

City Manager's Report

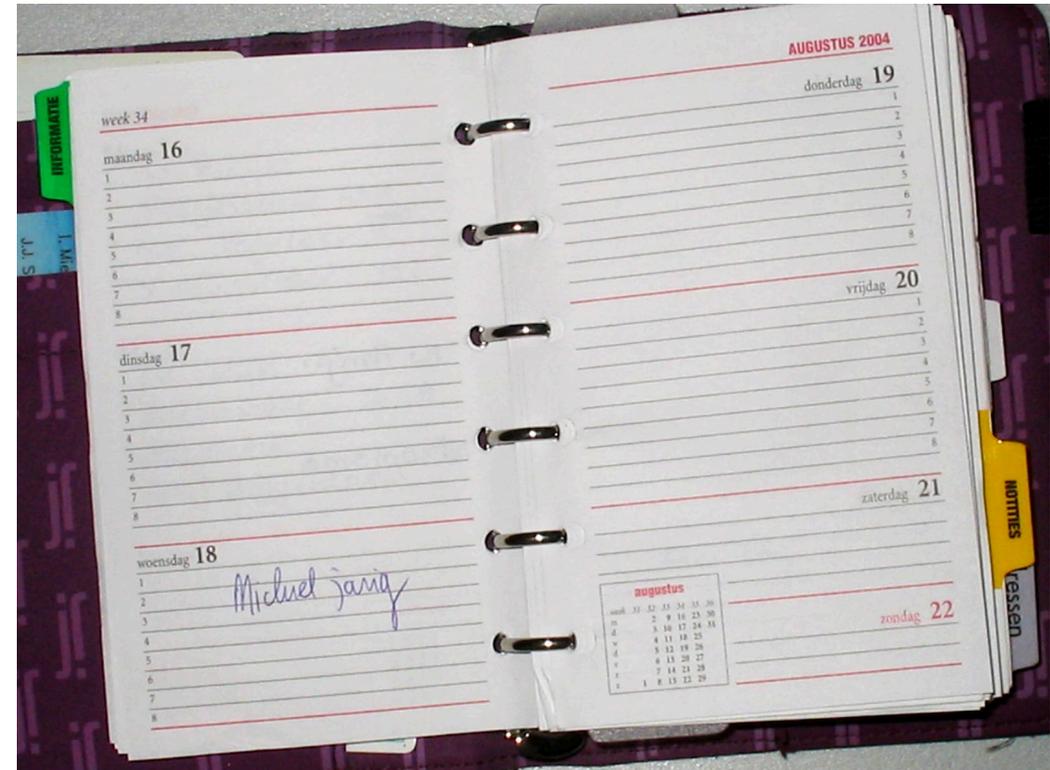
Presented by Mario Juarez-Infante, PE, City Manager
10.15.2025



