



Agenda Item Number: 6-17-13.6

**SANDOVAL COUNTY  
BOARD OF COUNTY COMMISSIONERS**

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**Date of Commission**

**Meeting:** June 17, 2013

**Division / Elected**

**Office:** Public Works Division

**Staff Contact:** Tommy Mora, Jr., Interim Director

**Title of Item:** Land Transfer for New Landfill Site

**Action Requested:** Motion to Adopt Resolution No. 6-17-13.6 for Land Purchase, Transfer and Exchange with the State Land Office

**Summary:**

Sandoval County has expressed an interest in acquiring Section 16, Township 13 N, Range 01E from the State Land Office of New Mexico for Public Works use, more specifically a new landfill. The State Land Office of New Mexico has proposed a Land Transfer and requested that Sandoval County acquire for transfer Tract H, a 2.2776 acre tract of vacant land northeast of the intersection of Crick Avenue and Turing Drive NE in the Mesa del Sol development for \$525,000 plus all closing costs. This property will be swapped with the State Land Office for 640 acres of land in the vicinity of Northwest Loop and Encino. This property has been identified as a suitable site for a new landfill and the County will use it for that purpose but it can also be used for other County facilities. The acquired property will ensure residents of Sandoval County will be able to safely dispose of their solid waste for many years into the future and that the Solid Waste enterprise fund will remain solvent. On April 16, 2009 Commission Meeting the Commission was briefed by then Public Works Director Phillip Rios in regards to the long term plans of the Solid Waste Management Plan. In reviewing the plans, Mr. Rios gave recommendation to pursue relocating the PNM lines to acquire more airspace as a priority and start to identify a future landfill site. A financial package was put together to use funding sources identified in the plan to allow for completion of all the cells at the present site, the relocation of the PNM lines and acquisition of property to include all permitting fees required by the State Environment Department. There was consensus by the Board of County Commission to proceed with plans for PNM pole relocation and a new landfill site. The acquisition of this property is a win, win



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situation for both the State of New Mexico and Sandoval County. The State Land property currently does not generate any property tax as it is exempt. There is no negative effect to the tax payers as the Landfill will generate revenue to the taxpayers and the State of New Mexico. Staff recommends approval.

### **Attachments:**

- Resolution No. 6-17-13.6
- Detailed Site Characterization Report (separate bound packet)
- Site Sieve Analysis Report (separate bound packet)

### **FISCAL IMPACT**

With Sandoval County acquiring the said property we will continue to bring revenue to the Solid Waste Department.

### **STAFF ANALYSIS SUMMARY**

#### **County Manager:**

State Land Office requires the county to purchase the requested property for exchange of 640 acres of State Land in the vicinity of the NWLP and Encino Road. The County did an appraisal of both properties. The cost of the Mesa del Sol property is \$525,000 and the State Land Office property was appraised for \$550,000. There is a concern from the State Land Office and our consultants that this property may be sold if we don't act quickly on it that is why it is before the County Commission for consideration instead of waiting for July 11<sup>th</sup> meeting. Recommend Board of County Commission approval. PPR 06/10//2013

#### **Initiating Elected Official / Division Director:**

Recommend approval as the County will need this transfer for the new landfill citing. TMJ 6/10/13

#### **Legal:**

Approved as to form. PFT 6/10/2013

#### **Finance:**

Recommend Approval – CCH 6/10/13



**SANDOVAL COUNTY  
2013 LAND TRANSFER**

**RESOLUTION NO. 6-17-13.6**

**WHEREAS**, the Sandoval County Board of Commissioners met in regular session on the 6<sup>th</sup> day of June 2013; and

**WHEREAS**, Sandoval County has expressed an interest in acquiring Section 16, Township 13N, Range 01E from the State Land Office of New Mexico for Public Works use.

**WHEREAS**, the State Land Office of New Mexico has proposed a Land Transfer and requested that Sandoval County acquire for transfer Tract H, a 2.2776 Acre tract of vacant land northeast of the intersection of Crick Avenue and Turing Drive NE in the Mesa del Sol development; and

**WHEREAS**, Sandoval County has completed appraisals for both properties and provided them to the State Land Office for their consideration; and

**WHEREAS**, Sandoval County is prepared to proceed with the proposed Land Transfer;

**NOW, THEREFORE, BE IT RESOLVED**, that the Sandoval County Board of County Commissioners has authorized the County Manager to act as their agent in actions required to complete the proposed Land Transfer.

**BE IT FURTHER RESOLVED** that Sandoval County is prepared to complete this transaction at the earliest possible time.

**DONE** at Bernalillo, County of Sandoval, New Mexico this \_\_\_ day of \_\_\_\_\_ 2013.

**BOARD OF COUNTY COMMISSIONERS  
OF SANDOVAL COUNTY**

**ATTEST:**

\_\_\_\_\_  
Eileen Garbagni, County Clerk

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Darryl F. Madalena, Chair

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Nora Scherzinger, Vice Chair

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Orlando J. Lucero, Member

**APPROVED AS TO FORM:**

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Patrick F. Trujillo, County Attorney

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Don G. Chapman, Member

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Glenn Walters, Member