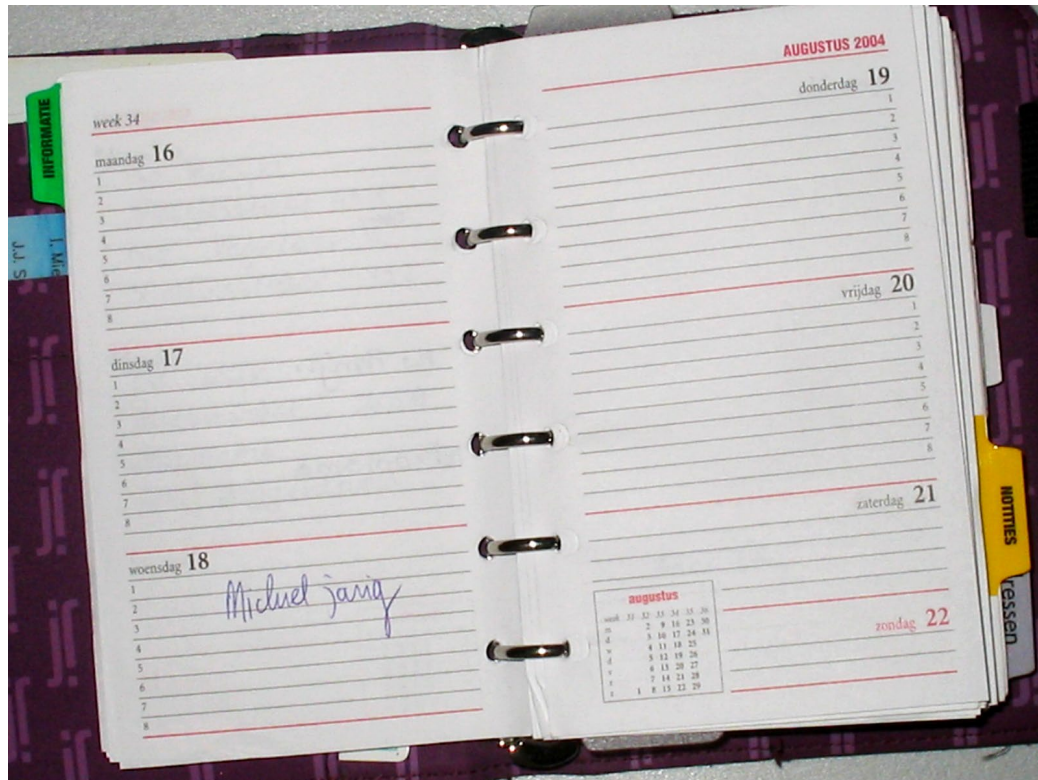


City Manager's Report

Presented by Mario Juarez-Infante, PE, City Manager
08.04.2026



Summary

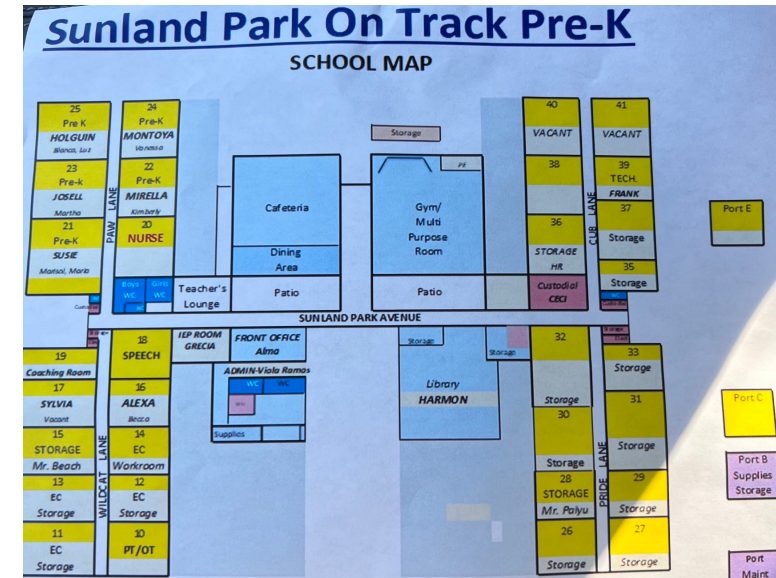


- Sunland Park Elementary School Real-estate Transfer Update
- Proposed General Obligation Bond Projects
- Youth Community Center CDBG Funding Application
- 3rd Quarter Arsenic Compliance Report
- Monte Cristo Phase II
- Casa de Peregrinos
- 8,000 SF Shell Building (CRRUA)
- Johnson Controls Energy Savings Performance Contracting
- 2026 Monsoon Season Preparedness

Sunland Park Elementary School Real-estate Transfer Update



Future Sunland Park Public Safety Training Facility



- Fire and PD have visited the site
- Long-term state of the art Public Safety Training Facility
- AI and Homeland Security Technology, Equipment, and Training Props
- Support GISD, DACC, and NMSU Criminal Justice Programs
- Integrate Public Safety, Educators, and Medical Multi-family Housing

Proposed General Obligation Bond Projects



Draft Recommended GO Bond Projects



"Estimated" ¹General Obligation Bond Notice of Sale

Project	Budget	Leveraged Projects	Total
Infrastructure (Public Works)	\$ 2,153,630.00	\$ 16,473,389.00	
FY 2027 CIF Futurity Dr./Sunland Park Dr. Round-a-bout	\$ 500,000.00	\$ 5,000,000.00	\$ 5,500,000.00
FY 2027 CIF San Gabriel Safety Improvements	\$ 250,000.00	\$ 2,500,000.00	\$ 2,750,000.00
FY 2028 CIF Calle Hidalgo and Calle Madero	\$ 350,000.00	\$ 3,500,000.00	\$ 3,850,000.00
