Wall Mural and Park (Flags of All Nations walk)

- decide on location.
- identify resources: donation of materials and labor.
- identify design resources and sources of funding, if needed.
- arrange painting of mural with universities or other schools.
- set implementation time table; construction and painting.

Old West Days

- Village to appoint Working Committee to organize event.
- Working Committee to be made up of ranchers and Village residents.
- set schedule for event - check local calendars for possible open weekends or times of minimal conflict with other area events.
- select sites for various activities.
- develop tentative list of activities and events.
- set fees for various events.
- organize marketing venues.
- funds for marketing from NM Economic Development Department.

Route 66 Revitalization Area.

- initiate meeting with MainStreet Program (a program of the New Mexico Economic Development Department-NMEDD). MainStreet will provide technical assistance, organization help, marketing services and design help. Monies may also be available.
- have NMEDD and/or MainStreet help in determining what if anything is a viable rehabilitation project or if some re-creation is desirable.
- set design and development standards.
- if a project seems viable, strike a working committee to oversee projects and report to Village Board of Trustees.
- decide on a project site; one building or more.
- set up schedule of implementation events.
- organize resource: volunteer labor, materials, design, sources of funds.

Caprock Amphitheater.

- Village Board of Trustees to initiate discussions with Quay County representatives. Take the lead.
- This may be a very long term project if the amphitheater is to be returned to its original pristine condition.

- get NMEDD involved with some funding to do an audit of the existing conditions and what it would take to put amphitheater back into working order-cost and time.
- look at other possible uses.
- what are costs to convert to another use?
- what is potential market for amphitheater or other use?
- who will manage?

(There are many more questions to ask and be explored; the above list is a start only)

RV Park

- Village Board of Trustees to decide if it wants to pursue this idea.
- if Village pursues RV park notion, decide if land west of Community Center is appropriate location.
- turn technical work over to Economic Development Committee.
- establish development standards to be met by any proponent of the RV park (density, amenities, etc.).
- establish those things the Village will offer; land at reasonable rent for a period of time; services to the site; road construction, etc.
- work with Village Attorney to prepare Request for Proposal (RFP).
- Village Board of Trustees to approve before issuing RFP.
- issue RFP and establish a Review Committee to make recommendations to Board of Trustees.

Cannon Air Force Base (CAFB)

- market Village activities, when available to the CAFB personnel.
- arrange special considerations for military personnel and their families with the travel centers and communicate this to the Base.
- consider holding a special thank you event for the CAFB personnel.

Race Track and Casino in Tucumcari

- Village Economic Development Committee to monitor progress on this initiative. Maintain communication channels with Tucumcari Council and staff.
- Village to encourage platting of land to be ready for this growth initiative and others to happen. Village should consider making available some of the lots it owns for building lots and use these as a seed project.
- if Tucumcari is selected Village to invite the developer of the "racino" to the Village for a meeting so as to better understand the needs of the development as well as time frames. This will better prepare the Village for those things that it must make happen.

ii. Village Board of Trustees and Village Economic Development Committee to meet with NMEDD representatives to discuss overall strategy and approach to economic development in the Village.

iii. seek out funds from NMEDD Marketing Grant Program for Old West Days event and other events.
iv. Village Board of Trustees and San Jon School Board to meet and set an agenda for a School District meeting that will invite San Jon School District residents and out-of-District residents to a meeting at which San Jon Schools will market its schools, its curriculum, its safe environment and its quality education. The purpose is to entice parents to enroll students in San Jon Schools and attract people to live in San Jon.
v. Village to enforce its Nuisance Ordinance to clean up Village property to make it more inviting to new business and new residents. Village may also want to consider a more general and broader property maintenance ordinance at some time in the future.
vi. Village Board of Trustees to adopt an amendment to its Zoning Ordinance to adopt the future land uses set out in this Plan. The Zoning Ordinance should set out the conditions under which lands in the Urban Holding Area are brought into current use. The Zoning Ordinance should also adopt more specific development standards and conditions of development for the Planned Unit Development Areas.
vii. monitor the progress of the "racino" project and take actions suggested above.

c. Objective 3: Initiate a Fix-up of Route 66 Properties.

Implementation Strategies/Actions:

i. Village Board of Trustees to work with MainStreet Program to conduct a cursory survey of existing buildings along the Route 66 corridor, with specific focus on the Route 66 Revitalization Area as set out in this Plan, to obtain a preliminary assessment of the viability of repairing any of the buildings. The preliminary assessment should also provide an opinion with respect to those buildings that should be removed because of their condition.
ii. Village Board of Trustees, in consultation with the NMEDD (MainStreet Program), the State Local Government Division and perhaps the United States Department of Agriculture (USDA) to explore the possibility of the initiating a façade improvement program and revitalization program for at least the Revitalization Area. Consider extending the façade improvement program to other Commercial areas of the Village; and,
iii. encourage the development of residential facilities in and around the Route 66 Corridor. Explore sources of funding for housing through the USDA, the Federal Neighborhood Stabilization Program (2010) (federal stimulus money-funds may no longer be available-check with State LGD), Federal Department of Housing and Urban Development and CDBG grants through the State.

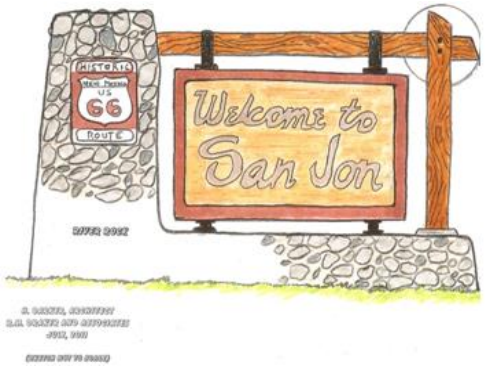
d. Objective 4: Initiate a MainStreet Program for the Route 66 Corridor.

Implementation Strategies/Actions:

i. contact the NMEDD, New Mexico MainStreet Program for assistance in establishing a MainStreet program in San Jon. The Program assists communities in revitalizing their traditional commercial areas. It provides resources, education, training and technical services. There is overlap with Objective 3.

e. Objective 5: Place Gateway Signs at Selected Entry Points to the Village. Currently, there are no "welcome" signs as one enters the Village from any direction along Route 66 or State Road 469. This Plan proposes four variations of a suggested gateway treatment as a starting point for the Village.

The basic sign design is the same for all four variations; the differences are in the surface treatment: flag stone, river rock, Chaco canyon and adobe/stucco. The flag stone and river rock variations are shown here.



The Village may alter this design or create something entirely different. The Village may also initiate a design contest within the San Jon Schools and/or Mesalands Community College or the community at large.

4.6.3 Goal 3: Showcase Village Activities to Visitors and Potential New Residents. The Village has some festival type activities during the year that it should advertize state-wide to attract visitors and provide additional revenue to Village businesses. The Village also has a great school complex to show-off.

a. Objective 1: Advertize Village Activities.

Implementation Strategies/Actions:

i. Village to either contact directly the New Mexico Tourism Department or utilize the NM Tourism web site to list Village activities. There is no cost to doing this and it is a reasonably good source of advertizing;
ii. the San Jon Economic Development Committee to work with NMEDD and the New Mexico Tourism Department to develop a new brochure or pamphlet about the Village: its history, the excellence of the school system, recreation facilities,

seniors' center, any special events and any upcoming plans for new facilities or events;

iii. develop a web site describing the Village's amenities and planned events. This is a marketing tool for the Village; and,

iv. Village will explore the possibility of combining events and activities with neighboring municipalities; e.g. Tucumcari, Grady, and perhaps Clovis.

4.6.4 Goal 4: Pursue and obtain funding to aid in the achievement of all economic development objectives set out in this Plan and objectives that may develop as time and circumstances dictate.

a. Objective 1: Pursue financial and other forms of aid from multiple sources.

Implementation Strategies/Actions

i. for help with a comprehensive economic development strategy and marketing strategy contact the New Mexico Economic Development Department and New Mexico Tourism Department;

ii. for help with marketing and advertizing, seek help from New Mexico Tourism Department and New Mexico Economic Development Department; and,

iii. seek financial and other forms of help to achieve all objectives set out in this Section of the Plan from New Mexico Economic Development Department, New Mexico Tourism Department, New Mexico Finance Authority, the United States Department of Agriculture, the United States Department of Commerce and others that are mentioned below.

b. Objective 2: Research and pursue, as appropriate, special designations for the Village that will help provide financing for economic development, marketing and generally promoting the Village of San Jon as a place to visit.

Implementation Strategies/Actions

i. investigate the "Certified Communities Initiative." This involves passing a Local Economic Development Act ordinance and several other commitments. The certification would make the Village eligible for up to $5,000 of contractual funding for three years for eligible projects. The program is intended to create new economic opportunities and jobs. It is a process with several steps. The Village should investigate to determine if such certification would be of value;

ii. Village should investigate the New Mexico Economic Development Partnership. It is a 501 c (6) non-profit that works in cooperation and with some funding from The New Mexico Economic Development Department. Its primary purpose is to recruit jobs and business from outside the State. The Partnership will be useful if there is an entity interested in locating in San Jon or if San Jon has something special to offer to a particular industry type.

The most important advantage to San Jon with the Partnership might be to get available properties listed on the Partnership web site under the featured Community Assets link. It is worth some investigation; and,

iii. some possible funding-grant and loan-programs that the Village could investigate are listed below. This information is taken from the New Mexico Economic Development Department web site.

- Public Project Revolving Fund (PPRF): PPRF is a unique revolving loan fund that funds infrastructure and capital equipment projects with low-cost and low-interest rate loans. The key characteristics of the PPRF is that all participating borrowers, regardless of their creditworthiness, receive 'AAA' insured interest rates; among the lowest interest rates available in the market.
- MainStreet Program: Program services include training programs, technical assistance from NMEDD and private entities, organizational services, promotional development (tourism, advertizing, etc.), design services (planning, building design, signage, landscape design, merchandising and interior design), and historic preservation. Also available through the Program are loan guarantees, subordinated mortgages, interest rate subsidies and more.
- Local Government Planning Fund (LGPF): The LGPF is a New Mexico Finance Authority provides up-front capital that can be used for water and wastewater projects, long-term master plans, conservation plans and economic development plans. The planning money comes in the form of a loan, which may be forgiven when the final project is financed through NMFA.
- Statewide Economic Development Program (SWEDFA): The New Mexico Finance Authority in cooperation with the New Mexico Economic Development Department participates in a lending program for private businesses and non-profit companies. SWEDFA offers a variety of financing strategies to help fund small business including bank participations, direct loans and loan guarantees.

  This is a program that could help new and existing businesses.

  Part of the SWEDFA program is the SMART Money loan participation program available to businesses. The SMART Money loan participation is designed to lower the cost for the borrower and share the risk with the bank creating a benefit to both the bank and borrower.

- New Mexico Mortgage Finance Authority. The Village should investigate this source of funding for housing assistance, either for Village initiated projects or for home repair programs, home loan or mortgage programs. Representatives of the NMMFA will be happy to attend a Village Board of trustees meeting to talk about MFA programs.

Federal programs may also be available, for the present. Through the Economic Development Administration of the U.S. Department of Commerce grants are available for three principal program areas:

- Public Works projects
- Economic Adjustment Assistance Program
- Global Climate Change Mitigation

Federal Economic Development Grants are normally awarded to communities to revitalize, expand and upgrade their physical infrastructure to attract new industry, encourage business expansion, diversify local economies, and generate or retain long-term, private sector jobs and investment. The federal government is looking for substantial return on its investment in terms of jobs or other new investment.

5.0 INFRASTRUCTURE

5.1 Water

5.1.1 Water Rights. The Village of San Jon currently has 160.6 acre-feet of water rights. The Village wells are not utilized in the system at this time; therefore the Village has adequate water rights for other uses.

5.1.2 Water Supply. The Village of San Jon has nine wells split between two well fields, the Porter Well Field and Sand Hill Well Field. The Porter Well Field has five wells numbered 20, 21, 22, 23, and 24. The Sand Hill Well Field has four wells numbered 1, 2, 3, and 4. The Sand Hill well field and the Porter well field are not operational at this time.

Due to the poor quality and low quantity of the water produced by the Porter Well Field, the Village of San Jon sought an alternative to their water supply. In January, 2002, the Village of San Jon executed an agreement with the Village of Logan to purchase water. This agreement renews automatically every 30 years.

In 2002, a report prepared by Engineers Inc. proposed a water transmission supply line from the Village of Logan Water System to the Village of San Jon. The transmission supply line was constructed, and since 2004, the Village of San Jon has been using mostly water from the Village of Logan Water System. In 2009, the Village of San Jon disconnected from the Porter Well Field and now (2011) utilizes only water from the Logan Water System.

The Village of Logan obtains water from six wells. The water pumped from the wells is treated by liquid chlorine injection and then is supplied to the distribution system and into storage. The water goes into a 300,000 gallon ground tank and then pumped to three elevated storage tanks (78 foot and 88 foot tanks) to the north of Logan to pressurize the system.

Water is obtained from the Village of Logan's distribution system by the Village of San Jon at a master water meter located at the beginning of the San Jon transmission line. The meter readings by the Village of Logan are used to determine the amount of water purchased by the Village of San Jon.

The Water Supply Agreement between the Village of Logan and the Village of San Jon (Appendix 3) stipulates that the Village of Logan will sell up to 150 acre-feet of potable water per calendar year to San Jon. The 2009 water use is estimated (with information from the June 2009 Preliminary Engineering Report for Water System Improvements prepared by dennis ENGINEERING company) as follows in Table 19:

Table 19. 2009 Water Use

Approximate Population	Calculated Average Daily Demand (gpm)	Acre Feet per Year (Based on Average Daily Demand)
216	28.4	43.92

Utilizing a volume of 150 acre-feet of water as a limit, it is estimated that approximately 738 people could be supported under the current Water Supply Agreement. See Table 20.

Table 20. Estimated Population that could be supported with 150 Acre-Feet of Water

Estimated Population	Estimated Average Daily Demand (gpm)	Acre Feet per Year (Based on Average Daily Demand)
738	97.0	150.00

5.1.3 Water Storage. The Village of San Jon currently has four water tanks with approximate tank capacities summarized in the following table.

Table 21. The Village of San Jon Tank Capacities

Name	Description	Year Installed
Cox Tank	75,000 Gallon Bolted Steel Tank	2002
Porter Tank	250,000 Gallon Bolted Steel Tank	2002
North Tank	250,000 Gallon Bolted Steel Tank	1993
Elevated Storage Tank	100,000 Gallon Welded Steel Elevated Tank	1975

Currently, the North Tank and the Elevated Storage Tank gravity supply water to the Village and provide the Village with 350,000 gallons of storage. The other tanks contribute water via booster pumps; hence, flow contribution is governed by pump system performance.

5.1.4 Water Distribution and Transmission. The transmission supply line that conveys water purchased from Logan begins three quarters of a mile southeast from the intersection of US Highway 54 and NM State Road 552, and ends at the intersection of NMSR 469 and E. Walnut St. in the Village of San Jon. The transmission line consists of 4" and 6" High Density Polyethylene (HDPE), and 6" PVC pipe line. The transmission line has two pump stations that pump water through the transmission supply line from Logan with one storage tank (Cox Tank) in between the pump stations.