Summary



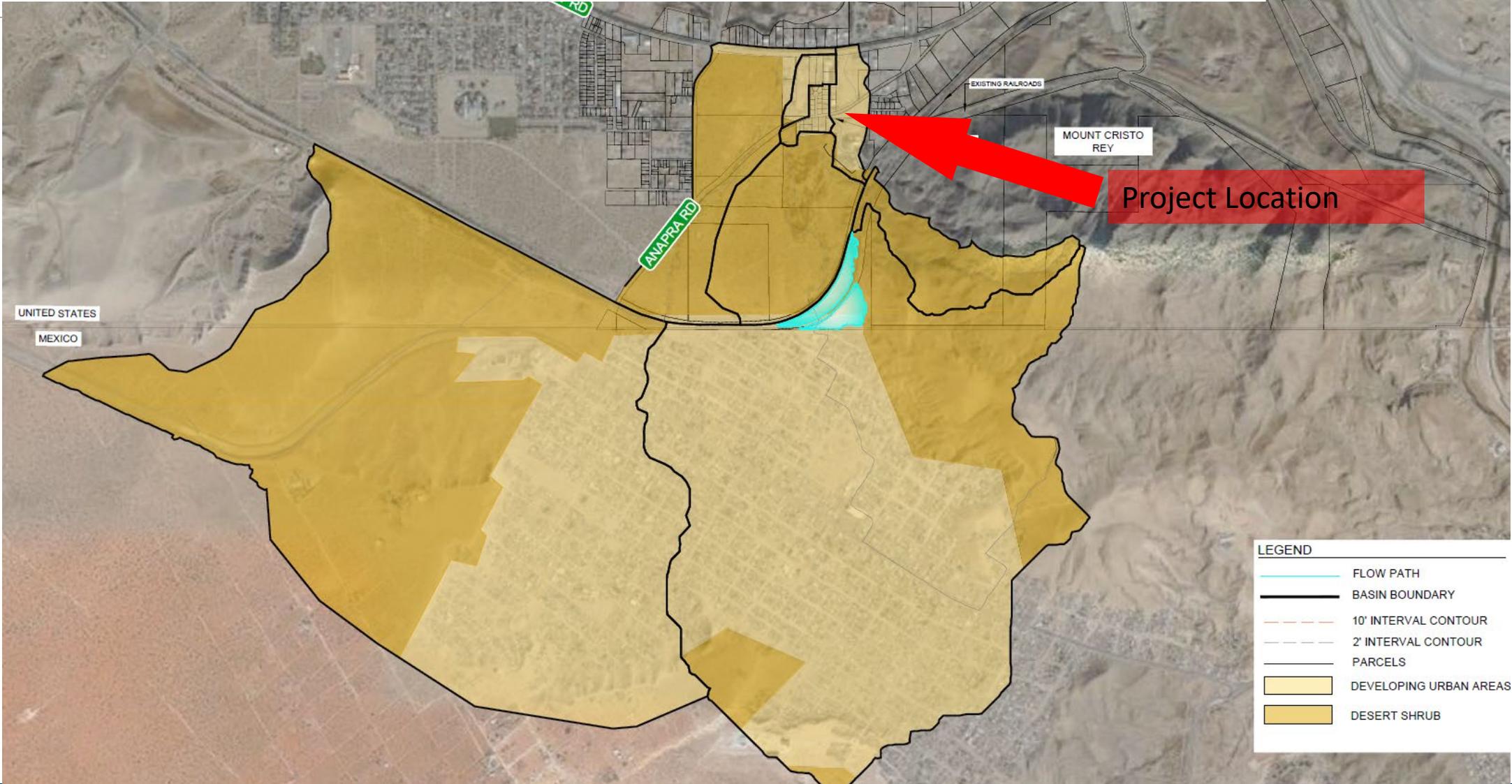
- CARLOS AGUIRRE FLOOD CONTROL PROJECT UPDATE
- 8,000 SQUARE FOOT SHELL BUILDING
- URGENT CARE UPDATE
- WTB MULTI-PURPOSE RECREATIONAL FLOOD CONTROL CHANNEL
- PROPOSED RANCHO SANTA TERESA UNITS 9-12 ANNEXATION



Carlos Aguirre Flood Control Project Update



Project Location



Schematic Layout



LENGTH OF PROJECT

STORM DRAIN SYSTEM = 2084.23 FT. = 0.3947 MI.



Quick Facts

- Total Funding: \$3,850,000
- Right-of-way acquisition of two parcels are in process with Doña Ana Title Company
- Funding Agreement anticipated December 2025
- Anticipated project bidding, award and start in March 2026



NEW MEXICO
FINANCE AUTHORITY

June 5, 2025

Via Email

City of Sunland Park
Attn: Mayor Javier Perea
1000 McNutt Rd.
Sunland Park, NM 88063

RE: Water Trust Board Project No. WPF-6619; Flood Prevention Project; Carlos Aguirre flood control

Dear Mayor Perea:

The Board of Directors of the New Mexico Finance Authority (“NMFA”) met on May 22, 2025, to approve the final terms, structure and conditions of Water Project Funding in the amount of \$3,500,000 to the City of Sunland Park (“City”) for its Flood Prevention Project. This action is a result of the Water Trust Board recommendations approved on April 22, 2025.

The approved funding structure consists of a 10% loan in the amount of \$350,000, and a 90% grant in the amount of \$3,150,000. The loan component is a 20-year term at a net effective interest rate of .25% (0% interest rate with an administrative fee component of ¼ of 1%). The loan and grant are to be used by the City to construct flood control to capture upstream runoff.