NMDOT TPF FY 2027-2028 Futurity Drive Phase III	\$ 137,500.00	\$ 2,612,500.00	\$ 2,750,000.00
NMDOT LGRF MAP FY 2027-2028 Futurity Drive Phase IV	\$ 250,000.00	\$ 750,000.00	\$ 1,000,000.00
NMDOT LGRF MAP FY 2026-2027 Airport Road Design	\$ 153,630.00	\$ 460,889.00	\$ 614,519.00
LGRF COOP FY 2027-2028 Monte Cristo Blvd. Design	\$ 50,000.00	\$ 150,000.00	\$ 200,000.00
City Wide Roadway & Drainage Federal and State Match	\$ 462,500.00	\$ 1,500,000.00	\$ 1,962,500.00
Department of Public Safety	\$ 2,500,000.00	\$ -	\$ 2,500,000.00
Quality of Life (Parks & Recreation)	\$ 3,596,370.00	\$ 11,000,000.00	
CDBG South Youth Community Center	\$ 1,000,000.00	\$ 1,500,000.00	\$ 2,500,000.00
Quality of Life Recreational Grant Municipal Sports Complex Urban Soccer Parks	\$ 400,000.00	\$ 600,000.00	\$ 1,000,000.00
NMEDD ORD Trails + Grant All Wheels Park	\$ 500,000.00	\$ 500,000.00	\$ 1,000,000.00
FY 2027 WPF Edgemont Ponds Multi-purpose Recreational Flood Control Ponds	\$ 500,000.00	\$ 5,000,000.00	\$ 5,500,000.00
NMEDD ORD Trails	\$ 500,000.00	\$ 500,000.00	\$ 1,000,000.00
Capital Outlay Artificial Turf Soccer Field	\$ 250,000.00	\$ 1,450,000.00	\$ 1,700,000.00
NMDOT RTP and TAP Trails	\$ 150,000.00	\$ 1,000,000.00	\$ 1,150,000.00
Elena Park and Mender Park Improvements	\$ 296,370.00	\$ 450,000.00	\$ 746,370.00
	\$ 8,250,000.00	\$ 27,473,389.00	\$ 35,723,389.00
¹ Listed projects are recommended based on established need and historical funding availability, and subject to change.	estment value-->	\$ 35,723,389.00	