On June 15, 2008 the Village of San Jon experienced a water outage due to an unknown precipitate blocking the four (4) inch PVC transmission supply line. The New Mexico Environment Department issued a letter of support to the Board of Finance for Emergency Water Funds. The Village of San Jon received emergency funding and installed approximately 21,000 feet of 4" HDPE, 6,800 feet of 6" HDPE, and 8,800 feet of 6" PVC line to replace the clogged 4" PVC line which was abandoned.

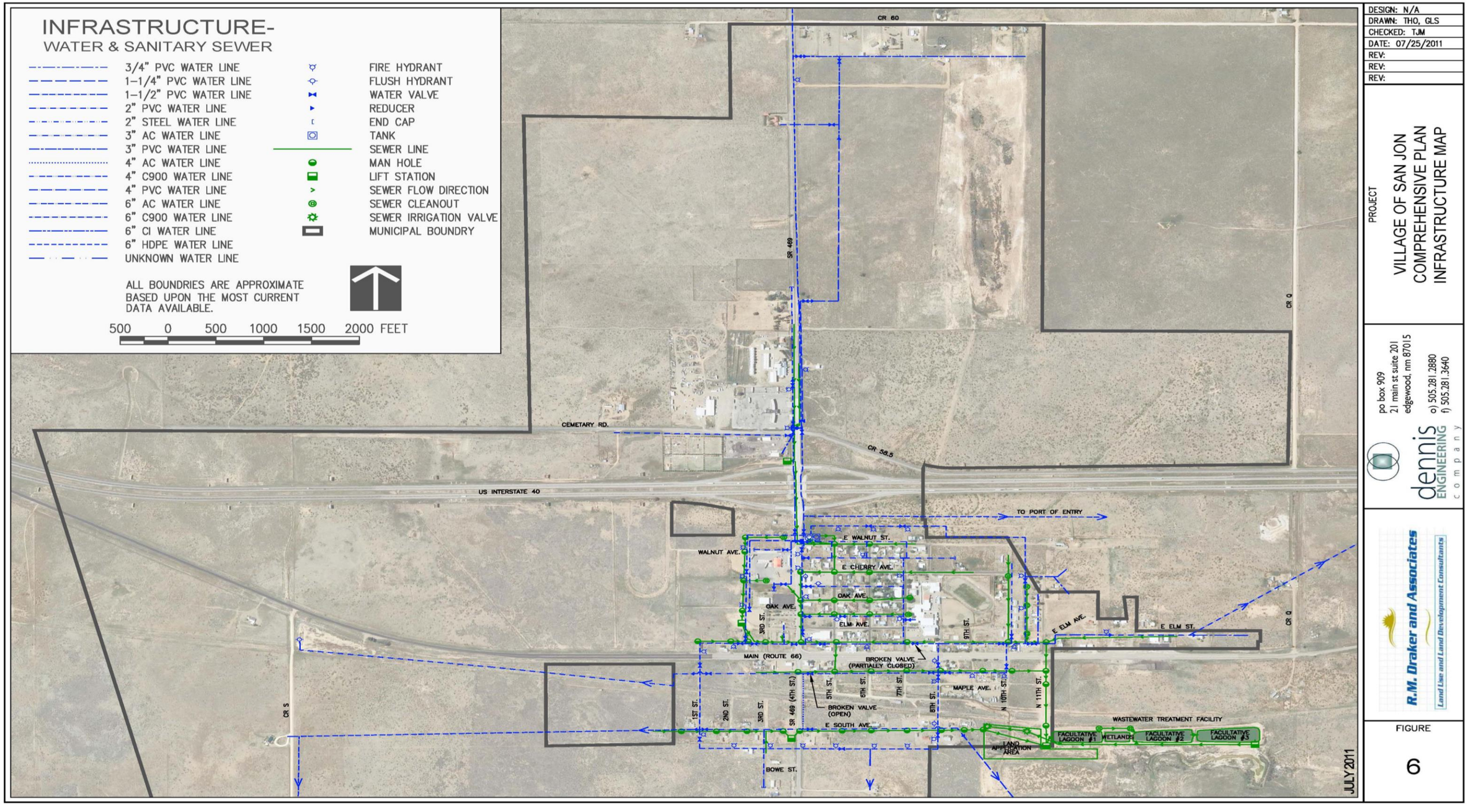
The Village of San Jon water system consists of approximately 51,000 feet of distribution lines. The system is identified on Figure 6. As shown, the distribution system supplies water east of town to the port of entry, north to the Quay County Road 60, west to Quay County Road S, and to a point approximately one half mile south of the Village boundary.

5.1.5 Fire Protection. Water requirements for fire suppression have a significant impact on sizing the distribution system components, including water lines, appurtenances, and storage facilities. The ideal way to develop a fire suppression system is to construct a distribution system that will serve the short and long-range development of the service area so that fire protection will be adequate at full development (New Mexico State Engineer Office Technical Report 48, May 1996). Needed fire flow (NFF) is the rate of water flow at a residual pressure of 20 pounds per square inch (psi) and for a specified duration, typically two hours (120 minutes), that is necessary to control a major fire in a specific structure (American Water Works Association, 1989, PP. 1-2).

NFF's for a particular structure in gallons per minute (gpm) considers the construction type, occupancy, exposure and communication of each structure or fire division. In general, 500 gpm is sufficient fire flow for one-and two-family single-story structures spaced over 100 feet apart. A flow of 1000 gpm or greater is typically utilized for other habitable structures such as apartments, condominiums and townhouses. Needed fire flows can be easily calculated using the Insurance Services Office (ISO) methodology, usually available from local, county or state fire marshal offices.

The Village of San Jon has numerically labeled all the Fire Hydrants within their system and has estimated the fire flow at each fire hydrant. Fire flows were estimated by measuring static pressure (at selected pressure hydrant), residual pressure, and pitot pressure (at each selected flow hydrant, which measures fluid flow velocity) and then calculating the fire flow (at 20 psi) in accordance with the National Fire Protection Association. The existing fire flow information was provided to dennis ENGINEERING company which used it to calibrate a hydraulic model which was used to calculate fire flow for the improved system. Each fire hydrant is to serve a 400 foot radius area. There is adequate coverage along First St., Second St., E. South Ave., Eighth St., Tenth St., and Eleventh St. since the Village has recently completed distribution improvements (1997); however, the older distribution lines in the central parts of the community do not provide adequate flow, or coverage. Recently constructed water system improvements (2010) allow for adequate flow and coverage on NMSR 469 and 7th St. Plans have been completed to improve some of the remaining deficiencies of the system; however, construction is pending due to funding

Figure 6 - Infrastructure



5.1.6 Water Quality. The Village of San Jon treats their supply water from Logan by chlorine injection before it is pumped into the North Tank.

The Federal Safe Drinking Water Act requires water utility companies to conduct routine chemical monitoring of their water supplies. This information is readily available online from the Drinking Water Bureau of the New Mexico Environment Department. Supplemental tests were obtained by dennis ENGINEERING company (2009) that were analyzed by Hall Environmental Analysis Laboratory Inc., and Assaigai Analytical Laboratories, Inc. The tests determined the Langelier Saturation Index (LSI). A positive LSI value indicates that calcium carbonate will precipitate, and a negative LSI indicates that the calcium carbonate will remain soluble. A high LSI is solely an indicator that $CaCO_3$ will precipitate, and should be used in conjunction with field observations of scale formation, pilot tests, or other analytical data.

The sample taken near the master meter where the Village of San Jon connects to the Village of Logan's water system indicated an LSI of .70 which establishes the potential to precipitate Calcium Carbonate ($CaCO_3$). Also, all the wells of the Village of San Jon were sampled and the LSI was evaluated. All the wells yielded a positive LSI establishing the potential to precipitate Calcium Carbonate ($CaCO_3$).

It is likely that the Calcium Carbonate was introduced to the system by the Porter Well field; however, it is recommended to verify that Logan water is not the source of the Calcium Carbonate by initiating routine monitoring of the water at different sample locations along the transmission supply line. To perform routine monitoring of the known stimulus parameters for Calcium Carbonate, the Village would need to obtain monitoring equipment that cost $1000 to $2000 that would require periodic calibration. Routine samples should be submitted to a qualified testing laboratory, and tested for calcium, magnesium, and alkalinity. This data can be used to determine the LSI, the Calcium Carbonate Precipitation Potential, or other corrosion indices.

Additional testing for Copper, Lead and Asbestos Fibers should also be completed to ensure that the Logan water has not initiated chemical reactions with piping within the system. This sampling should be completed at the Logan Water Meter, and in designated locations within the San Jon distribution system. It is anticipated that this monitoring could be done annually until the distribution system improvements are completed. This monitoring may then no longer be necessary, as the NMED scheduled monitoring will be sufficient.

5.1.7 Water Conservation. Water conservation may be defined as any beneficial reduction in water use or water losses (American Public Works Association, 1981; Prasifka, 1988). Water waste may be defined as the indiscriminate, unreasonable, or excessive running or dissipation of potable water. Non-essential water use may be defined as the indiscriminate or excessive dissipation of potable water which is unproductive, or does not reasonably sustain economic benefits or life forms, where there is a shortage of potable water (Monterey Peninsula Water Management District, 1988).

The Village can undertake a number of measures to make maximum use of its purchased water. Implementing conservation measures not only conserves the Village's water resources but also

results in financial benefits by deferring required capital improvements and utilizing municipal water and water treatment systems to a lesser extent.

The Village has the ability to promote water conservation by increasing water rates. In accordance with the Village of San Jon Utility Ordinance No. 199, the minimum monthly rate of water is adjusted annually based upon the Consumer Price Index for the previous year.

The Village of San Jon base water service rates for all categories and additional water usage billing structure are increased 3% this year (July 2011). The water rates are stipulated in the Village of San Jon, Ordinance No. 211 (Appendix 4).

5.1.7.1 Reduction in Unaccounted Water Use. Guidelines provided by the Office of the State Engineer (OSE) suggest that unaccounted water use for a properly maintained municipal water system should be less than 15 percent. Unaccounted water loss may include meter failure, leaks, unaccounted landscape watering and unauthorized use by individuals or businesses.

The Village of San Jon can monitor unaccounted water use, in an approximate manner, by comparing monthly billable meter totals to the monthly totals registered by the Village of Logan water meter.

5.1.8 Water System Infrastructure Future Requirements. At this time there exist several Asbestos Cement Pipe (ACP) water lines that were installed during a time when affects of ACP were unknown. The asbestos fibers found in ACP, are highly associated with cancer, mesothelioma, found in lung, pleura, and peritoneum (AWWA, 1999). These fibers are typically inhaled. This is especially dangerous when cutting or repairing existing ACP water lines. Epidemiologic studies of asbestos in drinking water have had inconsistent results, but there are suggestions of elevated risk for gastric, kidney, and pancreatic cancers (AWWA, 1999). Fibers from ACP are not typically found in dangerous amounts in drinking water unless there is corrosion of the pipe wall. A common method for preventing corrosion of ACP pipe walls is to encourage slight scaling from calcium carbonate and there appears to be adequate amounts of calcium- magnesium carbonate present within the water system. Therefore it is not anticipated that corrosion of the interior walls of the ACP is occurring. However, if portions of the scale detach from the ACP interior walls, these locations can become sources for asbestos fibers to enter the drinking water.

Another sanitary concern with some of the older distribution lines are their proximity with sanitary sewer lines. Several of the older ACP water lines are installed in alleys parallel to sanitary sewer lines. At this time it is unknown whether or not the water lines have adequate separation from sanitary sewer lines to significantly reduce the chance of microbiological contamination.

The June 2009 Preliminary Engineering Report for Water System Improvements prepared by dennis ENGINEERING company recommends four phased construction improvement projects to address the imminent and future needs of the San Jon Water System. Recently, the 2009 Transmission Supply Line was completed and Distribution System Improvements, Phase I was

partially completed to the extent of applied funding (November 2010). Outstanding projects forecast with an inflation rate of 2% are as follows:

Table 22. Phased Project Costs with Inflation

Year	Project Description	Estimated Project Cost	Adjusted Project Construction Cost Due to Inflation
2012	Distribution System Improvements, Phase I	$420,000.00	$445,707.36
2014	Distribution System Improvements, Phase II	$362,000.00	$399,677.25
2016	Water Storage System Improvements	$1,060,000.00	$1,217,606.81
TOTAL		$1,842,000.00	$2,062,991.42

Completing the Distribution System Improvements: Phase I and Phase II would replace all the ACP lines and address issues associated with the aging of the distribution system.

Completing the Water Storage System Improvements would provide the storage required to supply 1,000 gpm of fire flow for a duration of two hours to the fire hydrants within the community.

5.2 Wastewater

5.2.1 Wastewater Collection, Transmission and Treatment. A Design Summary Engineering Report was completed for the Village by dennis ENGINEERING company in 2006. The report provides an evaluation of the existing wastewater collection and treatment system. The report also identifies necessary upgrades and improvements to comply with current requirements of the New Mexico Environment Department (NMED) Groundwater Discharge Permit while providing reliable sewer service within the Village for a twenty year period.

The existing wastewater collection system in the Village consists of approximately 30,000 feet of gravity collection lines and three lift stations within the collection system. An additional lift station is located at the entrance to the treatment plant.

A majority of the existing gravity collection lines are 8-inch clay tile pipe. Other types of gravity lines in the system are 6-inch clay tile, 4-inch PVC, 6-inch PVC, and 8-inch PVC. The depth of the existing collection lines are 15 feet or less.

There are currently three facultative lagoons in operation. The influent lift station (at the entrance of the treatment plant) pumps wastewater to Lagoon #1 (Primary Sedimentation Pond). The effluent from this pond flows by gravity to Lagoon #2 (Evaporation Pond). The effluent from Lagoon #2 flows to Lagoon #3 (Evaporation Pond) by gravity, through a level control

structure. There is a recirculation lift station at Lagoon #3 to pump to Lagoon #1, Lagoon #2, or the Land Application Area.

To the west of the Lagoons is the 24.5 acre Land Application Area to which wastewater may be pumped from Lagoon #3 and discharged as flood irrigation.

The existing collection system is shown on Figure 6.

To operate this wastewater system, the Village of San Jon bills monthly service fees to the consumer and these fees are to increase 3% this year (July 2011). These fees are stipulated in the Village of San Jon Ordinance No. 211 (Appendix 4).

Information from the March 2006 Design Summary Engineering Report for Wastewater Collection and Treatment System Improvements indicates conditions in 2006:

Table 23. The Village of San Jon, 2006 Discharge Conditions

2006 Population:	Flow Rate (GPD)	GPD per person:
325	36000	110

The current discharge permit issued by the New Mexico Environment Department Ground Water Bureau (DP-535, which expires April 28, 2013) allows for discharge of up to 46000 gpd. Using this data, it is estimated that the current wastewater system and discharge permit will support approximately 418 people:

Table 24. The Village of San Jon, Maximum Population to be Supported by Existing System

Maximum Population:	Flow Rate (GPD):	GPD per person:
418	46000	110

5.2.2 Wastewater System Future Requirements. The 2006 Design Summary Report provides recommendations for improvements to the wastewater collection, transmission, treatment, and disposal system. The design report proposes seven phases of construction, of which Phase 1 (Improvements to existing treatment system to replace aging parts and facilitate plant operations as well as re-lining of Lagoon #1) and part of Phase 2 (Re-Lining of Lagoon #2) have been completed.

