1. 6:00 P.M. Oct. 13, 2020 Town Council Meeting Materials

Documents:

- 01 - 2020 10 13 AGENDA REGULAR COUNCIL.PDF
- 02 - 2020 09 22 DRAFT MINUTES REGULAR COUNCIL (2).PDF
- 03 - ORD 1295 TRANSFER OF TOWN-OWNED PROPERTY W APPENDIX ETC.PDF
- 05 - 2020 10 13 LEGAL NOTICE REGULAR COUNCIL.PDF
TOWN OF SILVER CITY COUNCIL
REGULAR MEETING AGENDA
OCTOBER 13, 2020, 6:00 PM
REMOTE MEETING IN COMPLIANCE WITH THE NM OPEN MEETINGS ACT

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. CHANGES TO AGENDA

3. CEREMONIES

4. PROCLAMATIONS

5. COUNCIL COMMENTS

6. APPROVAL OF MINUTES - Regular Meeting on September 22, 2020

7. PUBLIC INPUT

8. REPORTS
   A. Staff Reports

9. PUBLIC HEARINGS

10. UNFINISHED BUSINESS
    A. Approval / Disapproval of Ordinance No. 1295: An Ordinance permitting the transfer of ownership of Town-owned property in exchange for privately-owned property commonly known as the “Hearst Millsite” located within the Town of Silver City, all pursuant to Chapter 48, Section 48-21 et seq., of the Town of Silver City Municipal Code.

11. NEW BUSINESS
    A. Approval / Disapproval of Closed Session pursuant to NMSA 1978 Section 10-15-1(H) (2) regarding limited personnel matters to discuss the Town Manager’s contract.

12. ADJOURNMENT
Town of Silver City
Council Members

<table>
<thead>
<tr>
<th>Name</th>
<th>Elected Position</th>
<th>Telephone</th>
<th>Term of Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ken Ladner</td>
<td>Mayor</td>
<td>534-6346</td>
<td>03/2018 - 03/2022</td>
</tr>
<tr>
<td>Cynthia Ann Bettison</td>
<td>Councilor, District 1</td>
<td>597-7031</td>
<td>03/2020 - 03/2024</td>
</tr>
<tr>
<td>Lynda D. Aiman-Smith</td>
<td>Councilor, District 2</td>
<td>597-7032</td>
<td>03/2018 - 03/2022</td>
</tr>
<tr>
<td>Jose A. Ray, Jr.</td>
<td>Councilor, District 3</td>
<td>313-4944</td>
<td>03/2020 - 03/2024</td>
</tr>
<tr>
<td>Guadalupe Cano</td>
<td>Councilor, District 4</td>
<td>597-7034</td>
<td>03/2018 - 03/2022</td>
</tr>
</tbody>
</table>

MISSION STATEMENT OF THE TOWN OF SILVER CITY

Silver City is the hub of an inclusive community settled within a small town that through guided growth, honors and preserves its historical, cultural, and natural heritage while facilitating jobs, health, and education resources such that the residents and visitors may enjoy and protect the recreational opportunities of the area and high quality of life.

Approved by the Town Council on May 25, 2010.

The Council may call an EXECUTIVE SESSION pursuant to NMSA 1978 Section 10-15-1(H) for the following reasons:

1. meetings pertaining to issuance, suspension, renewal or revocation of a license, except that a hearing at which evidence is offered or rebutted shall be open;
2. limited personnel matters which means the discussion of hiring, promotion, demotion, dismissal, assignment or resignation of or the investigation or consideration of complaints or charges against any individual public employee;
3. deliberations by a public body in connection with an administrative adjudicatory proceeding;

A. meetings for the discussion of bargaining strategy preliminary to collective bargaining negotiations between the policymaking body and a bargaining unit representing the employees of that policymaking body and collective bargaining sessions at which the policymaking body and the representatives of the collective bargaining unit are present;

B. that portion of meetings at which a decision concerning purchases in an amount exceeding $2,500 that can be made only from one source and that portion of meetings at which the contents of competitive sealed proposals solicited pursuant to the Procurement Code (13-1-28 NMSA 1978) are discussed during the contract negotiation process. The actual approval of purchase of the item or final action regarding the selection of a contractor shall be made in an open meeting;

C. meetings subject to the attorney-client privilege pertaining to threatened or pending litigation in which the public body is or may become a participant;

D. meetings for the discussion of the purchase, acquisition or disposal of real property or water rights by the public body.