To secure the funding agreement for the award, the City must submit the following Readiness to Proceed items **no later than September 30, 2025**, by email only to WTBAdmin@nmfa.net.



8,000 SF Shell Building



Project Location



Project Location

Quick Facts

- Construction completion anticipated in August 2026
- CRRUA will occupy 3,000 SF
- 8,000 SF total new space



Urgent Care Update

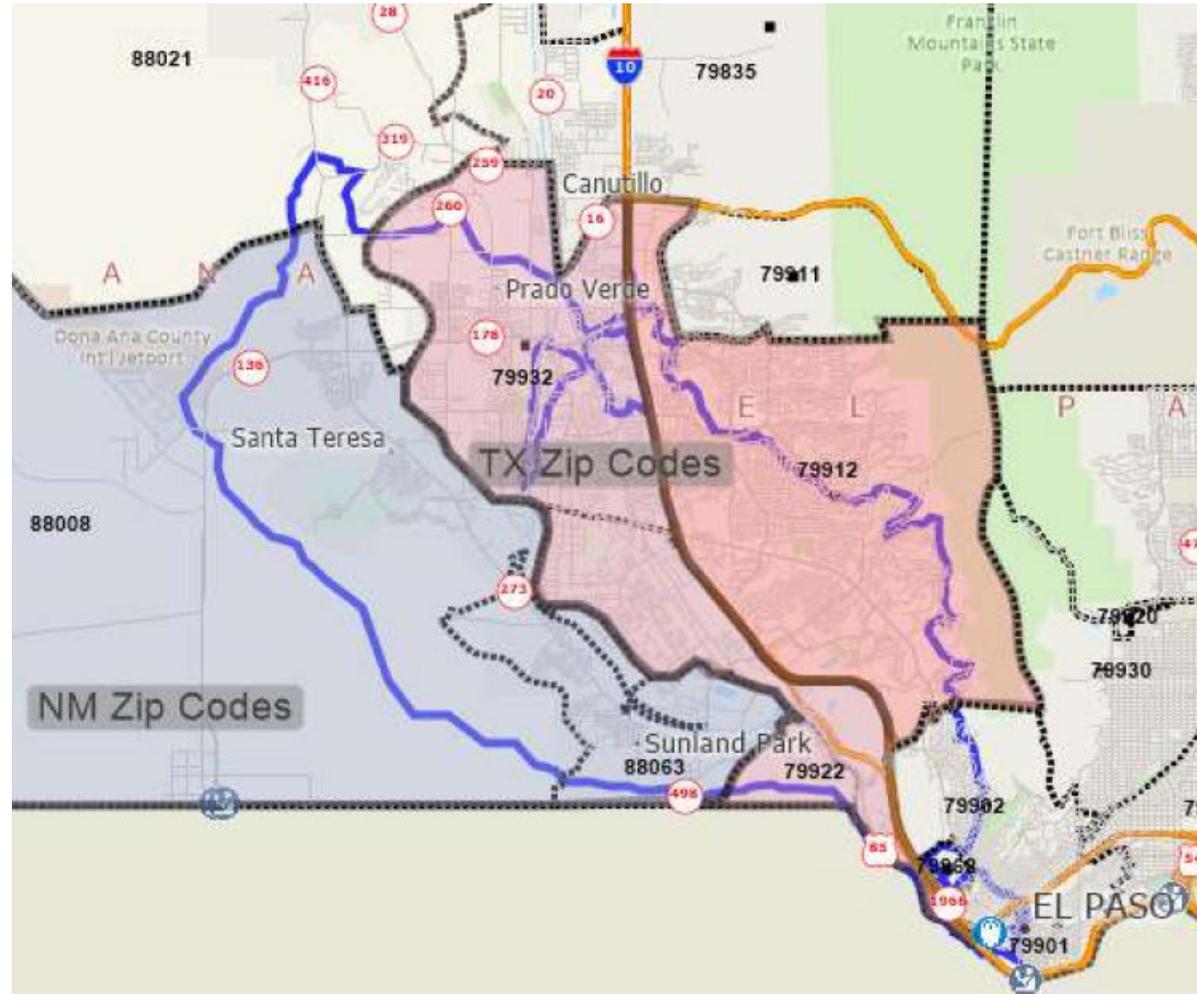


Location Map



Quick Facts

- Medical market analysis scheduled for completion in November 2025
- Anticipated service area extends to four zip codes, which includes westside El Paso
- Significant majority of growth is projected for NM side (6.7% projected growth vs. 0.6% for TX side), between now and 2030