Outstanding Wastewater System improvement projects as of July 2011 are as follows:

- Phase 2: Re-Lining of Lagoons #3
- Phase 3: Improvements to the collection system and effluent disposal area.
- Phases 4 through 6: Improvements to the collection system
- Phase 7: Addition of a new Facultative Lagoon.

Estimated costs for each phase range from $161,000 to $700,000 and have been phased to accommodate reasonable funding requests from State and Federal programs. Multiple phases can be combined provided funding is available.

5.3 Solid Waste

The Village of San Jon handles the municipal solid waste for the Village from collection to disposal. Currently, the Village contracts the pick-up of solid waste with S S Kent Waste Management and disposes of the waste in the City of Tucumcari's landfill. The waste is expected to be primarily residential and commercial waste with a small amount of industrial waste (including some construction and demolition debris).

Currently the residential base rate for the pick-up of solid waste is $18.00 per month which is to increase 3% this year (2011). The solid waste rates are stipulated in the Village of San Jon, Ordinance 211 (Appendix 4)

The Village of San Jon pays $35.00 per ton to S S Kent Waste management to pick-up and dispose of solid waste. This rate is to increase $1.00 per ton this year (2011).

The opportunity to recycle has not been available locally.

5.4 Other Utilities

Other utilities are provided for the community by private enterprises:

Power:
Farmers' Electric Cooperative Inc. provides power to the Village and has a local service office. Farmers' Electric Cooperative Inc. provides the power for the area outside the Village limits. Farmers' Electric Cooperative Inc. is not under the control or responsibility of the Village of San Jon; however, it is an integral part of the Village infrastructure. The Village should continually monitor the service provided by this utility to ascertain that the service consistently meets the demands of the Village. Fluctuations or failures in service should be reported to the utility and if the service continuously fails to fulfill the needs of the Village, then consultation with the regulating agency should occur.

Gas:
Propane is provided to the residents and businesses in the Village and surrounding area on an individual basis from businesses in the area by Conway Oil, Tucumcari LP and House Co-op.

Communications:
Plateau Telecommunications and Qwest are the main providers for telephone and internet service. As technology has and will continue to change this utility service, other national wireless communication companies may provide service and coverage to the San Jon area.

5.5 Infrastructure Objectives/Strategies

a. Water System Improvement Projects. The Village should pursue funding for and construct outstanding projects developed in the Village of San Jon Preliminary Engineering Report for Water System Improvements (FINAL) June 2009, prepared by dennis ENGINEERING company.

b. Determine Source of Calcium Carbonate. The Village should sample water at the Logan Water Meter and in designated locations in the San Jon distribution system annually to verify that the water purchased from Logan is not the source of the Calcium Carbonate.

c. Monitor Water Loss. The Village should compare the monthly totals from the Logan water meter to the totals of all of the billable water service meters to monitor for excess loss and remedy causes of loss as soon as possible.

d. Water Conservation Plan. The Village should continue the enactment of the Water Conservation Ordinance 194.

e. Wastewater System Improvement Projects. The Village should pursue funding for and construct outstanding projects developed in the San Jon Design Summary Engineering Report (FINAL) for Wastewater Collection and Treatment System Improvements (March 2006), prepared by dennis Engineering company.

6.0 TRANSPORTATION

The Transportation element of the comprehensive plan addresses the current conditions of the Village roads and pedestrian paths to get around the community.

San Jon lies on Interstate 40, approximately 18 miles west of the New Mexico-Texas state line. Interstate 40 is one of the primary east-west traffic in the United States. There is one set of entrance/exit ramps that provide I-40 travelers access to services offered in San Jon.

New Mexico State Road 469 (SR 469) enters/leaves the Village from the north and south, and provides access to Clovis to the south and Logan/Ute Lake to the north. Much of the northbound SR 469 traffic is seasonal, consisting of winter skiers in route to the ski slopes in northern New Mexico and Colorado and summer boaters and fishermen in route to Ute Lake in Logan, New Mexico from the Clovis area and West Texas. The remaining SR 469 traffic is local traffic, primarily farmers and ranchers and residents of the community of Porter.

Prior to the construction of Interstate 40, Route 66 was one of the primary routes of east-west traffic in the United States. Route 66 brought traffic through San Jon and many more cities, towns, villages. Commercial developments along Route 66 attracted and served travelers. Route 66 was removed from the federal highway system in 1985 and is not traveled as it once was. It is now designated a National Scenic Byway. Road signs now bear an Historic Route 66 label,

The transportation system in San Jon consists of approximately 7.6 miles of local, collector, and arterial roads, excluding Interstate 40 and NMSR 469 (Figure 7).

6.1 Road Classification

To facilitate orderly roadway development and efficient fiscal planning and to ensure logical assignment of jurisdictional responsibility, roadways within a community should be classified according to function. Functional classification involves grouping roads, streets and highways into classes or systems according to the character of service they are intended to provide.

One parameter for road class division is traffic: arterial roads have more traffic than collector roads which have more traffic than local roads. See Figure 7: Roads & Parcels Map.

6.2 Road Conditions

Interstate 40 is a federal interstate highway maintained by the New Mexico Department of Transportation (NMDOT). NMSR 469 (Fourth St.) and Route 66 (Main St.) are paved roadways maintained by the NMDOT within the Village's transportation system while the remaining transportation system generally is comprised of mostly chip seal surface and some dirt and gravel roads.

Most of the other existing roadways with the exception of Walnut Ave, Cherry Ave, and Seventh St. are subject to drainage erosion due to lack of curb and gutters, valley gutters or definitive bar ditches to convey away storm water runoff.

Walnut Ave. and Cherry Ave. have curb and gutters, but lack sidewalks. Sidewalks within the community are generally limited to the business district and the school area. The lack of interconnecting pedestrian paths or sidewalks from intersecting streets directs pedestrians to utilize the roadways when traversing throughout the community. Construction of sidewalks would eliminate the dangerous potential for shared pedestrian and vehicular traffic.

6.3 Future Requirements/ Public Preferences

As San Jon moves forward with improvement projects, provisions to incorporate storm drainage and pedestrian pathways should also be included. Outstanding project development in the June 2009 Preliminary Engineering Report for Water System Improvements and the March 2006 Design Summary Engineering Report for Wastewater Collection and Treatment System Improvements should supersede projects involving roadway and drainage improvements; however, finishing water and wastewater projects with roadway and drainage improvements in areas of consequent construction is an efficient use of project funding.

6.4 Goals, Objectives and Strategies

6.4.1 Provide a safe and cost effective road system within the Village.

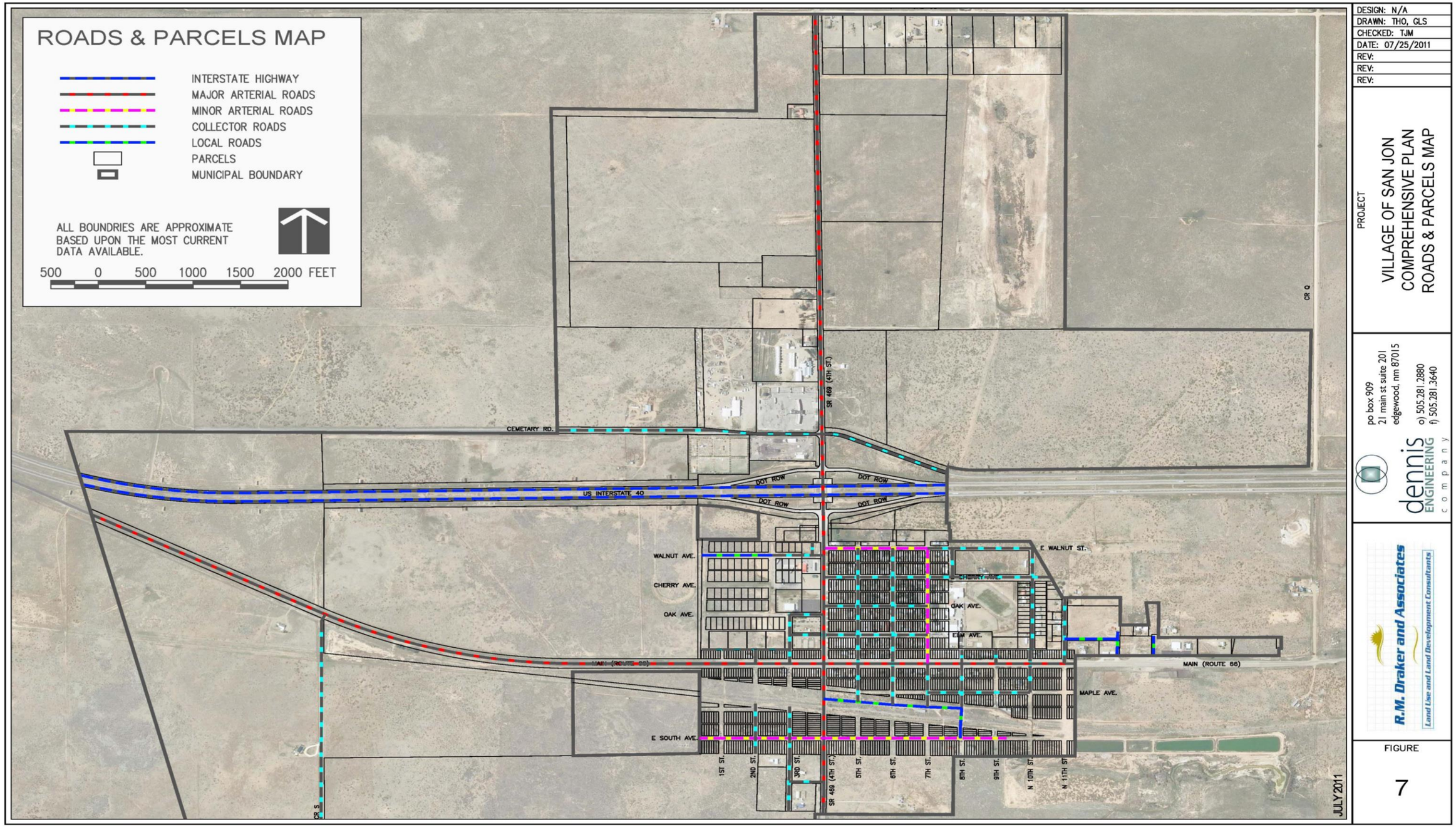
Specific Objectives**:**

a. identify areas warranting special consideration due to frequent accidents.
b. identify areas warranting special consideration for storm drainage.
c. identify roadways the Village could improve internally through the Public Works Department.
d. prioritize future road improvement projects according to their classification and use (i.e. school bus route, major collector, minor collector, local road, etc.).
e. provide a transportation system that focuses on the immediate needs of the community.

Implementation, Strategies and Actions:

a. incorporate the anticipated cost of the prioritized street improvements into the Village's Infrastructure Capital Improvement Plan (ICIP).
b. pursue financial assistance from the CDBG Construction Grant Fund, NMDOT Local Government Road Funds, State and Federal Legislative Appropriations and other sources to complete construction of the prioritized road and drainage improvement.

Figure 7 - Roads & Parcels



7.0 COMMUNITY FACILITIES

San Jon's community facilities--parks, senior citizens center, community center, fire hall, Village storm shelter and schools--are basic components of the Village's infrastructure. These facilities provide support to the community in terms of safety (fire, storm shelter), recreation and education opportunities (park and swimming pool, school facilities) and activities and meals for seniors (San Jon Senior's Center). All contribute to the quality of life and the social fabric of the community.

7.1 Existing Community Facilities

7.1.1 Parks and Recreation. San Jon Park, the only Neighborhood and Community Park in San Jon Village, is maintained by the Village Public Works Department.

San Jon Park, first developed in 1971, is approximately 2.0 acres (includes 1.12 acres of baseball fields) that is located at the intersection of SR 469 (4th Street) and Oak Street. It sits just south of the Community Center. The park contains a playground area for younger children, picnic facilities, baseball fields, tennis courts and multi-purpose courts.

There is enough undeveloped acreage for facility expansion.

7.1.2 Community Center. The Community Center is located immediately north of the playground and baseball field. The amenities include a large main room available to hold meetings, weddings and other community gatherings; a kitchen facility; and spacious restrooms.

7.1.3 San Jon Senior Citizen Center. Located at 1211 East Main Street, the San Jon Senior Citizen Center provides one meal to seniors per week. It provides a meeting place for seniors and other groups in the Village and also provides facilities for the production of crafts (sewing and ceramics), board games, and weights/exercise equipment.

7.1.4 Fire and EMS Services. The Village Fire and Co-op Ambulance Department is located at 416 East Elm, on the corner of 5th and Elm. The Village has a volunteer Fire Department with a complement of 15 firefighters, 11 Emergency Medical Technicians and 2 First Responders through the Co-op.

Tucumcari Fire Department has a trained HAZMAT team which responds to all hazardous materials spills or other incidents and may be supported by Clovis Fire Department and Cannon Air Force Base if requested.

7.1.5 Police Services. San Jon Village no longer has a local police department. Police services are available through the New Mexico State Police and the Quay County Sheriff's Department.

7.1.6 Health Care Facilities. San Jon Village is working with San Jon Schools to expand the School Health Clinic and open it up to the general public. The School-Based Health Clinic is currently run by a private company, and as of July, 2011, any expansion is at the discretion of the New Mexico Department of Health. A decision is pending.

Full hospital services are available to San Jon residents at the Dr. Dan C. Trigg Memorial Hospital (DDCTMH) in Tucumcari. This facility is 25 miles (25 minutes) away. Dr. Dan C. Trigg Memorial Hospital is an acute care critical access hospital with 25 licensed beds and is managed by Presbyterian Healthcare Systems. DDCTMH offers home healthcare, a family medicine clinic and an outpatient rehabilitation center. Skilled or intermediate nursing home care, on a short term basis, is also available in the hospital. The Emergency Department is open 24-hours, seven days per week.

Plains Regional Medical Center (PRMC) in Clovis is a 126 bed hospital managed by Presbyterian Healthcare Services. This facility is 60 miles (1 hour) away. New services like urology and endocrinology have recently been introduced in the hospital. PRMC offers cardiovascular services, cancer treatment, general surgery, obstetrics and gynecology, geriatrics, hospice services and emergency services, among others. This is a 24-hour/7-days per week facility.

The Amarillo VA Health Care System is available for veterans. This facility is 85 miles (1-1/4 hours) away, and provides primary care services to qualified veterans in Quay County and outlying areas. Services include cardiology, dental services, gastroenterology, gynecology, general surgery, optometry, podiatry, psychiatry, and urology. No emergency care service is available at this facility. Clovis also has a VA Medical Clinic about 60 miles distant.

Also available is Roosevelt General Hospital in Portales, 80 miles (1-1/2 hours) away. This is a small hospital with 26 beds available. It operates a medical clinic for out-patients and is in the process of hiring additional general practitioners and expanding the clinic's hours of operation. Roosevelt General has a Level IV Trauma unit to provide basic care; Clovis does not have a trauma unit at the present time.

7.1.7 San Jon Municipal School System. The San Jon Municipal School system, located at 7th and Elm, is a kindergarten to Grade 12 public school with a current enrollment of 135 students, of which 25% are out-of-district.

The San Jon Public School District allows the residents of San Jon to use and enjoy a few of their facilities. Residents are allowed to use the indoor pool when school is not in session. Summer swimming is offered three days a week during June and July, and season passes are available. The athletic fields including football, baseball and track, may also be used by the community members, especially since the community helped develop the football field. San Jon residents may also use the gym and computer room after school hours, as well as the library.