Youth Community Center CDBG Funding Application



CDBG Funding Application Schedule



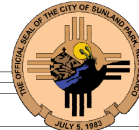
New Mexico Community Development Council (CDC) 2026 Community Development Block Grant (CDBG) Schedule*

ESTIMATED SUMMARY OF COSTS AND QUANTITIES

ENTITY: City of Sunland Park

ROUTE: South Youth Community Center
TERMINI: 1000 McNutt Road, Sunland Park, NM 88063

SCOPE OF WORK: Plan, Design, and Construct a 4,200 SF Youth Community Center
DATE: 07/17/2025



ITEM NO.	ITEM	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	ESTIMATED COST
1	Architectural & Engineering Design Services	1. Prepare Construction Documents drawing design for the shell facility and tenant improvement. 2. Employ or contract all appropriate engineering elements (Structural, Mechanical, Electrical) needed to cover all aspects of the project development and execution. 3. Provide drawing to New Mexico CID for review and approval prior to finalization of project documentation. Produce an engineer stamped complete set of construction ready plans and specifications on the drawings. 4. Implement staff feedback into the proposed design. 5. Ensure that all design and construction is completed in accordance with the most current Uniform Builders Code (UBC) Uniform Plumbing Code (UPC) and National Electrical Code (NEC) requirements	LS	1	\$ 400,000.00	\$ 400,000.00
2	Division 1 - General Conditions	Project Management Project Supervision Job Site Safety Final Clean Up SWPPP Plan and Permit Fixed Equipment Fixed Field Structures Project Close Out Documents	LS	1	\$ 300,000.00	\$ 300,000.00
3	Division 2 - Demolition	Demolition and haul off Existing items in the way of new construction. Demolition and haul off Concrete Materials Demolition and haul off Existing landscape (as applicable) Unclassified excavation	LS	1	\$ 35,000.00	\$ 35,000.00
4	Division 3 - Concrete	Grey Concrete slab and foundation system 5 foot sidewalk around shell building	LS	1	\$ 140,000.00	\$ 140,000.00
5	Division 4 - Masonry	8" CMU accent wall/foot to tie into existing Senior Center Building	LS	1	\$ 65,000.00	\$ 65,000.00
6	Division 5 - Metals	Structural Columns, beams, roof joists, canopies, erection, angles, and miscellaneous metals Stainless steel counter	LS	1	\$ 400,000.00	\$ 400,000.00
7	Division 6 - Rough Carpentry	Installation of Misc. Wood Blocking	LS	1	\$ 35,000.00	\$ 35,000.00
8	Division 7 - Insulation and Sealants	20 yd NDL TPO Roof system over Polyiso rigid insulation, batt insulation in Tenant Improvement demising walls, shell perimeter Wall insulation, Concrete Joint Sealants,	LS	1	\$ 210,000.00	\$ 210,000.00
9	Division 8 - Doors and Panels	Wood Doors and frames, aluminum entrances and glazing for shell building perimeter wall, door hardware	LS	1	\$ 200,000.00	\$ 200,000.00
10	Division 9 - Finishes	EIFS for shell building, VCT flooring, cove base, painting, acoustical ceiling system, Construction of interior Metal Stud walls, gypsum board, ceramic tiling at restrooms, Installation of Cove Base at new walls.	LS	1	\$ 350,000.00	\$ 350,000.00
11	Division 10 - Specialties	Restroom Accessories and signage, Grab Bars required at Restrooms, Fire Extinguishers in TI	LS	1	\$ 28,000.00	\$ 28,000.00
12	Division 21- Fire Suppression	All Piping Distribution for fire riser, main line in shell for future tenant connections, sprinkler system for TI space	LS	1	\$ 75,000.00	\$ 75,000.00
13	Division 22- Plumbing	All Piping Distribution for sewer main for building , main water line, restroom and kitchen fixtures for TI, Floor-mounted commercial grade vitreous ceramic Plumbing Fixtures in rest room with manual flush valves Water Heater, expansion tank, mop	LS	1	\$ 100,000.00	\$ 100,000.00
14	Division 23- Mechanical	Exhaust fan, Two Refrigerated AC units for TI with ductwork distribution and air devices.	LS	1	\$ 165,000.00	\$ 165,000.00
15	Division 26 - Electrical	Electric Power Space Distribution & Devices for TI, power for two AC units in TI, main panels and switch gear for TI, Electric Lighting Devices & Switches for TI, Exterior wall packs for shell building, Fire Alarm System for TI.	LS	1	\$ 450,000.00	\$ 450,000.00
16	Division 27 - Communications	D-marc for telephone, pull box, conduits for data in TI walls.	LS	1	\$ 20,000.00	\$ 20,000.00
17	Division 31 - Earthwork	Site Development, including clearing and grubbing, subgrade preparation, base course, HMA flexible pavement, and parking lot lighting.	LS	1	\$ 400,000.00	\$ 400,000.00
18	Division 33 - Utilities	Water line, sewer line, fire line, gas line, electrical transformer	LS	1	\$ 200,000.00	\$ 200,000.00