- ❖ VMG defined the Service Area as the following 4 zip codes:
 - 88063 (NM)
 - 88008 (NM)
 - 79922 (TX)
 - 79932* (TX)
 - **79912* (TX)**
- ❖ VMG analyzed Census tract data to determine that 70% of 79932 and 50% of 79912 should be included.
- ❖ It is assumed that 90% of facility volume will originate in the Service Area.

Renderings



WE ARE THE GATEWAY TO THE LAND OF ENCHANTMENT

WTB Multi-Purpose Recreational Flood Control Channel



Quick Facts

- \$4,000,000 funding request
- WTB Board Presentations were held October 1 and 2 in Santa Fe
- Pervious channel bottom with dual use maintenance road/multi-use trail
- Water quality attenuation facility for surface water quality treatment

Multi-generational Center Flood Control

City of Sunland Park - 2026 Water Project Fund Flood Prevention Project

FUNDING REQUEST \$4,000,000

SCOPE

Construction and management of a flood channel and water quality system at the Multi-Generational Center to capture stormwater, reduce flooding, filter runoff, and improve the Rio Grande outfall.

SUMMARY

This Phase II continues work initiated under a previously funded Water Project Fund effort. It includes the construction and construction management of a multi-purpose, linear recreational flood control channel and water quality structure at the Sunland Park Multi-Generational Center. The channel will capture and safely convey stormwater runoff, reduce arroyo head cutting and local flooding, and improve surface water quality before discharging to the Rio Grande.

BENEFITS



Prevents the Center and future amenities from flooding



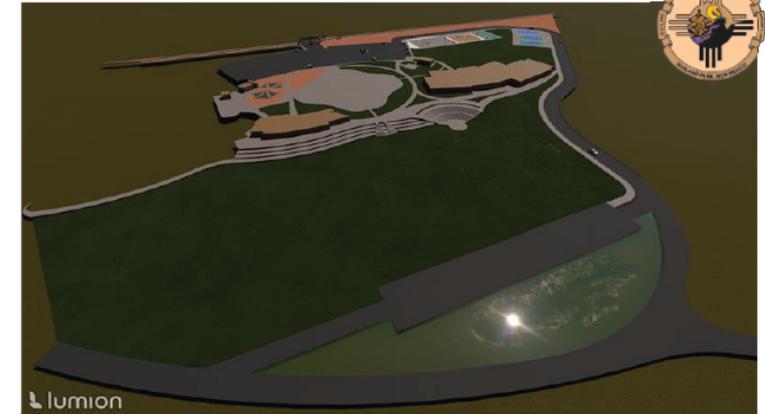
Promotes enhanced water quality for the Rio Grande



Protects regional outdoor recreation facilities



Supports economic development



Rendering of the Sunland Park Multi-generational Center / Sports Complex

Key features include:

A water quality structure that attenuates the initial first flush, capturing floatables and sediment in a forebay for easy maintenance.

- Inverted outlet pipes to convey treated runoff to the Rio Grande.
- A porous channel bottom with shotcrete side slopes to promote groundwater recharge and filtration.
- Low-water pools to enhance percolation and improve stormwater quality.
- A dual-purpose maintenance trail that also serves as a recreational path.

This integrated design supports flood control, water quality improvements, groundwater recharge, and community recreation.