7.1.8 Other Educational Facilities. Post high school educational opportunities are available through several institutions in the area. A few of these are discussed below.

Mesalands Community College, located at 911 South Tenth Street in Tucumcari, was established in 1979 as Tucumcari Area Vocational School. The name changed to Mesalands Community College on September 11, 2001. While Mesalands offers many certificates and degrees, the college is highly regarded for several unique academic programs, many of which are not offered

anywhere else in the country. For example: an Associate of Applied Science Degree in Wind Energy Technology at the new North American Wind Research and Training Center. It also has a functioning wind turbine for practical teaching. In partnership with the University of New Mexico and Franklin University, Mesalands also offers a variety of Baccalaureate degrees.

Clovis Community College, originally established in 1961 as a joint effort of Eastern New Mexico University and Clovis Municipal Schools, provides a broad range of programs for high school graduates. Areas of study include: automotive technology, business administration, computer information systems, criminal justice, emergency medical services, fine arts, industrial technology, nursing, psychology and welding. The College is also has a Wind Energy Program, but does not have a wind turbine for practical teaching.

Eastern New Mexico University, established in 1934, is located at 1500 S Ave K in Portales. ENMU offers more than 60 associate's, bachelor's and master's degrees. Major areas of study include animal and dairy science, aviation science, biology, business administration, communications, criminal justice, education, emergency medical services administration, forensic science, physical education and psychology.

New Mexico State University has an Agricultural Science Center in Clovis. This is primarily a research facility with faculty and staff located 15 miles north of Clovis on Highway 288. Another branch is located in Tucumcari at 216 E Center in The Terry Turner Building.

West Texas A&M University is located 100 miles West of San Jon and 15 minutes from Amarillo, Texas, in Canyon, TX. West Texas A&M University offers 61 undergraduate programs, 45 masters' degree programs and one doctoral program.

7.2 Future Requirements

In order to attract new residents, business and visitors to San Jon, additional recreation facilities and events will have to be provided.

7.3 Goals, Objectives and Implementation Strategies/Actions

7.3.1 Goal 1: Increase Recreational Opportunities for Residents and Visitors.

Specific Objectives

a. Village to work with Quay County to renovate Caprock Amphitheater or find an alternate use;
b. Village to promote joint event efforts with neighboring communities;
c. Village to advertize current events put on by the Village;
d. Village to develop new recreational facilities and events; and,
e. Village to ensure new developments in the Village contribute to the future provision of new parks in other areas of the Village or as an expansion of San Jon Park.

Implementation Strategies/Actions

a. Village Board of Trustees and Quay County to set up a task force to carry-out an audit of the Caprock Amphitheater's condition and review options with attendant costs for each option;
b. the San Jon Economic Development Committee (See section 4.0) to initiate contacts with neighboring municipalities to coordinate activities and events to maximize benefits for all municipalities;
c. Village alone, or in conjunction with others, advertize events on the New Mexico Tourism Department web site and to seek funding to prepare advertisements that can be distributed state-wide; and,
d. San Jon Economic Development Committee to initiate new activities to entice visitors to the Village. The "Old West Days" event recommended in Section 4.5.3 of this Plan.

7.3.2 Goal 2: Add new Parks, and Sports and Cultural Facilities to the Village Inventory.

Specific Objectives and Implementation Strategies

a. Village to prepare and adopt a subdivision ordinance which incorporates the requirement for proposed developments to provide park areas and facilities to support the neighborhood and the Village or alternatively to provide monies at a set rate in lieu of providing park areas. The monies thus collected to be placed in a reserve fund and used to expand existing parks and facilities for the use of all residents.

7.3.3 Goal 3: Present a Clean Tidy Appearing Community to Visitors. Mentioned frequently in this Plan and in the public meetings is the issue of litter and appearance of the Village. Presenting an attractive, clean image to visitors is very important in attracting them to the Village in the first instance, then keeping them there in the second instance.

Specific Objectives and Implementation Strategies/Actions.

a. Village to enforce its Nuisance ordinance;
b. Village to initiate a community-wide clean-up campaign on a semi-annual basis or more often; and,
c. Village Board of Trustees and its Economic Development Committee to explore the design, construction and placement of new entrance signs to the Village.

8.0 HAZARDS MITIGATION

In this Section 8.0, several common hazards such as floods, wildfires and hazardous spills are discussed.

8.1 Existing Hazard Plans

The Village of San Jon has two major hazard plans in place: City of Tucumcari/ Quay County All-Hazards Emergency Operations Plan (EOP) and the Wildland Fire Protection and Suppression Plan. Emergency situations covered by the All-Hazards Plan include, but are not limited to: severe weather, flash floods, fires (oil well, pipeline, urban, range), drought, tornadoes, agricultural disasters, and hazardous spills and terrorists attacks.

The EOP includes: methods of warning to the public; evacuation procedures; management of shelters; rescue; medical services; firefighting; detection and marking of danger zones; provision of emergency accommodation and supplies; emergency assistance in the restoration and maintenance of order distressed areas; emergency repair in indispensible public utilities; emergency disposal of the dead; and assistance in the preservation of objects essential for survival.

In the event of a large-scale disaster, people in Quay County could be evacuated to Curry County for shelter. The City of Tucumcari provides manpower and equipment for an established Emergency Operations Center (EOC). The Emergency Manager, designated by the City of Tucumcari, manages the emergency management system on a day-to-day basis and is authorized to activate to the EOP.

8.2 Wildfires

The Wildland Fire Protection and Suppression Plan is a Joint Powers Agreement between the Energy, Minerals and Natural Resources Department, Forestry Division. This agreement, signed in October 2008, replaces the SHARE Joint Powers Agreement No. 000…1730 (EMNRD No. 07-521-2300-0107). This plan provides for mutual aid and firefighting services because there are Village lands adjacent to non-municipal lands. Fires on these lands may threaten lands to one or both of the Agencies. This agreement; however, does not cover structural fire suppression.

Ruidoso Fire, 2011

Wildfire near San Jon, NM June, 2011

8.3 Flooding

Through the National Flood Insurance Program, a Federal Emergency Management Agency (FEMA) map for the Village of San Jon and Quay County was created May 5, 2003 (RMDA understands that this map is being updated) . Zone AE, the area south of the Railroad Right of Way, base flood elevations have been determined and show a 1% annual chance flood (100-year storm). A floodway area has also been located in Zone AE which is an area around San Jon Creek. This channel of stream plus adjacent floodplain (if any) must be kept free of encroachment.

8.4 Hazardous Materials Spills and Explosions

The Tucumcari Fire Department responds to all Haz-Mat incidents as part of a Regional Response Teams. Cannon Air Force Base and the City of Clovis Fire Departments may assist if requested. The Tucumcari/Quay County Emergency Management team will provide assistance as well.

There are no facilities in the Village of San Jon or Quay County subject to SARA Title III [The Emergency Planning and Community Right - To - Know Act (EPCRA) of 1986] requirements to report information on the presence of hazardous and toxic chemicals in the community.

(Kure Bay, CA, oil spill, 1997)

Spills are most likely along Interstate 40 and U.S. Highway 54 and may be caused by severe weather conditions and vehicular collisions. Explosions may be the result of the nature of materials spilled. When a spill occurs, Emergency Management will use Computer Aided Management of an Emergency Operation (CAMEO) to help determine the affected areas, and if required, the New Mexico State Police and local Fire Chief will determine evacuation needs.

8.5 Acts of Terrorism

The All-Hazards Plan for the Village of San Jon and Quay County addresses a plan of action to deal with acts of terrorism. The All-Hazards Plan has four phases: mitigation prevention phase, preparedness phase, response phase and recovery phase.

In addition to acts of terrorism, whether nuclear or conventional, acts of civil disobedience are possible, but probably of extremely low priority. The New Mexico State Police and Quay County Sheriff's Department can provide rapid response to any disturbance that might occur.

8.6 Goals, Objectives, and Implementation Strategies/Actions.

Only one goal, objective, and action is recommended here. The Village of San Jon is part of two major comprehensive hazard plans: City of Tucumcari and Quay County Comprehensive All-Hazards Emergency Operations Plan; and, the Wildland Fire and Suppression Plan. Both Plans

have requirements to be reviewed annually. In addition, both Plans require staged practice exercises.

Implementation Strategy/Action: The recommended action is that the Village participates in any practice exercise and that it promote and be involved with an annual review of both plans to keep them current with local and national situations and with technological advances. The plans are good practical documents and should be followed. Both plans contain many preventative measures that go a long way to mitigating the described hazards.

9.0 GREEN COMMUNITY CONSIDERATIONS

9.1 Introduction

Global warming, climate protection and greening of our urban areas, whatever terminology one chooses, have become a part of our everyday vocabulary and a concern in the field of land use planning. It is now a requirement under the CDBG program that this area be addressed in comprehensive plans.

(City smog, photo courtesyFlickr.com)

Global warming is believed to be brought on in part by various human activities, such as burning of fossil fuels, soil depletion, and deforestation of large land areas. The suggested result has been an increase of "greenhouse gas" emissions. Green house gases include:

- carbon dioxide: burning of fossil fuels, solid waste and wood. Also produced through chemical processes such as the manufacture of cement.
- methane: emitted during the production and transport of coal, natural gas, and oil. Methane emissions also result from livestock and other agricultural practices and by the decay of organic waste in municipal solid waste landfills.
- nitrous oxide: emitted during agricultural and industrial activities, as well as during burning of fossil fuels and solid waste.
- fluorinated gases (hydro fluorocarbons, sulfur hexafluoride and others are synthetic gases produced by various manufacturing processes). While produced in small amounts, they are considered potent greenhouse gases.
  (Source for above gas descriptions: United States Environmental Protection Agency)

The New Mexico Greenhouse Gas Inventory and Reference Case Projections produced by the Center for Climate Strategies in 2006 states that on a per capita basis New Mexico produces almost twice the greenhouse gas (GHG) emissions as the United States average, 45 tons of Carbon Dioxide equivalence (USA) versus 23 tons per person (NM). Reportedly, this is the result of New Mexico's intensive gas, oil and electricity producing industries. By 2020 production based emissions are to decline to 43 tons of CO2 equivalence per person. Transportation is reported as the fastest growing sector of GHG emissions.

Minimizing the production of greenhouse gases and mitigating what has already been produced and their effects is the subject matter of much literature.

In this Comprehensive Plan for the Village of San Jon, the emphasis is on actions that the Village can realistically promote and encourage. Some of these actions are regulatory in nature, some are the implementation of current technology, some are educational and some are policy.

9.2 San Jon CO2e Emissions

The following table shows the results from a web-based Greenhouse Gas Equivalencies Calculator (GGEC) based on the use of 1,788,006 KWH of electricity in the San Jon Area, over a period of one-year. Data is for the Village plus areas outside the Village served by Farmers' Electric Cooperative.

The GGEC uses the Emissions & Generation Resource Integrated Database (eGRID) U.S. annual non-base load CO_2 output emission rate to convert reductions of kilowatt-hours of electricity into avoided units of carbon dioxide emissions.

Most users of the Equivalencies Calculator who seek equivalencies for electricity-related emissions want to know equivalencies for emissions **reductions** from energy efficiency or renewable energy programs.

1,788,006 KWH = 1,233 Metric Tons of Carbon Dioxide (CO_2) or CO_2 Equivalency
More Equivalency Results:
• Annual greenhouse gas emissions from 242 passenger vehicles • CO_2 emissions from 138,221 gallons of gasoline consumed • CO_2 emissions from 2,867 barrels of oil consumed • CO_2 emissions from 16.3 tanker trucks'' worth of gasoline • CO_2 emissions from the *electricity* use of 154 homes for 1-year • CO_2 emissions from the *energy* use of 107 homes for 1-year • Carbon sequestered by 31,614 tree seedlings grown for 10-years • Carbon sequestered annually by 263 acres of pine or fir forest • Carbon sequestered annually by 12.2 acres of forest preserved from deforestation • CO_2 emissions from 151,372 propane cylinders used for home barbeques • CO_2 emissions from burning 6.7 railcars' worth of coal • Greenhouse gas emissions avoided by recycling 430 tons of waste instead of sending it to the landfill • Annual CO_2 emissions of 0.0003 coal fired power plants

*May include homes outside the Village limits

Notes:

- This calculation does not include any greenhouse gases other than CO_2.
- This calculation does not include line losses.
- The table above chart compares the electrical usage and CO_2 output of San Jon with other known items. For Example: The emission output from 1,788,006 KWH of electricity equals that from 138,221 gallons of gasoline.

Sources:

- (EPA 2011) eGRID2010 Version 1.1, U.S. annual non-base load CO_2 output emission rate, year 2007 data U.S. Environmental Protection Agency, Washington, DC.

Table 25 below compares sources of energy used to generate electricity for San Jon and the United States average. Table 26 compares specific gas emissions in San Jon to the national average.

Table 25

FUEL MIX COMPARISON

What Is My Fuel Mix?
This chart compares fuel mix (%) of sources used to generate electricity in your region to the fuel mix (%) for the entire United States.

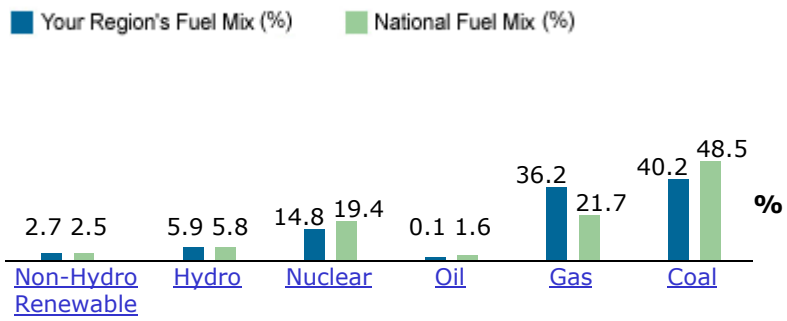
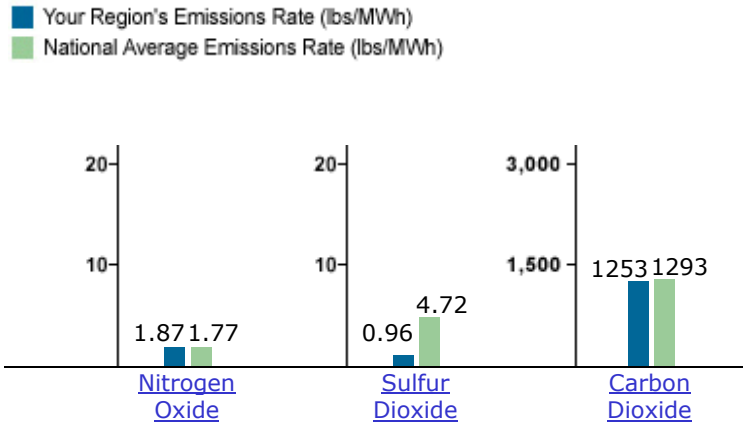


Table 26

EMISSIONS RATE COMPARISON

What Are the Emissions in My Area?
This chart compares the average emissions rates (lbs/MWh) in your geographical region to the national average emissions rates (lbs/MWh) for nitrogen oxide, sulfur dioxide, and carbon dioxide.