Below is a certification statement that is appropriate for inclusion on an Engineer's Opinion of Probable Construction Cost (Engineer's Estimate) for a New Mexico Community Development Block Grant (CDBG) application. It is written to comply with New Mexico CDBG requirements and accepted engineering practice. The statement assumes it is signed and sealed by NMPE No. 15340.

[Signature]
NMPE 15340

SUB-TOTAL \$ 3,913,100.00
NMGRT @ 8.19% \$ 292,628.70
12% Contingency \$ 463,675.44
Budget \$ 4,629,504.14

Local Match \$ 2,000,000.00
CDBG \$ 2,329,504.14

Who?	Deadline	Purpose
Applicants	April 17, 2026	Threshold compliance deadline
Applicants / DFA Staff	June 3, 2026	Application Workshop
Applicants	June 30, 2026	LMI methodology approval deadline
Applicants	July 28, 2026	LMI calculation and documentation deadline / Procurement approval deadline
Applicants	August 11, 2026	Application deadline
DFA Staff	August 25, 2026	Staff deadline to forward applications to other state agencies for review
DFA Staff	September 8, 2026	DFA notifies ineligible applicants
DFA Staff	September 18, 2026	Other state agency deadline for comments
Community Development Council	September 24, 2026	CDC Application Hearing
DFA Staff	October 15, 2026	Staff deadline to finalize recommendations
Community Development Council	October 22 or October 29 or November 5, 2026 or December 3, 2026	CDC Allocation Meeting
2026 Awardees / DFA Staff	TBD	Implementation Workshop