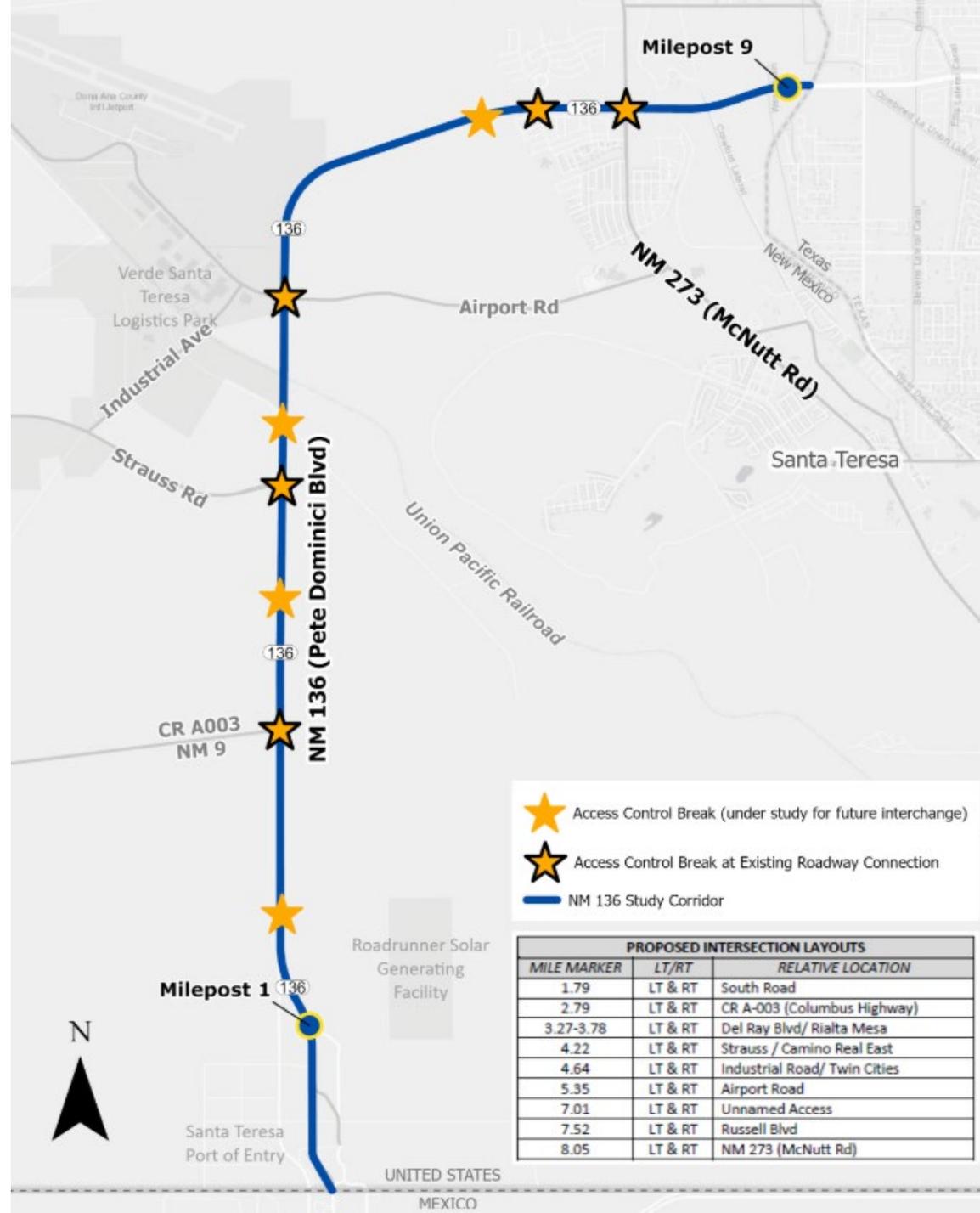


Proposed Rancho Santa Teresa Units 9-12 Annexation



Quick Facts

- NM 136 Phase I A/B
- Corridor Study can be found at: [NM 136 Interchange Feasibility Study, CN E100430 | NMDOT](#)
- An access Control Break is under study for a future interchange, which will tie into the proposed Tierra Santa Teresa Annexation



Quick Facts

- NMDOT approves the subject annexation



October 8, 2025

Hector M. Rangel
Public Works Director
City of Sunland Park
950 McNutt Rd., Ste. A
Sunland Park, NM 88063

Re: Annexation, Pete Dominici Highway

Dear Mr. Rangel:

NMDOT District One concurs with the subject annexation, with the understanding that ownership and jurisdiction of NM 136 right-of-way (Pete Dominici Hwy) remains with NMDOT.