With the exception of gas, Table 25 indicates that energy sources used to generate San Jon's electricity are the same as or less than the national average. Gas use to generate electricity is about 15% more that the national average.

Table 26 indicates that San Jon's emissions with respect to Carbon Dioxide and Nitrogen Oxide are virtually the same as the national average and substantially less than the national average for Sulfur Dioxide. Using these indicators only, San Jon is either similar to national levels or below them.

9.3 Some Current Initiatives

9.3.1 New Mexico. On June 9, 2005, Governor Bill Richardson signed Executive Order 2005-033, the Climate Change and Greenhouse Gas Reduction Executive Order. This Executive Order created the Climate Change Action Council (CHAC), made up of representatives from various State agencies. The CHAC is charged with preparing recommendations regarding a climate change policy. A second group was also created, the New Mexico Climate Change Advisory Group, which was charged with the task of proposing to the CHAC ways of reducing New Mexico's total greenhouse gas emissions to the year 2000 level by the year 2012, 15% below 2005 levels by 2020 and 75% below 200 levels by 2050. This group was also to consider benefits and costs.

The Executive Order also provided directives to various individual State agencies to undertake specific actions.

The New Mexico Climate Change Advisory Group was abolished in December 2006 by Executive Order 2006-69 and was replaced by the Climate Change Action Implementation Team, a staff-level group tasked with overseeing implementation of the State's climate policies. This group produced a status report in August 2007. This report noted that the Construction Industries Division was looking at the green initiatives implemented through the building code since 2003 and new green building techniques were being explored.

Governor Richardson has, by Executive Order established several green initiatives, the most recent being Executive Order 2009-002 which established the Green Jobs Cabinet whose primary function is to develop a clean energy strategy for the State such that the State will attract clean technology companies. The strategy is also to provide for the education and training for a clean energy workforce.

9.3.2 Western Climate Initiative. The Western Climate Initiative (WCI) is a collaboration of several U.S. States and Canadian Provinces to formulate and adopt cooperative actions, which will address climate change. The WCI proposes to develop and implement a joint strategy to reduce greenhouse gas emissions. New Mexico is a partner in WCI. Several other states and Canadian provinces are simply observers.

In September, 2008 the WCI published a report entitled: Design Recommendations for the WCI Regional Cap-and-Trade Program. This Report was modified in March, 2009. The centerpiece of the WCI report is a strategy that basically proposes a regional cap-and-trade program. Full

implementation of the strategy is expected in 2015 at which time it is expected that the WCI program will cover about 90% of the greenhouse gas emissions in the participating WCI states and provinces. It is suggested that the WCI program can mitigate the costs of reduction emissions through increase efficiencies and reduced fuel consumption. In addition, the WCI partners will benefit from a cleaner environment and will be able to promote growth in new green technologies and develop a green economy.

On November 2, 2010, New Mexico passed a greenhouse cap and trade provision, which allows New Mexico to now take part in placing emission reductions on oil and gas industries. This regional alliance also includes California and three Canadian provinces.

On December 6, 2010, New Mexico passed a state-wide, New Mexico-only plan that places a cap on the amount of emissions generated in the state. Several states, including Arizona have stated they are not ready to participate as of yet. New Mexico Governor Susana Martinez is strongly reconsidering New Mexico's participation and will ask for the resignations of the members of the Environmental Improvement Board (EIB), who passed these last two measures.

On July 29, 2011, the New Energy Economy filed a motion with the EIB stating that the current board had no authority to reconsider the previous boards' decisions, and on August 1, 2011, the EIB unanimously approved hearings to repeal the regulations. The first hearing is set for November 8, 2011.

9.3.3 Cool Cities. Cool cities are cities that have made a commitment to solving the global warming situation. Any municipality can participate by signing the U.S. Mayors' Climate Protection Agreement. Cool cities through their politicians and their residents are taking actions that will help reduce the production of greenhouse gases, lower energy bills and generally protect their environments. "Smart Energy" solutions, in many cases, may be easily implemented. Smart lighting is one possibility. Upgrading traffic signals, with efficient LED lights; replacing florescent light fixtures with high efficiency ballasts and installing interior compact florescent light bulbs is one area of endeavor. Encouraging business and residents to purchase energy efficient appliances is another endeavor.

Grant monies for environmental education are available through the U.S. EPA.

9.3.4 Land Use Initiatives. A number of papers have been written about land use planning and greenhouse gas emission reduction. There are some best practices that have been published in the United States and Canada.

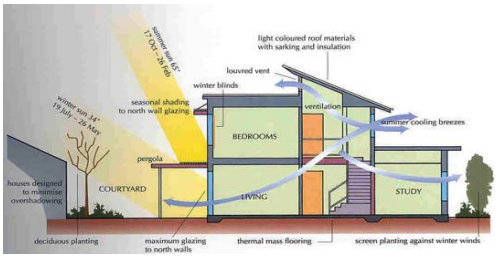
Kansas City, Missouri has published recommendations for a comprehensive planning process for Climate Protection. This is part of Kansas City's commitment to the "Cool Cities" program.

The province of Quebec, Canada has published a set of best practices for land use planning and mitigation of greenhouse gases- that is referred to often-in U.S. literature.

Most methods to reduce greenhouse gas emission through land use planning include the following:

- Green/energy-efficient buildings–municipal, industrial, commercial, residential
- Transit-related
  - Reduction in vehicle miles traveled (VMT) through smart growth principles such as pedestrian-oriented communities, mixed use, high-density development, etc.
  - Increases in mass transit
  - Transit-oriented development
- Alternative energy – distributed generation and combined heat and power within urban areas
- Open space conservation
- Urban forestry
- Wildland – urban interface fire management (building or zoning regulations)

9.3.5 Green Building Design and Construction Standards. Green building design and construction standards are available through the National Home Builders Association (2007) and through the U.S. Green Building Council.



(source: Inhabitant.com)

The U.S. Green Building Council developed a green building certification system LEED, which stands for Leadership in Energy and Environmental Design.

As mentioned in Section 9.3.1, the New Mexico Construction Industries Division has been reviewing building code standards with a view to incorporating more green construction requirements in the Residential and Commercial Codes. Several green standards are now part of the building codes.

9.3.6 Geoengineering: Cooling the Earth. A new and radical concept has recently emerged: cooling the earth by geoengineering methods. Geoengineering take two basic forms: reflecting a portion of the sunlight hitting our planet, and, removing large amounts of carbon from the atmosphere, not just reducing the amount of carbon. Geoengineering is proposed to go hand in hand with reducing the causes of global warming. Several methods for accomplishing one or both of these forms of geoengineering are being investigated as to plausibility, environmental effectiveness and cost effectiveness.

9.4 Goals, Objectives and Implementation Strategies/Actions

9.4.1 Goal 1: Village of San Jon to become a sustainable, green community.

Specific Objectives. The Village of San Jon shall:

a. adopt and promote the use of green building design standards as developed by the United States Green Building Council (USGBC) or the National Association of Home Builders;
b. encourage energy efficient refurbishing of homes and businesses;
c. maintain a compact land use pattern;
d. reduce the amount of solid waste sent to the Tucumcari landfill;
e. consider becoming part of the Cool Cities program; and,
f. initiate a program to educate Village residents and business owners about greenhouse gas emissions and energy conservation measures.

Implementation Strategies/Actions

a. the Village should set up a committee of Board of Trustee members and residents to carry out the objectives and actions proposed in this Section 9.4;
b.1 the Village shall investigate the inclusion of green building design and construction standards in its codes. Communication with New Mexico Construction Industries Division should be the first step;
b.2 basic standards for refurbishing homes and businesses could be adopted as Village policy as a starting point. Triple glazed windows and weather stripping are some basic energy efficiency methods that could be encouraged.
b.3 encourage the use of solar panels by residents and businesses to reduce use of fossil fuels;
c.1 adopt this Comprehensive Plan and follow the Future Land Use Plan proposed and the specific objectives and strategies set out in Section 3.7 of this Plan.
c.2 encourage the development of existing undeveloped lots in the Village. This represents infill and will make more efficient use of existing infrastructure. The Village should consider making a few its lots available for new homes as a housing seed project:
c.4 maintain a compact pedestrian friendly commercial area. Do not allow commercial activity to spread unless such commercial uses are specialty uses or large land users that will enhance the economic development of the Village.
c.5 approve new subdivisions and site developments that are energy efficient, create higher density residential uses and keep road lengths to a minimum to reduce driving and thus reduce use of fossil fuels;
d. promote more recycling in the Village to reduce the amount of trash delivered to the Tucumcari landfill site. Not only is this environmentally friendly, it will save the Village monies on its contract with Tucumcari;
e. the committee established in a. above should investigate the usefulness of the Village joining the Cool cities movement. Alamogordo, Albuquerque, Capitan, Las Cruces, Ruidoso, Santa Fe and Taos are Cool Cities' members. Contact with some of these other cities should be the first step to determine what benefits have been derived by these other New Mexico communities; and,
f. Village Board of Trustees should initiate an education campaign to inform residents and business owners of the effects of greenhouse emissions and the methods that will help mitigate these effects. The campaign should also educate residents and business owners about energy conservation measures such as purchasing energy efficient

appliances, replacing incandescent lighting with helical bulbs or other low energy usage lighting.

The Village should set an example with the interior lighting of its facilities-Village Offices, Senior Citizens Center building, public works buildings- and exterior lighting downtown and street lighting, if it is not already doing so.

10.0 IMPLEMENTATION

The implementation section of this Plan consists entirely of an "Implementation Matrix." This matrix lists the goals, objectives and implementation strategies/actions recommended in each section of the Plan: Land Use, Economic Development, Infrastructure, Community Facilities, etc. The matrix provides columns for time frames for each Strategy or action, specific tasks to be undertaken, the person or group responsible for carrying out the specific action and additional columns for the Village to enter whether a project is complete or if further action is required and, finally a column for comments.

The intent is to provide the Village with a relatively simple format for pursuing the implementation of this Plan and monitoring progress in the implementation of the stated goals, objectives and actions necessary to implement the goals and objectives.

In addition to the Implementation Matrix, the principal action necessary is this: **that the Village Board of Trustees adopts this Comprehensive Plan in its entirety and pursues the goals, objectives and implementation strategies in accordance with a prioritization of actions to be determined and adopted by the Village.**

10.1 IMPLEMENTATION MATRIX

Topic/ Subject	Goal	Objectives	Implementation Strategies or Actions	Specific Tasks	Responsibility (Organization or Individual)	Estimated Completion Date	Status and Date	Further Action Required	Status and Date	Comments or Notes
3. Land Use and Housing	Goal 1: Provide for an Efficient and Orderly Land Use Pattern in the Village	a. implement the provisions and land use pattern recommended by this Comprehensive Plan; b. provide reasonable development guidelines and standards for various types of land uses; c. provide reasonable development and design standards for subdivisions; and, d. protect and preserve property values and the Village property tax base.	a. Village Board of Trustees to adopt this Comprehensive Plan as the guide for the development of the community; b. Village to amend its Zoning Ordinance to reflect the future land uses of this Plan; to set reasonable standards for development and building on properties in the Village; and, to provide a measure of predictability; c. Village to prepare and adopt a basic subdivision ordinance that sets standards and a process for subdivision development; d. Village to enforce its Nuisance Ordinance. The intent is to ensure all residents can enjoy their property without being negatively impacted by neighboring neglected property and to present a neat and tidy community to visitors and potential investors. Enforcement will also serve to protect property values and consequently the property tax base of the Village; and, e. amend this Plan as necessary and appropriate to accommodate desirable development and to promote an efficient and orderly land use structure in San Jon.							

Topic/ Subject	Goal	Objectives	Implementation Strategies or Actions	Specific Tasks	Responsibility (Organization or Individual)	Estimated Completion Date	Status and Date	Further Action Required	Status and Date	Comments or Notes
3. Land Use and Housing	<u>Goal 2:</u> Promote the Revitalization and Development of Route 66 (Main Street)	a. define a small Route 66 Revitalization Area in the Zoning Ordinance to provide a focus for development efforts and investment; b. establish flexible development standards for commercial uses in the Revitalization Area; c. use specific existing or proposed uses as seeds for further commercial development. See Section 4.0 of plan for initiatives; d. prepare a marketing strategy for the Revitalization Area; and, e. to the extent practical and appropriate, bring existing structures up to reasonable standards of maintenance.	a. amend the Village Zoning Ordinance to define the Route 66 Revitalization Area; b. promote tourist type uses in the Zoning Ordinance; c. establish flexible zoning standards for the Route 66 Revitalization Area: d. contact the New Mexico Economic Development Department for assistance in developing a marketing strategy for the newly defined Revitalization Area; e. consider a Property Maintenance Ordinance that complements the Village Nuisance Ordinance; enforce the ordinances now in place to create a tidy, clean community; f. pursue funding assistance for a full marketing strategy and an economic development strategy through the New Mexico Department of Economic Development and other sources; g. investigate a MainStreet Program through the New Mexico Department of Economic Development; and, h. investigate the benefits of becoming a "Certified Community" through the New Mexico Department of Economic Development (this is a longer term strategy).							
	<u>Goal 3:</u> Promote San Jon as a Desirable Place for Families to Live (this is also an economic development goal)	a. market the amenities of the Village, in particular the excellent quality of the San Jon Municipal School System and the strong family orientation of the community; b. provide protection of property rights and property values; and, c. enforce Ordinances to provide a clean, stable community.	a. San Jon Board of Trustees and the San Jon Municipal School Board to aggressively market the quality of education provided by the School System. Set-up an open town hall type forum inviting newcomers to the schools district and people outside the district. At the town hall forum, describe in reasonable detail the curriculum and extra-curricular activities offered by the San Jon School System. Describe clearly to the audience the benefits of having their children attend San Jon Schools. Promote the close-knit small town family atmosphere and safety of San Jon. Market the good quality of firefighting services provided by the San Jon Volunteer Fire Department. This is an important safety asset in which most newcomers will be interested; b. adopt a Zoning Ordinance and Property Maintenance Ordinance that will set standards on how land may be used; how yards and buildings are to be maintained and to protect property values. Many newcomers will want to know that their property investment will be protected; c. work to provide a clean, tidy community; and, d. enhance existing, and develop new, amenities to attract newcomers. Look at additional sports/athletic facilities.							

Topic/ Subject	Goal	Objectives	Implementation Strategies or Actions	Specific Tasks	Responsibility (Organization or Individual)	Estimated Completion Date	Status and Date	Further Action Required	Status and Date	Comments or Notes
3. Land Use and Housing	<u>Goal 4:</u> Provide Opportunities for New and Different Housing Types and Sizes to Attract New Population	a. provide a variety of lot sizes and locations for housing; b. provide for diversity in densities; c. provide for a variety in housing prices, sizes and styles; d. provide affordable housing; and, e. provide opportunities for senior citizen and low income housing.	a. Village Board of Trustees to adopt this Plan as the guide for future development of the Village; b. Village Board of Trustees to amend the Zoning Ordinance to reflect the Future Land Use Plan. Establish several residential zone categories with different housing types, and different densities. Allow for mixed residential uses and for mixed commercial-residential uses in specific areas; c. Village Board of Trustees to prepare and adopt a basic Subdivision Ordinance that will establish development and design standards for new subdivisions. The Subdivision Ordinance should establish an efficient process for reviewing and approving plats; d. Village Board of Trustees to prepare and adopt an affordable Housing Ordinance; e. the Zoning Ordinance shall be amended to establish locations and development criteria for affordable housing; f. the amended Zoning Ordinance should be based upon flexible standards, encourage alternate forms of subdivision such as cluster subdivisions; and encourage energy efficient housing design; g. promote the development and construction of new housing. The Village should consider making available a few of the lots it owns for residential development. These lots may serve as a seed development for additional housing development. Figure 5 in Section 4.0 of this Plan shows the location of lands owned by the Village; and, h. plan, design, construct or upgrade the necessary water and wastewater services to support the estimated growth in residential development.							