*DRAFT schedule, subject to change

3rd Quarter Arsenic Compliance Report

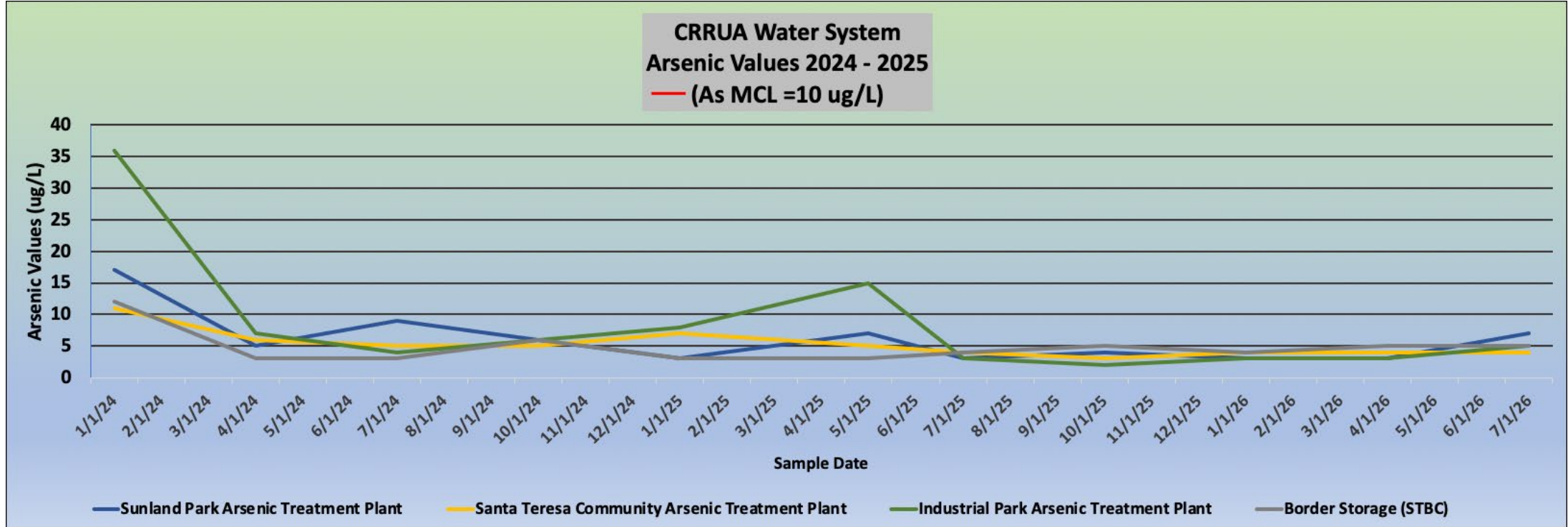


3rd Quarter - 2026



NMED 3rd QUARTER COMPLIANCE ARSENIC RESULTS				
Sampling Date	Sample Point	Sample Point Description	Analysis Results mg/l	Running Annual Average
7/15/26	2507006	BORDER TANK (STBC) ST #1	0.005	0.0048
7/15/26	2507012	INDUSTRIAL PARK ARSENIC TP	0.005	0.0033
7/15/26	2507025	Santa Teresa Community	0.004	0.0038
7/15/26	2507034	SUNLAND PARK ARSENIC TP	0.007	0.0043

Arsenic Tracking



Monte Cristo Phase II



Update

- The Substantial Completion walkthrough was performed on July 29.
- Verify whether the traffic control has been removed and the area is open for public use.
- The Final Completion date was July 31; however, it will be extended only to allow for the installation of the signs.



Casa de Peregrinos



Update

- Construction is approximately 70% complete, with more than \$2.35 million in work completed to date.
- The building structure, concrete, steel, framing, roofing, and major site work have been completed, allowing the project to shift its focus to interior completion.
- Mechanical, plumbing, electrical, and fire protection systems continue to progress as crews prepare for the final stages of construction.
- Interior finishes, including drywall, ceilings, flooring, painting, and specialty installations, are steadily moving forward.
- Upcoming work will focus on completing architectural finishes, installing fixtures and equipment, final utility connections, and completing the remaining site improvements.
- Overall, the project remains on track as it moves toward final inspections, commissioning, and occupancy.

WE ARE THE GATEWAY TO THE LAND OF ENCHANTMENT



8,000 SF Shell Building (CRRUA)



Update

- Interior finishes continue to make good progress, with flooring, accent masonry, and restroom installations nearing completion.
- Mechanical systems are essentially complete and will be ready for final testing once permanent power is provided by El Paso Electric.
- Exterior work is also moving forward, including the remaining accent masonry and irrigation installation.
- Coordination with El Paso Electric for the transformer and permanent power remains the critical path item before final HVAC testing, inspections, and commissioning can take place.
- Over the next few weeks, the contractor will focus on installing interior door hardware, millwork, countertops, interior glass, and other finish items.
- Overall, the project has entered its final interior finish and closeout phase, with the remaining work centered on final installations, inspections, and project completion.