Please do not hesitate to contact me with any questions/concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "H Love".

Harold Love, P.E.
Assistant District Engineer
District 1 Engineering Support

XC: Aaron Chavarria, District 1 Engineer
Leo Montoya, District 1 Maintenance Engineer

Attachment

**Michelle Lujan
Grisham**
Governor

Ricky Serna
Cabinet Secretary

Commissioners

John McElroy
Commissioner
District 1

Gary Tonjes
Commissioner
District 2

Hilma E. Chynoweth
Commissioner, Vice Chairman
District 3

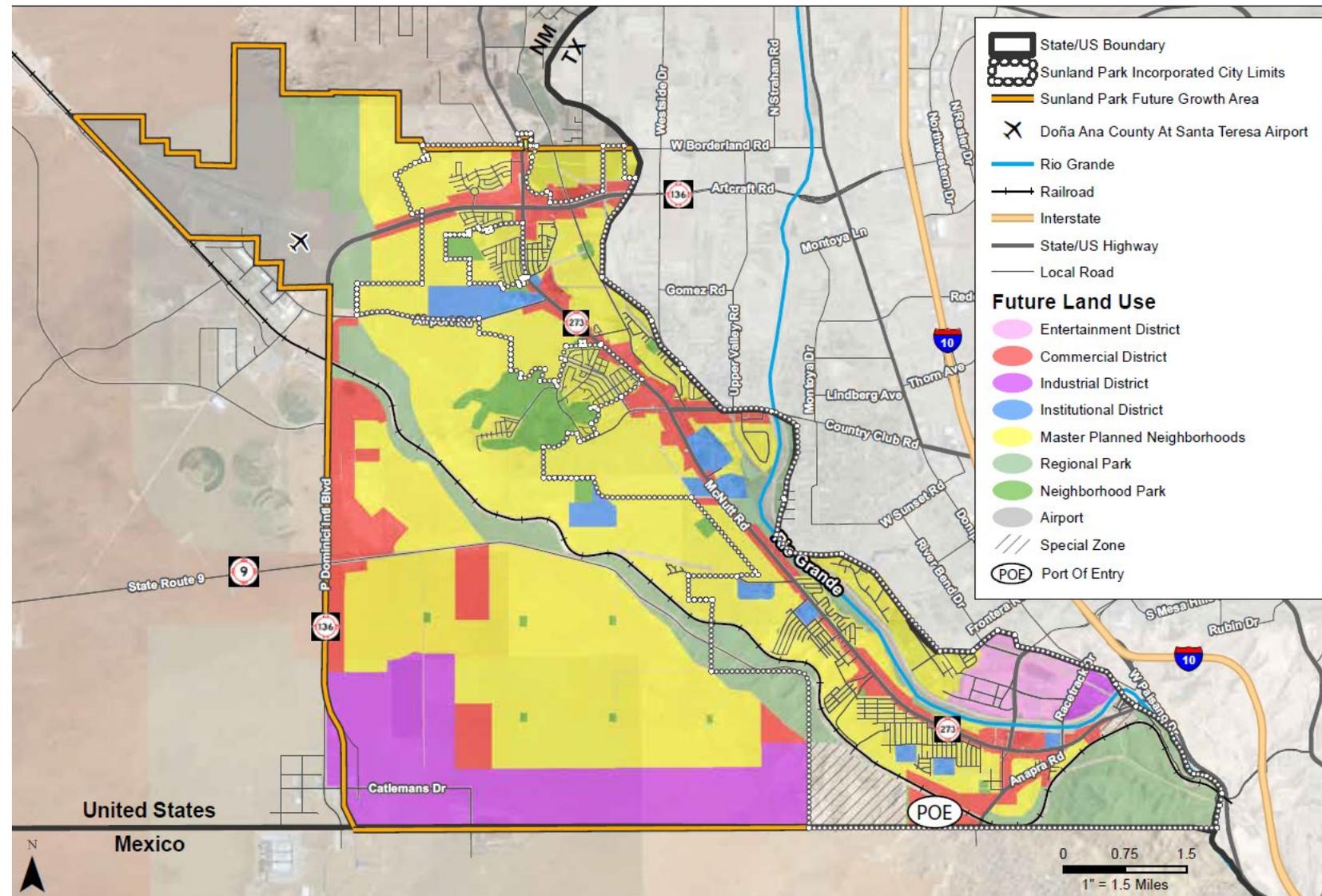
Walter G. Adams
Commissioner, Chairman
District 4