Topic/ Subject	Goal	Objectives	Implementation Strategies or Actions	Specific Tasks	Responsibility (Organization or Individual)	Estimated Completion Date	Status and Date	Further Action Required	Status and Date	Comments or Notes
4. Economic Development – RMDA highly recommends reading this section for details	Goal 1: Retain and Expand Existing Businesses in San Jon. The first significant task in any economic development strategy is to retain the businesses with which the community is already blessed and help them grow to the extent possible. San Jon does not have many businesses and the Village must work at keeping what it has.	a. Objective 1: Village Board of Trustees to adopt this Plan as a guide for future development to help promote economic development. b. Objective 2: Village to establish a working economic development committee of 10 to 15 residents, including some non-residents of the Village. This committee will be the initiator of projects and provide oversight to the overall economic development program. The committee will also help pull together necessary resources for a project and will also help carry-out work on a project. c. Objective3: Re-establish a Village Chamber of Commerce. This may be a long term objective. It is important that a chamber or some similar organization be established to help existing businesses and to help promote new business in the Village; if not a chamber of commerce, then some economic development organization. This may be an action that happens a few years down the road as new business locates in San Jon.	i. the Economic Development Committee as a first step should meet with existing businesses, separately, and ensure their needs are being met. The existing businesses should be asked for ideas to attract new business to the community. ii. the Economic Development Committee to meet with the New Mexico Department of Economic Development to seek help with an economic development strategy and also to seek sources of funds to help with a strategy and with specific projects. iii. pursue help from Quay County in any Village economic development endeavor. The Quay County Comprehensive Plan 2010 Addenda states the following Objective: "Collaborate with County municipalities, the Tucumcari Chamber of Commerce and economic development organizations to promote area attractions such as Ute Lake, Tucumcari Lake, the Canadian River, Route 66, the Nara Visa School House, and the Caprock Amphitheater." (Section 4.5, Objective 3d., Quay County Comprehensive Plan Update 2010 Addenda). [Underlining is RMDA's]							

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4. Economic Development	<u>Goal 2: Promote and Attract New Business Investment to San Jon to Strengthen the Village's Image as a Destination.</u> There are several opportunities for growth that the Village can and should pursue. These opportunities were discussed at some length in Section 4.5 of this Plan. These opportunities form the basis for the objectives and implementation strategies for Goal 2.	a. <u>Objective 1: Village Council to adopt this Comprehensive Plan.</u> b. <u>Objective 2: Identify and Document Possible Growth Opportunities:</u> Section 4.5 of this Plan described several growth initiatives: ➢ Alternate energy facilities ➢ re-creation of the wall mural with a companion park or plaza ➢ organize an Old West Days ➢ revitalize a portion of the Route 66 Corridor ➢ Caprock Amphitheater ➢ develop an RV Park ➢ Cannon Air Force base ➢ Race track and casino in Tucumcari is possible	i. For each growth opportunity, identify specific tasks that have to be done to plan an attraction or an activity. ➢ document those things that the Village now has or could have that will support new activities, new population and new businesses: the excellent school system; existing amenities such as parks, athletic fields, and community center; and, a family oriented community atmosphere. <u>Alternate Energy Facilities:</u> ➢ identify current projects, their stage of development, time frames for development, employment numbers, numbers that could be attracted to San Jon. ➢ establish contacts with individuals involved with the development of these projects. ➢ monitor the progress of these projects. <u>Wall Mural and Park (Flags of All Nations walk)</u> ➢ decide on location. ➢ identify resources: donation of materials and labor. ➢ identify design resources and sources of funding, if needed. ➢ arrange painting of mural with Universities or other schools. ➢ set implementation time table; construction and painting. <u>Old West Days</u> ➢ Village to appoint Working Committee to organize event. ➢ Working Committee to be made up of ranchers and Village residents. ➢ set schedule for event and check local calendars for possible open weekends or times of minimal conflict with other area events. ➢ select sites for various activities. ➢ develop tentative list of activities and events. ➢ set fees for various events. ➢ organize marketing venues. ➢ funds for marketing from NM Economic Development Department.							

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4. Economic Development	Goal 2: Promote and Attract New Business Investment to San Jon to Strengthen the Village's Image as a Destination - CONTINUED	b. Objective 2: Identify and Document Possible Growth Opportunities - CONTINUED	Route 66 Revitalization Area. ➢ initiate meeting with MainStreet Program (a program of the New Mexico Economic Development Department-NMEDD). MainStreet will provide technical assistance, organization help, marketing services and design help. Monies may also be available. ➢ have NMEDD and/or MainStreet help in determining what if anything is a viable rehabilitation project or if some re-creation is desirable. ➢ set design and development standards. ➢ if a project seems viable, strike a working committee to oversee projects and report to Village Board of Trustees. ➢ decide on a project site; one building or more. ➢ set up schedule of implementation events. ➢ organize resource: volunteer labor, materials, design, sources of funds. Caprock Amphitheater. ➢ Village Board of Trustees to initiate discussions with Quay County representatives. Village to take the lead. ➢ this may be a very long term project if the amphitheater is to be returned to its original pristine condition. ➢ get NMEDD involved with some funding to do an audit of the existing conditions and what it would take to put amphitheater back into working order-cost and time. ➢ look at other possible uses. ➢ what are costs to convert to another use? ➢ what is potential market for amphitheater or other use? ➢ who will manage? (There are many more questions to ask and be explored; the above list is a start only)							

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4. Economic Development	Goal 2: Promote and Attract New Business Investment to San Jon to Strengthen the Village's Image as a Destination – CONTINUED	b. Objective 2: Identify and Document Possible Growth Opportunities – CONTINUED	RV Park ➢ Village Board of Trustees to decide if it wants to pursue this idea. ➢ if Village pursues RV park notion, decide if land west of Community Center is appropriate location. ➢ turn technical work over to Village Economic Development Committee. ➢ establish development standards to be met by any proponent of the RV park (density, amenities, etc.). ➢ establish those things the Village will offer: land at reasonable rent for a period of time; services to the site; road construction, etc. ➢ work with Village Attorney to prepare Request for Proposal (RFP). ➢ Village Board of Trustees to approve before issuing RFP. ➢ issue RFP and establish a Review Committee to make recommendations to Board of Trustees. Cannon Air Force Base (CAFB) ➢ market Village activities, when available to the CAFB personnel. ➢ arrange special considerations for military personnel and their families with the travel centers and communicate this to the Base. ➢ consider holding a special thank you event for the CAFB personnel. Race Track and Casino in Tucumcari ➢ Village Economic Development Committee to monitor progress on this initiative. Maintain communication channels with Tucumcari Council and staff. ➢ Village to encourage platting of land to be ready for this growth initiative and others to happen. Village should consider making available some of the lots it owns for building lots and use these as a seed project. ➢ if Tucumcari is selected invite the developer of the "racino" to the Village for a meeting and to better understand the needs of the development as well as time frames. This will better prepare the Village for those things that it must make happen.							

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4. Economic Development	Goal 2: Promote and Attract New Business Investment to San Jon to Strengthen the Village's Image as a Destination - CONTINED	b. Objective 2: Identify and Document Possible Growth Opportunities – CONTINUED	ii. Village Board of Trustees and Village Economic Development Committee to meet with NMEDD representatives to discuss overall strategy and approach to economic development in the Village. iii. seek out funds from NMEDD Marketing Grant Program for Old West Days event and other events. iv. Village Board of Trustees and San Jon School Board to meet and set an agenda for a School District meeting that will invite San Jon School District residents and out of District residents to a meeting at which San Jon Schools will market its schools, its curriculum, its safe environment and its quality education. The purpose is to entice parents to enroll students in San Jon Schools and attract people to live in San Jon. v. Village to enforce its Nuisance Ordinance to clean up Village property to make it more inviting to new business and new residents. Village may also want to consider a more general and broader Property Maintenance Ordinance at some time in the future. vi. Village Board of Trustees to adopt an amendment to its Zoning Ordinance to adopt the future land uses set out in this Plan. The Zoning Ordinance should set out the conditions under which lands in the Urban Holding Area are brought into current use. The Zoning Ordinance should also adopt more specific development standards and conditions of development for the Planned Unit Development Areas. vii. monitor the progress of the "racino" project and take actions suggested above							
		c. Objective 3: Initiate a Fix-up of Route 66 Properties.	i. Village Board of Trustees to work with MainStreet Program to conduct a cursory survey of existing buildings along the Route 66 corridor, with specific focus on the Route 66 Revitalization Area as set out in this Plan, to obtain a preliminary assessment of the viability of repairing any of the buildings. The preliminary assessment should also provide an opinion with respect to those buildings that should be removed because of their condition.							

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4. Economic Development	Goal 2: Promote and Attract New Business Investment to San Jon to Strengthen the Village's Image as a Destination - CONTINED	c. Objective 3: Initiate a Fix-up of Route 66 Properties - CONTINUED	ii. Village Board of Trustees, in consultation with the NMEDD (MainStreet Program), the State Local Government Division and perhaps the United States Department of Agriculture (USDA) to explore the possibility of the initiating a façade improvement program and revitalization program for at least the Revitalization Area. Consider extending the façade improvement program to other Commercial areas of the Village; and, iii. encourage the development of residential facilities in and around the Route 66 Corridor. Explore sources of funding for housing through the USDA, the Federal Neighborhood Stabilization Program (2010) (federal stimulus money-funds may no longer be available-check with State LGD), Federal Department of Housing and Urban Development and CDBG grants through the State.							
		d. Objective 4: Initiate a MainStreet Program for the Route 66 Corridor	i. contact the NMEDD, New Mexico MainStreet Program for assistance in establishing a MainStreet program in San Jon. The Program assists communities in revitalizing their traditional commercial areas. It provides resources, education, training and technical services. There is overlap with Objective 3.							

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4. Economic Development	Goal 2: Promote and Attract New Business Investment to San Jon to Strengthen the Village's Image as a Destination – CONTINUED	e. Objective 5: Place Gateway Signs at Selected Entry Points to the Village. Currently, there are no "welcoming" signs as one enters the Village from any direction along I-40, Route 66 or State Road 469. A gateway treatment is suggested here as a starting point for the Village. The Village can alter this design or create something entirely different. The Village may also initiate a design contest within the San Jon Schools and/or Mesalands Community College or the community at large.	 Flag stone River rock							
	Goal 3: Showcase Village Activities to Visitors and Potential New Residents. The Village has some festival type activities during the year that it should advertize state-wide to attract visitors and provide additional revenue to Village businesses. The Village also has a great school complex to show-off.	a. Objective 1: Advertize Village Activities	i. Village to either contact directly the New Mexico Tourism Department or utilize the NM Tourism web site to list Village activities. There is no cost to doing this and it is a reasonably good source of advertizing; ii. the new San Jon Economic Development Committee to work with NMEDD and the New Mexico Tourism Department to develop a new brochure or pamphlet about the Village: its history, the excellence of the school system, recreation facilities, seniors center, any special events and any upcoming plans for new facilities or events; iii. develop a web site describing the Village's amenities and planned events. This is a marketing tool for the Village; and, iv. Village will explore the possibility of combining events and activities with neighboring municipalities; e.g. Tucumcari, Grady, and perhaps Clovis.							

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4. Economic Development	Goal 4: Pursue and obtain funding to aid in the achievement of all economic development objectives set out in this Plan and objectives that may develop as time and circumstances dictate.	a. Objective 1: Pursue financial and other forms of aid from multiple sources.	i. for help with a comprehensive economic development strategy and marketing strategy contact the New Mexico Economic Development Department and New Mexico Tourism Department; ii. for help with marketing and advertizing seek help from New Mexico Tourism Department and New Mexico Economic Development Department; and, iii. seek financial and other forms of help to achieve all objectives set out in Section 4.0 of the Plan from New Mexico Economic Development Department, New Mexico Tourism Department, New Mexico Finance Authority, the United States Department of Agriculture, the United States Department of Commerce and others that are mentioned below.							
		b. Objective 2: Research and pursue, as appropriate, special designations for the Village that will help provide financing for economic development, marketing and generally promoting the Village of San Jon as a place to visit.	i. investigate the "Certified Communities Initiative." This involves passing a Local Economic Development Act Ordinance and several other commitments. The certification would make the Village eligible for up to $5,000 of contractual funding for three years for eligible projects. The program is intended to create new economic opportunities and jobs. It is a process with several steps. The Village should investigate to determine if such certification would be of value; ii. Village should investigate the New Mexico Economic Development Partnership. It is a 501 c (6) non-profit that works in cooperation and with some funding from The New Mexico Economic Development Department. Its primary purpose is to recruit jobs and business from outside the State. The Partnership will be useful if there is an entity interested in locating in San Jon or if San Jon has something special to offer to a particular industry type. The most important advantage to San Jon with the Partnership might be to get available properties listed on the Partnership web site under the featured Community Assets link. It is worth some investigation; and,							

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4. Economic Development	Goal 4: Pursue and obtain funding to aid in the achievement of all economic development objectives set out in this Plan and objectives that may develop as time and circumstances dictate.- CONTINUED	b. Objective 2: Research and pursue, as appropriate, special designations for the Village that will help provide financing for economic development, marketing and generally promoting the Village of San Jon as a place to visit. - CONTINUED	iii. some possible funding-grant and loan-programs that the Village could investigate are listed below. This information is taken from the New Mexico Economic Development Department web site. ➢ Public Project Revolving Fund (PPRF): PPRF is a unique revolving loan fund that funds infrastructure and capital equipment projects with low-cost and low-interest rate loans. The key characteristics of the PPRF is that all participating borrowers, regardless of their creditworthiness, receive 'AAA' insured interest rates; among the lowest interest rates available in the market. ➢ MainStreet Program: Program services include training programs, technical assistance from NMEDD and private entities, organizational services, promotional development (tourism, advertizing, etc.), design services (planning, building design, signage, landscape design, merchandising and interior design), and historic preservation. Also available through the program are loan guarantees, subordinated mortgages, interest rate subsidies and more. ➢ Local Government Planning Fund (LGPF): The LGPF is a New Mexico Finance Authority provides up-front capital that can be used for water and wastewater projects, long-term master plans, conservation plans and economic development plans. The planning money comes in the form of a loan, which may be forgiven when the final project is financed through NMFA. ➢ Statewide Economic Development Program (SWEDFA): The New Mexico Finance Authority in cooperation with the New Mexico Economic Development Department participates in a lending program for private businesses and non-profit companies. SWEDFA offers a variety of financing strategies to help fund small business including bank participations, direct loans and loan guarantees. This is a program that could help new and existing businesses.							