WE ARE THE GATEWAY TO THE LAND OF ENCHANTMENT



Johnson Controls Energy Savings Performance Contracting



Water System Improvement Opportunities



- 7,000+ meter replacement and Advanced Metering Infrastructure to reduce maintenance calls and improve meter read accuracy.
- Provide customer engagement portal
- Improved billing accuracy and decreased non-revenue water
- Improve customer satisfaction, billing equity and minimize billing discrepancies
- Improve utility operations from reactive response to proactive identification and prevention.

Meter Replacement

Replace aging, inaccurate meters to reduce maintenance calls and improve billing accuracy.



Improve Billing Accuracy

Review the current billing system for water consumption and optimize ease accuracy and increase billable revenue



Leak Detection

Implement proactive acoustic leak detection system to identify distribution system leaks before they become major issues



Remote Disconnect

Install remote disconnect technology for select meters if desired to reduce service calls and billing disputes.

Project Benefits

- *Lost Revenue without Raising Rates*
- *Reduce Non-Revenue Water*
- *Detect Leaks before they become Major Problems*
- *Provide a Funding Path with Minimal Budget Impact*
- *Eliminate Labor Intensive Meter Reading*
- *Create a Foundation for future Smart City Technologies*

WE ARE THE GATEWAY TO THE LAND OF ENCHANTMENT



Potential Funding Increase

- *Lack of Operational & Maintenance Savings*
- *Current Sewer Rate Structure*
- *Water Meter Accuracy*
- *Future Capital Cost Avoidance*
- *Leak Detection Savings*



Key Milestones: How We Move Forward



2026 Monsoon Season Preparedness



2026 Monsoon Season Preparedness



CITY OF SUNLAND PARK
NEW MEXICO
1000 MCNUTT RD, SUITE "A" SUNLAND PARK, NM 88063
PH. (575) 589-7565 | FAX (575) 589-1222



PUBLIC NOTICE

2026 Monsoon and Flood Season Preparedness

As the 2026 monsoon and flood season continues, the City of Sunland Park encourages all residents to remain alert and prepared for rapidly changing weather conditions. Heavy rainfall can cause arroyos, drainage channels, streets, and low-water crossings to flood with little warning. Flash flooding is one of the most dangerous weather hazards in southern New Mexico and can occur even if it is not raining where you are.

Residents are encouraged to:

- Stay informed by monitoring local weather forecasts and emergency alerts.
- Never drive through flooded roadways.
- Avoid walking or playing in floodwaters, which may contain debris, contaminants, or hidden hazards.
- Secure outdoor furniture, trash containers, and loose materials before storms arrive.
- Prepare an emergency kit with water, medications, flashlights, batteries, and important documents.
- Report blocked storm drains or drainage concerns to the City as soon as they are observed.

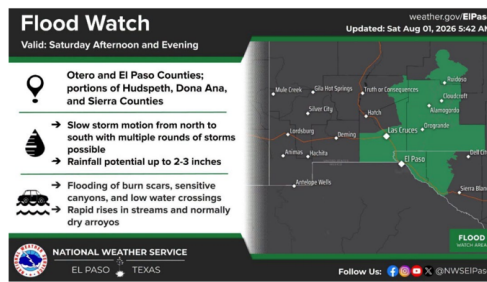
The City of Sunland Park continues to inspect and maintain stormwater infrastructure, monitor weather conditions, and coordinate with local, county, and state emergency response agencies to help protect our community. Empty sandbags are available at:

- Fire Station 1:** 1030 McNutt Rd.
- Fire Station 2:** 5650 McNutt Rd.

The Fire Department provides bags only; sand or filler material is not provided, and residents are responsible for filling their own bags.

Your preparedness plays an important role in keeping our families and neighborhoods safe.