Thomas C. Taylor
Commissioner
District 5

Charles Lundstrom
Commissioner, Secretary
District 6

Quick Facts

- Future Land Use Plan, Comprehensive Master Plan
- Anticipated growth to the west, provides for commercial and mixed-use development along NM 136, among other uses



Proposed Annexation Master Plan



RANCHO SANTA TERESA - UNITS 9-12 MASTER PLAN



Potential Supply & Demand



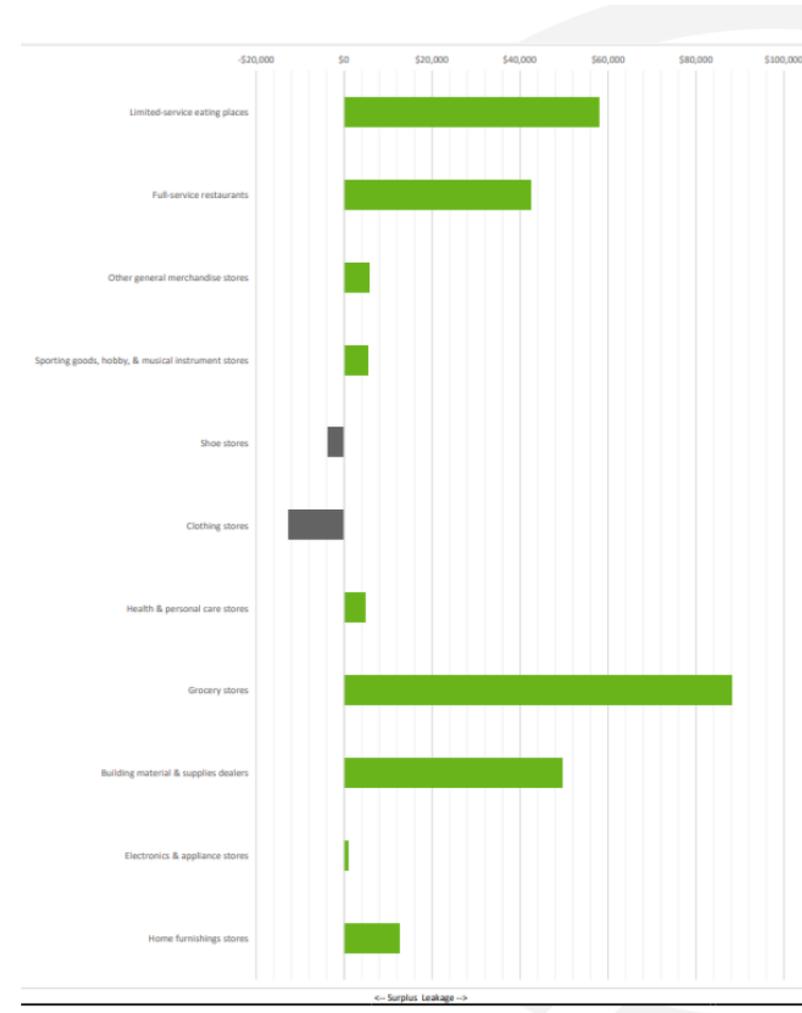
Sunland Park

Opportunities

The picture on the screen represents Sunland Park's supply & demand by retail category based off Sunland Park's custom trade area.

As you can see, there is much to be desired in most categories, with your greatest opportunity areas being limited-service restaurants, building material stores, and grocery stores.

Retail Strategies' data collection is used to understand who Sunland Park's consumers are, as well as the retail demand their expenditures create.



Quick Facts

- Investment in retail development leads to more opportunities for economic, infrastructure, & community improvements while giving your residents new places to shop, eat, and enjoy life.



Retailer	Avg. Store Sales	Annual Sales Tax Impact (3.31%)
McDonald's	\$2.8 million	\$92,000
Whataburger	\$3.3 million	\$109,000
Tractor Supply	\$6.4 million	\$214,000



Thank you