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4. Economic Development	Goal 4: Pursue and obtain funding to aid in the achievement of all economic development objectives set out in this Plan and objectives that may develop as time and circumstances dictate.- CONTINUED	b. Objective 2: Research and pursue, as appropriate, special designations for the Village that will help provide financing for economic development, marketing and generally promoting the Village of San Jon as a place to visit. - CONTINUED	Part of the SWEDFA program is the SMART Money loan participation program available to businesses. The SMART Money loan participation is designed to lower the cost for the borrower and share the risk with the bank creating a benefit to both the bank and borrower. ➢ New Mexico Mortgage Finance Authority. The Village should investigate this source of funding for housing assistance, either for Village initiated projects or for home repair programs, home loan or mortgage programs. Representatives of the NMMFA will be happy to attend a Village Board of trustees meeting to talk about MFA programs. Federal programs may also be available, for the present. Through the Economic Development Administration of the U.S. Department of Commerce Grants are available for three principal program areas: • Public Works projects • Economic Adjustment Assistance Program • Global Climate Change Mitigation Federal Economic Development Grants are normally awarded to communities to revitalize, expand and upgrade their physical infrastructure to attract new industry, encourage business expansion, diversify local economies, and generate or retain long-term, private sector jobs and investment. The federal government is looking for substantial return on its investment in terms of jobs or other new investment							

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5.Infrastructure		a. Water System Improvement Projects. The Village should pursue funding for and construct outstanding projects developed in the Village of San Jon Preliminary Engineering Report for Water System Improvements (FINAL) June 2009, prepared by dennis ENGINEERING company. b. Determine Source of Calcium Carbonate. The Village should sample water at the Logan Water Meter and in designated locations in the San Jon distribution system annually to verify that the water purchased from Logan is not the source of the Calcium Carbonate. c. Monitor Water Loss. The Village should compare the monthly totals from the Logan water meter to the totals of all of the billable water service meters to monitor for excess loss and remedy causes of loss as soon as possible. d. Water Conservation Plan. The Village should continue the enactment of the Water Conservation Ordinance 194.								

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5.Infrastructure		e. <u>Wastewater System Improvement Projects.</u> The Village should pursue funding for and construct outstanding projects developed in the San Jon Design Summary Engineering Report (FINAL) for Wastewater Collection and Treatment System Improvements (March 2006), prepared by dennis ENGINEERING company.								
6. Transportation	<u>Goal 1: Provide a safe and cost effective road system within the Village</u>	a. identify areas warranting special consideration due to frequent accidents. b. identify areas warranting special consideration for storm drainage. c. identify roadways the Village could improve internally through the Public Works Department. d. prioritize future road improvement projects according to their classification and use (i.e. school bus route, major collector, minor collector, local road, etc.). e. provide a transportation system that focuses on the immediate needs of the community.	a. incorporate the anticipated cost of the prioritized street improvements into the Village's Infrastructure Capital Improvement Plan (ICIP). b. pursue financial assistance from the CDBG Construction Grant Fund, NMDOT Local Government Road Funds, State and Federal Legislative Appropriations and other sources to complete construction of the prioritized road and drainage improvement.							

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7. Community Facilities	Goal 1: Increase Recreational Opportunities for Residents and Visitors	a. Village to work with Quay County to renovate Caprock Amphitheater or find an alternate use; b. Village to promote joint event efforts with neighboring communities; c. Village to advertize current events put on by the Village; d. Village to develop new recreational facilities and events; and, e. Village to ensure new developments in the Village contribute to the future provision of new parks in other areas of the Village or as an expansion of San Jon Park	a. Village Board of Trustees and Quay County to set up a task force to carry-out an audit of the Caprock Amphitheater's condition and review options with attendant costs for each option; b. the San Jon Economic Development Committee (See section 4.0) to initiate contacts with neighboring municipalities to coordinate activities and events to maximize benefits for all municipalities; c. Village alone, or in conjunction with others, advertize events on the New Mexico Tourism Department web site and to seek funding to prepare advertisements that can be distributed state-wide; and, d. San Jon Economic Development Committee to initiate new activities to entice visitors to the Village. The "Old West Days" event recommended in Section 4.5.3 of this Plan.							
	Goal 2: Add new Parks, and Sports and Cultural Facilities to the Village Inventory.		a. Village to prepare and adopt a subdivision ordinance which incorporates the requirement for the development to provide park areas and facilities to support the neighborhood and the Village or alternatively to provide monies at a set rate in lieu of providing park areas. The monies thus collected to be placed in a reserve fund and used to expand existing parks and facilities for the use of all residents.							

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7. Community Facilities	<u>Goal 3: Present a Clean and Tidy Appearing Community to Visitors.</u> Mentioned frequently in this Plan and in the public meetings is the issue of litter and appearance of the Village. Presenting an attractive, clean image to visitors is very important in attracting them to the Village in the first instance, then keeping them there in the second instance.		a. Village to enforce its Nuisance Ordinance; b. Village to initiate a community-wide clean-up campaign on a semi-annual basis or more often; and, c. Village Board of Trustees and its Economic Development Committee to explore the design, construction and placement of new entrance signs to the Village. (See section 4.0)							
8. Hazards Mitigation	The Village of San Jon is part of two major comprehensive hazard plans: City of Tucumcari and Quay County Comprehensive All- Hazards Emergency Operations Plan; and, the Wildland Fire and Suppression Plan.	Both Plans have requirements to be reviewed annually. In addition, both plans require staged practice exercises.	The recommended action is that the Village participates in any practice exercise and that it promote and be involved with an annual review of both plans to keep them current with local and national situations and with technological advances. The plans are good practical documents and should be followed. Both plans contain many preventative measures that go a long way to mitigating the described hazards.							

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9. Green Community Considerations	Goal 1: Village of San Jon to become a sustainable, green community.	a. adopt and promote the use of green building design standards as developed by the United States Green Building Council (USGBC) or the National Association of Home Builders; b. encourage energy efficient refurbishing of homes and businesses; c. maintain a compact land use pattern; d. reduce the amount of solid waste sent to the Tucumcari landfill; e. consider becoming part of the Cool Cities program; and, f. initiate a program to educate Village residents and business owners about greenhouse gas emissions and energy conservation measures.	a. the Village should set up a committee of Council members and residents to carry out the objectives and actions proposed in this Section 9.4; b.1.the Village shall investigate the inclusion of green building design and construction standards in its codes. Communication with New Mexico Construction Industries Division should be the first step to determine where the State is in the process of adopting green standards; b.2 basic standards for refurbishing homes and businesses could be adopted as Village policy as a starting point. Triple glazed windows, weather stripping are some basic energy efficiency methods that could be encouraged. b.3 encourage the use of solar panels by residents and businesses to reduce use of fossil fuels; c.1 adopt this Comprehensive Plan and follow the future land use plan proposed and the specific objectives and strategies set out in Section 3.7 of this Plan. c.2 encourage the development of existing undeveloped lots in the Village. This represents infill and will make more efficient use of existing infrastructure. The Village should consider making a few its lots available for new homes as a seeding project: c.3 maintain a compact pedestrian friendly commercial area. Do not allow commercial activity to spread unless such commercial uses are specialty uses or large land users that will enhance the economic development of the Village. c.4 approve new subdivisions and site developments that are energy efficient, create higher density residential uses and keep road lengths to a minimum to reduce driving and thus reduce use of fossil fuels; d. promote more recycling in the Village to reduce the amount of trash delivered to the Tucumcari landfill site. Not only is this environmentally friendly, it will save the Village monies on its contract with Tucumcari;							

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9. Green Community Considerations	Goal 1: Village of San Jon to become a sustainable, green community.- CONTINUED		e. the committee established in a. above should investigate the usefulness of the Village joining the Cool Cities movement. Alamogordo, Albuquerque, Capitan, Las Cruces, Ruidoso, Santa Fe and Taos are Cool Cities' members. Contact with some of these other cities should be the first step to determine what benefits have been derived by these other New Mexico communities; and, f. Village Board of Trustees should initiate an education campaign to inform residents and business owners of the effects of greenhouse emissions and the methods that will help mitigate these effects. The campaign should also educate residents and business owners about energy conservation measures such as purchasing energy efficient appliances, replacing incandescent lighting with helical bulbs or other low energy usage lighting. The Village should set an example with the interior lighting of its facilities-Village Offices, Senior Citizen's Center building, public works buildings- and exterior lighting downtown and street lighting, if it is not already doing so.							

APPENDICES

APPENDIX 1

CONSOLIDATED NOTES OF PUBLIC MEETINGS, APRIL 19 and 26, 2011

TOWN HALL MEETING QUESTIONS/ISSUES
RESIDENTS MEETING-GENERAL: April 19, 2011: 11:30 a.m. and 6:30 p.m.
(22 attendees total both meetings)

NOTE: Two meetings were held on April 19, 2011: one in the morning and one in the evening. Comments from both meetings were somewhat similar and both meetings have been consolidated in the following notes.

1. What do you like about San Jon? What things make it unique and need to be preserved and/or enhanced?
    - Close knit community
    - Family ties
    - Home town
    - 4 to 5 generations here
    - Good school system
    - Small community
    - Unique because of churches, people, Route 66
    - Like the people
    - Low cost of living
    - Safe environment
    - Everyone looks after one another and the children
    - Family business (power lines distribution)
    - Safety & security

2. Is the Village a desirable place to establish a business or to do business? Why or why not?
    - Need people to develop in San Jon
    - People need reason to stay at San Jon
    - Need café
    - Need grocery store
    - Need Motel near I-40
    - One honest plumber
    - Need sit-down restaurant (NOT fast-food)

3. What level of growth would you like for the Village? Is San Jon a bedroom community. If so, is this OK and should it develop with this theme in mind?
    - Businesses that encourage our youth to stay
    - Renewable energy
    - Quality of life is most important
    - Pride in Community
    - Sense of excellence
    - It is not just a number, it has to do with quality of life, and pride in the community

4. Are you generally pleased with the physical appearance of the Village? (condition of buildings, yards, etc.)? Be specific. If not, what do you think should be done?
    - Not happening
    - Not good
    - Needs to be cleaned up

5. Is the preservation of property values important to you? Why? Is the Village doing enough to protect and enhance those values? Are you doing enough? What do you believe needs to be done to protect property values?
    - Issue is conflict between private property rights and community rights.
    - Need to protect property values
    - Have an anti- litter ordinance but : businesses depend upon business from travelers who may be the litterers – don't want enforcement which may negatively impact their business.

6. Are the variety, availability and quality of housing adequate for the Village? Is there need for more housing? What type and quality? Is rental housing needed? Affordable housing-is it needed? In what form/style?
    - Need all forms of housing.
    - People afraid to start a business or building a housing development because of being injured by neighbors who do not care what their property looks like, or do not care how their property impacts their neighbors.
    - Need sustainable economy of some sort.

7. Are tourist facilities (information facilities, accommodation, restaurants, etc.) adequate? If not, what is needed? Is anything needed?

    - Need attractive gateway treatment on routes into the Village
    - An information center
    - Move the Port of Entry closer to San Jon (not going to happen)
    - "Easy-Off Easy On ramp. Should have been done years ago but no money. Probably will not happen now.

8. Is San Jon a desirable tourist attraction? Yes or no, why?
    - No, nothing to do here-maybe sports.
    - It might be if we build on history of San Jon and add some annual activities.
    - There is a wildlife attraction about 7 miles N. of San Jon

9. Are more businesses needed in San Jon? If yes, what specifically? If no, why?
    - Need motel near I-40
    - RV Park might attract some people to spend a night. Would be nice if they had something to do.
    - RETA routes transmission lines important to energy development
    - Grocery store
    - Restaurant-full service, sit-down.
    - Need to re-establish a Chamber of Commerce
    - Book store

10. The Village is in some sense blessed with direct access to I-40 and Old Rout 66. What do you think can be done to take advantage of these opportunities? Or are these opportunities?
    - Gateway treatment
    - Information center (our building at the state line)
    - History

11. Are recreational facilities and opportunities adequate? If not, what is needed and where?
    - Ute Lake facilities – people stop for gas then move on
        - We need to know how to capture them and get them to stay
        - Maybe boat storage & repair service might help
    - Wildlife attraction 7 miles North of San Jon
        - Dude Ranch – at foot of Caprock might be an attraction
    - Local facilities are generally adequate

12. Are community facilities adequate to the needs of the Village-medical services, schools, fire fighting service etc.? Whether yes or no, why? Be specific.
    - Medical center is to be opened at school – trying to get it open to the public
    - Have a nurse
    - Need a shuttle bus system – get people to the doctors, shopping, etc.
    - Schools – handles at least 50 more families
    - All grants are encumbered for specific purpose

13. Are you satisfied with the level of services/utilities (water, sanitary sewer, roads) in the Village? Is water quality satisfactory? Whether yes or no, why? Be specific.
    - Need energy development: wind & gas
    - Water from Logan
        - How much water
        - Water will not be available from Logan at some point
        - 43,000 or 46,000 gallons/day
    - No natural gas

16. Is the current zoning ordinance adequate to meet the needs of the Village? If not, what needs to be done? If yes, why do you think so?
    - We have ordinances that need to be enforced. Use what we have.

17. Is code enforcement adequate in the Village? Whether yes or no, why?
    - There is little to no enforcement of ordinances. No staff and no monies. Police department is gone.
    - Always an argument about private property rights.

STRENGTHS AND WEAKNESSES!!

Strengths
- School system. System can handle another 50 families
- History and Route 66
- Community needs to be tidied-up
- People of San Jon. They want good things to happen.

Weaknesses

- No natural gas
- Water may be an issue
- Litter
- Nothing to keep youth here

APPENDIX 2

NOTES OF PUBLIC MEETINGS, August 16, 2011

Village of San Jon Comprehensive Plan Update
Public Meeting – August 16, 2011, 12:00 pm

***Meeting began @ 12:00 pm**
*Meeting attended by 23 residents including a member of the Board of Trustees
Rick Draker of R.M. Draker and Associates presented the draft Plan with help of a PowerPoint presentation. The meeting was then opened to questions and comments.

Questions/Comments

1. **The Plan indicates that no new homes have been built in the last 10 years, but in fact 3 or 4 manufactured homes have been installed over that time.**
   Response: The Plan will be amended to reflect this information.
2. **A resident noted that the Plan speaks of a number of economic initiatives but does suggest what industries the Village should pursue to create significant numbers of jobs. The initiatives may create a dozen jobs. Main employers now are the school, Marlin's, the travel centers and local government and that's it. People won't come if they have to drive 60-miles/day to work in Clovis or Tucumcari. Another resident commented that this would be 12 more jobs than we have now.**
   Response: Realistically, it's a 5-7 year plan. You can keep doing what you have been doing – nothing – or concentrate on specific initiatives to attract visitors back to the Village. The search for major employers will come if appropriate but right now you do not have an economic development committee or a chamber of commerce to do this search. We have recommended the establishment of an economic development committee to pursue the specific initiative we have suggested and it will have its hands full for the next 5 or 6 years doing these things. You need to get interest back in the community and this is the first step. It may be that the 'racino" if it comes to Tucumcari will at least make San Jon a place to live for the workers. New population may mean new supporting business which means jobs.

   The one area you could focus on now is the alternate energy field. Go and talk to the Caprock Wind Farm people and see what they need in terms of support services then go see if you can these services to locate in San Jon.

   Also, we have suggested that the NM Economic Development Department be brought in to help put a strategy together for the Village.

A resident further commented that many of these things but we need people who are willing to do it and we need money to do it.