Thank you for doing your part to stay informed, remain cautious during severe weather, and help protect our community throughout the 2026 flood season. *Stay Safe. Stay Alert.*



CITY OF SUNLAND PARK
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1000 MCNUTT RD, SUITE "A" SUNLAND PARK, NM 88063
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AVISO PÚBLICO

Preparación para la Temporada de Monzones e Inundaciones de 2026

A medida que continúa la temporada de monzones e inundaciones de 2026, la Ciudad de Sunland Park exhorta a todos los residentes a mantenerse alerta y preparados ante las condiciones meteorológicas que cambian rápidamente. Las lluvias intensas pueden provocar que los arroyos, los canales de drenaje, las calles y los cruces de baja altura se inunden sin previo aviso. Las inundaciones repentinas son uno de los peligros meteorológicos más graves en el sur de Nuevo México y pueden ocurrir incluso si no está lloviendo en el lugar donde usted se encuentra.

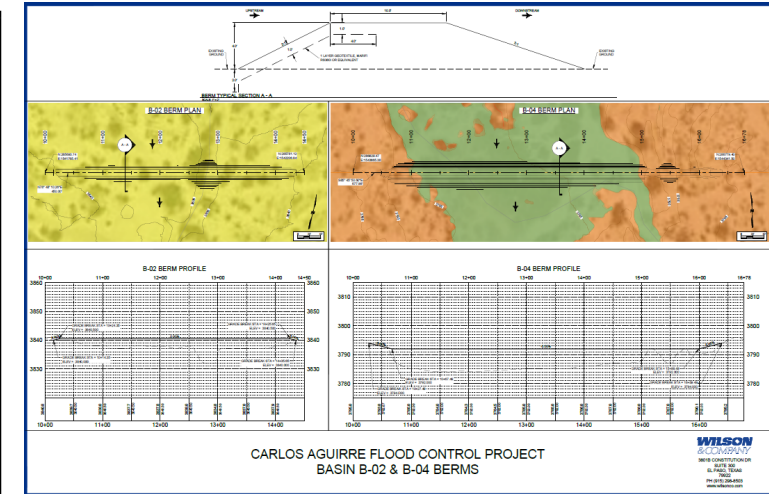
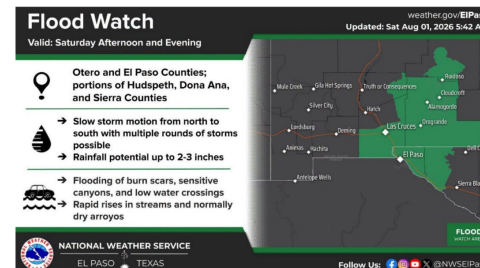
Se invita a los residentes a:

- Mantenerse informados mediante el monitoreo de los pronósticos del tiempo locales y las alertas de emergencia.
- Nunca conducir por calles inundadas.
- Evite caminar o jugar en áreas inundadas ya que pueden contener escombros, contaminantes o peligros ocultos.
- Asegurar los muebles de exterior, los botes de basura y los materiales sueltos antes de que lleguen las tormentas.
- Preparar un kit de emergencia con agua, medicamentos, linternas, baterías y documentos importantes.
- Reportar a la Ciudad las alcantarillas pluviales bloqueadas o problemas de drenaje en cuanto se detecten.

La Ciudad de Sunland Park continúa inspeccionando y manteniendo la infraestructura pluvial, monitoreando las condiciones del tiempo y coordinando con las agencias de respuesta a emergencias locales, del condado y estatales para ayudar a proteger a nuestra comunidad. Hay sacos de arena vacíos disponibles en:

- Estación de Bomberos 1:** 1030 McNutt Rd.
- Estación de Bomberos 2:** 5650 McNutt Rd.

El Departamento de Bomberos solo proporciona los costales; no provee arena ni material de relleno, por lo que los residentes deberán llenarlos por su cuenta. Su preparación desempeña un papel importante para mantener seguros a nuestras familias y vecindarios. Gracias por poner de su parte para mantenerse informado, actuar con precaución durante condiciones meteorológicas severas y ayudar a proteger a nuestra comunidad durante la temporada de inundaciones de 2026. *Manténgase seguro. Manténgase alerta.*





Questions?