3. **A resident commented that she and her husband moved to San Jon six months ago and it took that long to discover that the Village had a senior center. It took three months to discover the community center. San Jon is NOT talked about. The Community Center is a great place to hold events like a craft fair. We are from a small town-we had events. There is NO advertisement of anything that goes on here or what is available here. We do need to attract people here and get known.**
4. **A resident commented that we need housing first. Get a few families in and then bring in the businesses.**
5. **A local businessman stated that he has two employees in his shop who could be put in a house now – don't want to rent- but there is no land available.**
   Mr. Draker commented that one of the suggestions made in the Plan is for the Village to make available a few of the lots it owns for building sites. It may act as seeds for other new housing.
6. **Another comment made was the availability of credit to build homes.**
   Mr. Draker commented that it is harder to get credit but that credit is available for single homes. The difficulty is with credit for multiple family units. It can be done.
7. **Resident Comment: The lots the Villages own- make these available for purchase from the Village. "Boatloads" of opportunities for affordable land with utilities are available from the Village. But some private land owners are greedy. Investments increase money.**
8. **Question from resident: Does the City advertise the land that's available? City staff r**esponse: The Board of Trustees has suggested it and is looking at it.
9. **A resident commented that she "googled" San Jon…and NOTHING.** Response from Board of Trustee member: the Village has clearly failed in that respect. When we had more personnel in the office, we had the web-site all planned out; however, now we just don't have the time. It needs to be done; it's just getting the time to do it or contracting with someone to do it.
10. **Resident Comment: Increasing the community spirit will welcome people**
11. **Resident comment; When someone new comes into the community, should use the opportunity to serve residents better – information in water bill, etc.**
12. **Resident: my family has been here for two years now. My wife works in Tucumcari. We have kids who are bussed here for school; however, they don't get invited to anything else that goes on in the community. I started a community softball tournament recently and have met more people. The consultant's idea of an Old West Days would give people the opportunity to be a part of the community. Last year we only had school activities. If we had housing, we would have people more willing to move here. Our school is our biggest strength. There is a 50% turnover from kids from Tucumcari. How can we help the school retain kids? Higher grades are a drop**

off point. More housing around the school will get more people in. We have the manpower to do the "Old West Days" – it's relatively inexpensive. Excitement will attract others activities and more people.

13. **Resident comment: two of the three goals in the economic section of the Plan that we should present an attractive and clean environment to attract people. Keep/enforce a nuisance policy – clean up. Can't expect someone to come in and keep property values up when there are upside down cars next door. We can't get people to come to an untidy community. We must enforce our ordinances.**
14. **Resident comment: my wife and I lived in Mosquero and it cleaned itself up and now is a very inviting community. We need to do the same. Grady too does not have untidy issues.**
15. Mr. Draker spoke about the welcome sign illustrations he had prepared and suggested several locations for these signs. Residents were in agreement that the Village needed welcome signs out. Mr. Draker also noted that at one time there was a suggestion of putting a sign on the I-40 right of way. Mr. Draker said that he had spoken to a representative of the NM Tourism department and had been told that such a sign would be virtually impossible to locate on the I-40 row as there were strict regulations about what could be erected on the row. Off the row is a possibility.

***Meeting adjourned @ 1:20 PM**
***No comment index cards completed**

Village of San Jon Comprehensive Plan Update
Public Meeting – August 16, 2011, 6:30 pm

***Meeting began @ 6:30 pm**
*Meeting attended by 18 residents, including the Mayor and a member of the Board of Trustees Rick Draker of R.M. Draker and Associates presented the draft Plan with help of a PowerPoint presentation. Some comment and question took place during eh presentation. The meeting was then opened to questions and comments.

Questions/Comments

1. **Resident: One of the economic initiatives is an RV park. There's more interest in an RV park than you would think and it is an idea worth pursuing.**
2. **Resident Question: Why is the Zoning Map "unofficial"?**
   Response: Mr. Draker indicated that the "official' zoning map was legally part of the Village zoning ordinance and the map in the Plan is a copy and could not be called "official".

3. **Resident about zoning: her house is @ Cherry and 469 and it is zoned commercial yet there are four homes there. The zoning ordinance lists lots of permitted uses. Why can't it be re-zoned? If my home burns down – I'm not allowed to rebuild.**
   Response from Board of Trustee member: residences are permitted and you could rebuild your home. The Zoning Ordinance does need to be cleaned up and updated**.**
4. **Takes bankers to finance and they're not willing to help so we can build.**
   Response: Mr. Draker commented that getting credit is a more rigorous process but for a single dwelling it is not usually an issue unless someone's credit is really bad. There is more difficulty with credit for multiple family units.
5. **Resident: How do we get people? How do we entice them here? How do we entice them to build?**
   Response: We mad a number o suggestions for economic initiatives which are workable. You need to focus of these to attract visitors on a consistent basis then business and more people will come in time. Keep in mind that it took 50 years to get where you are now. Growing and getting back on that track is not going to happen overnight and it will take hard work.
6. **Resident: What about Habitat for Humanity? Is there one in Clovis? Is that a possibility for new housing?**
   Response: Mr. Draker thought there is a Habitat for Humanity organization in Clovis and Portales. Contact the group and see if there is some interest. Remember that there is an income criteria for this housing and a requirement for some "sweat equity".
7. **Resident: Need youth facilities to be grant driven. Offer classes in the community center. We lose our middle school kids and we need things to keep them here.**
   Response: Mr. Draker said that he was not familiar with the particular program mentioned and suggested that the resident contact Boys and Girls Clubs of America for some help and information.
   Mr. Salazar, School Superintendent stated that he was not aware of any grants from the Department of Public Education and that money through that source was harder and harder to get because of budget restrictions.

***Meeting adjourned @ 8:20 PM**
***No comment index cards completed**

APPENDIX 3

WATER AGREEMENT WITH VILLAGE OF LOGAN

WATER SUPPLY AGREEMENT

THIS AGREEMENT is made effective as of January 1, 2002, by and between the VILLAGE OF LOGAN, a municipal corporation, and the VILLAGE OF SAN JON, a municipal corporation. The parties agree as follows:

SALE OF WATER. The Village of Logan agrees to sell the Village of San Jon up to 150 acre-feet of potable water per calendar year. Additional water may be negotiated at the same rate.

TERM. The lease term will begin on January 1, 2002 and will terminate on December 31, 2031.

This Agreement shall automatically renew for additional 30-year periods under the same terms and conditions.

PAYMENTS. The Village of San Jon agrees to pay the Village of Logan a minimum payment of $100.00 per month for the first 4000 gallons and .50 per 1000 gallons thereafter. The Village of Logan has established the rate of .50 per 1000 gallons based upon the following criteria:

- electrical cost of the water system
- testing requirements
- treatment requirements
- pump replacement / repairs
- .10 per 1000 gallons profit.

The rate may be reviewed annually by the Village of Logan and the cost per 1000 gallons may be increased based only upon increases in the above mentioned operating costs.

The Village of Logan shall read San Jon's water meter and invoice the Village of San Jon at P.O. Box 37, San Jon, NM 88434 on a monthly basis. The Village of San Jon shall pay the Village of Logan, P.O. Box 7, Logan, NM 88426 within 15 days of receipt of invoice.

1

USE OF WATER. The Village of San Jon agrees that the water provided by the Village of Logan shall only be used for supplying potable water to the Village of San Jon and those parties which agree to provide property and /or easements to the Village of San Jon in order to complete the connection from Logan to San Jon, unless otherwise agreed to by the parties.

COST OF CONNECTION/MAINTENANCE. The Village of Logan agrees that San Jon will connect to the existing water main line for the Village of Logan on the south shore of Ute Lake. The Village of San Jon shall install a 6" Census Touch Pad compound water meter at the point of connection. The Village of San Jon shall purchase and maintain this meter. The Village of San Jon shall own and be responsible for any and all water lines, meters, water storage facilities and other appurtenances from the point of connection, east to the Village of San Jon.

The Village of Logan shall be responsible for all costs associated with the production of potable water, up to the point of connection. The Village of Logan and the Village of San Jon shall have the right to make reasonable inspections of the water systems and water quality reports.

RESERVATION OF RIGHTS. The Village of Logan retains all ownership to their water system and retains the option to service any water customer south of the Canadian River.

The Village of Logan shall be responsible for providing whatever infrastructure is necessary to provide water to its other customers. Logan agrees that providing water to its other customers south of the Canadian River will not interfere with its obligations to San Jon under this agreement, nor will Logan have the right to use the San Jon water line, without the express permission of San Jon. Water provided to other customers shall be metered in such a way to ensure that San Jon only pays for water supplied to San Jon.

PROPERTY INSURANCE. Logan and San Jon agree that each party shall be responsible to maintain appropriate insurance for their respective interests in the Premises and property located on the Premises.

BREACH. Logan and San Jon shall be in breach of this Agreement, if they fail to fulfill any portion of this agreement. Subject to any governing provisions of law to the contrary, if Village of San Jon fails to cure any breach within 60 days after written notice of such breach is provided, the Village of Logan may terminate this agreement without further notice.

EMERGENCY CLAUSE. Although it is the intention of Logan to provide to San Jon all water contemplated under this agreement, the parties' understand and agree that in the event of an emergency where Logan cannot supply water to both its residents and to San Jon under this agreement, Logan's obligation to its residents shall supersede this agreement. In that event, Logan shall not be liable to San Jon for a violation of this agreement.

FIRST RIGHT OF REFUSAL. The Village of San Jon agrees to provide the Village of Logan the "First Right of Refusal" on 150 acre feet of water currently reserved for the Village of San Jon from Ute Reservoir, through the Interstate Streams Commission.

NOTICE. Notices under this Agreement shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed as follows:

VILLAGE OF LOGAN
P.O. BOX 7
LOGAN, NM 88426

VILLAGE OF SAN JON
P.O. BOX 37
SAN JON, NM 88434

Either party may change such addresses from time to time by providing notice as set forth above.

ENTIRE AGREEMENT. This Agreement contains the entire agreement of the parties and there are no other promises or conditions in any other agreement whether oral or written. This Agreement may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

SEVERABILITY. If any portion of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision, it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

WAIVER. The failure of either party to enforce any provisions of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.

VILLAGE OF LOGAN

By: _____
Zaida Babb, Mayor

ATTEST:

_____
City Clerk

VILLAGE OF SAN JON

By: _____
Joe Clark, Mayor

ATTEST:

_____
City Clerk

APPENDIX 4

SAN JON ORDINANCE 211

AN ORDINANCE AMENDING ARTICLE 2 SECTION 4 AND SECTION 5 WATER RATES; ARTICLE 3 SECTION 4 WASTEWATER RATES OF ORDINANCE NO. 199 AND REPEALS ORDINANCE NO. 207 SOLID WASTE RATES

ARTICLE 2 SECTION 4
WATER RATES

The monthly water rates required and to be charged and collected by the Village shall be as follows:

(1) Rates for water used and individually metered service units inside the Village Limits.

Availability- Water service under this rate is available within the Village Limits

Applicability- Service under this section is applicable to the individually metered service units for all normal water uses. The Village reserves the right to require special contracts in the case of unusual water requirements.

Net Monthly Rates- Water shall be furnished at the following gallon rates.

0	-	2,999	$15.45 Minimum
3,000	-	12,999	$2.58 per 1000 gallons
13,000	-	22,999	$2.83 per 1000 gallons
23,000	-	99,999	$3.35 per 1000 gallons
100,000	-	above	$3.86 per 1000 gallons

Multiple Service Connections- The minimum bill at such a multiple service connection shall be fifteen dollars ($15.45) times the number of connections. See 3-1 as the availability of multiple connections.

SECTION 5
SERVICE OUTSIDE THE VILLAGE LIMITS

(2) Rates for water used and individually metered service units outside the Village Limits.

Availability- Water service under this rate is available outside the Village Limits. However, water is not guaranteed.

Applicability- Service under this section is applicable to the individually metered service units for all normal water uses. The Village reserves the right to require special contracts in the case of unusual water requirements.

Net Monthly Rates- Water shall be furnished at the following gallon rates.

0	-	2,999	$23.18 Minimum
3,000	-	12,999	$2.66 per 1000 gallons
13,000	-	22,999	$2.91 per 1000 gallons
23,000	-	99,999	$3.45 per 1000 gallons
100,000	-	above	$3.98 per 1000 gallons

(3) The Rate for bulk water; this service is only offered on a case-by-case basis and only when the Village feels that the water is available for such a service.

$10.00 per 1000 gallons of treated water

ARTICLE 3 SECTION 4
WASTEWATER DISPOSAL RATES

The monthly disposal system rate required to be charged and collected by the Village shall be as follows:

(1) Residential: Rates for users or customers within the corporate limits of the Village Sewer Service.

$16.48 per month for single-family dwelling

$16.48 per month plus $16.48 per unit for multiple family dwelling

(2) Commercial: Rates for users or customers within the corporate limits that operate a business under a Village Business License

$18.54 per month

$2.58 per 1000 gallons of water used per month

(3) Septic Tank Dumping Rate: $4.00 per 1000 gallons plus a $30.00 service fee.

(4) Connection Rate

$100.00 Residential
$150.00 Commercial

SECTION 5
SOLID WASTE RATES

The monthly Solid Waste Garbage Rate required to be changed and collected by the Village shall be as follows:

(1) Residential Rate: This service will provide one (1) collection per week.

$18.54 per household

(2) Commercial Rate: This service will be required of all businesses having a Village Business License. The rate will provide one (1) collection per week.

$33.48 per shared single 3 cubic yard dumpster

$66.95 per non-shared single 3 cubic yard dumpster

The commercial account vendors will determine the number of dumpsters needed to service their establishment.

Businesses requiring 10 or more dumpsters will pay $25.00 per dumpster plus tipping fees at the current rate of the Tucumcari Landfill charges.

(3) Construction Debris: The Village reserves the right to offer this service. This service will be considered on a case-by-case basis. All solid waste will be required to be inspected by the Village prior to pickup.

(4) Tires: The Village reserves the right to offer this service on a case-by-case basis. The rate shall be:

Passenger	@	$1.00 each
Passenger w/rim	@	$2.00 each
Light Truck 17.5”	@	$2.00 each
Truck 20”	@	$4.00 each

PASSED, ADOPTED AND APPROVED THIS 12TH DAY OF JULY 2011. THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON APPROVAL.

_____

Mayor Billie Jo Barnes ATTEST:

(SEAL)

_____

APPENDIX 5

INFRASTRUCTURE & TRANSPORTATION SECTION REFERENCES

Village of San Jon Design Summary Engineering Report (FINAL) for Wastewater Collection and Treatment System Improvements (March 2006), Dennis Engineering Company, PO Box 909, Edgewood, NM 87015

Distribution Requirements for Fire Protection, American Water Works Association, Denver, CO, 1989.

Monterey Peninsula Water Management District. (1988). Ordinance No. 25. An ordinance declaring a water supply emergency prohibiting water waste, and establishing water rationing phases. Monterey Peninsula Water Management District, Board of Directors, Monterey, CA.

Village of San Jon Preliminary Engineering Report for Water System Improvements (FINAL) June 2009, Dennis Engineering Company, PO Box 909, Edgewood, NM 87015

Water Conservation and Quantification of Water Demands in Subdivisions, A Guidance Manual for Public Officials and Developers, New Mexico State Engineer Office Technical Report 48, May 1996.

Village of San Jon Comprehensive Plan (June 2004), prepared by Consensus Planning and Engineers, Inc.