Note: NMSA 1978 Section 10-15-1(H) Exceptions (4) relating to students, (9) relating to public hospitals, and (10) relating to the gaming control board were not listed above since they do not apply to the Town of Silver City.

For information on what’s happening in local government, please visit the Town’s website at www.townofsilvercity.org.
MINUTES OF THE COUNCIL OF THE TOWN OF SILVER CITY
REGULAR COUNCIL MEETING
REMOTE MEETING IN COMPLIANCE WITH THE NM OPEN MEETINGS ACT
September 22, 2020, 6:00 p.m.

Present:
Ken Ladner, Mayor
Cynthia Ann Bettison, District 1
Lynda D. Aiman-Smith, District 2
Jose A. Ray, Jr., District 3
Guadalupe E. Cano, District 4

Also, present:
Alex C. Brown, Town Manager
James Marshall, Assistant Town Manager
Robert L. Scavron, Town Attorney
Ann L. Mackie, Town Clerk
Kylle Marshall, Deputy Chief of Fire Prevention
Jason Woods, Police Captain of Field Services
Robert Higgins, Information Technology Director

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE – Mayor Ladner called the meeting to order at 6:00 p.m. Clerk Mackie did a roll call of the Mayor, Councilors and staff. The Mayor also recognized the attendance of Randy Van Vleck, General Counsel of the New Mexico Municipal League.

2. CHANGES TO AGENDA – None.

3. CEREMONIES – “Presentation of Retirement Plaque to Robert Scavron, Town Attorney.” Mayor Ladner presented a retirement plaque to Attorney Scavron for his 19 years of faithful and honorable service to the Town and community. He gave everybody an opportunity to comment. The following persons shared their experiences, thanks and congratulations to Attorney Scavron for his years of service to the Town and to the community: Councilor Bettison; Councilor Aiman-Smith; Councilor Ray; former Mayor Michael Morones; former Mayor and current Assistant Town Manager James Marshall; Clerk Mackie read email messages from former Mayor and Councilor Steve May and former Councilor and Town Clerk Simon Wheaton-Smith; Manager Brown; Clerk Mackie; Captain Jason Woods; and Randy Van Vleck, General Counsel of the New Mexico Municipal League.

Mayor Ladner told Attorney Scavron he would go down in history as one of the most tenacious and dedicated city attorneys the Town has ever been lucky enough to have in its service, and he thanked him. He told Attorney Scavron that his insights, experience and ability to analyze and understand issues that span the spectrum from small and simple to large and legislative in scope have enabled the Town to move forward and to avoid many potential troubles along the way. He said last year Attorney Scavron valiantly helped the City fight to protect and preserve its Territorial Charter voting structure, although it was not one hundred percent successful, they were able to preserve some of the elements of voting in their charter. Mayor Ladner said on a personal level Attorney Scavron had been an enormous resource to him to help him learn the ropes as he took on the job as a new mayor, and he had been a source of good counsel and solid reasoning ever since. He said Attorney Scavron was not hesitant to tell him like it is, and although he did not always agree with him, and sometimes they had some pretty spirited discussions and arguments, in the end what he learned when he listened to him was that things always worked out for the better. Mayor Ladner told Attorney Scavron he would miss him, their discussions, and his words of wisdom greatly, but he hoped he would not disappear altogether. He said he was blessed to have made such a good friend. He wished him the best of luck and enjoyment on his retirement.

Attorney Scavron thanked Mayor Ladner on behalf of himself, his family, and the City because for him to be the Mayor during these troubled times, with his strength of compassion and understanding of human beings and true commitment to this community, was perfect for the time. He said he worked for federal, state and native American governments, and for many years engaged in private practice, but without reservation, he stated the Town of Silver City government has been the most ethical, professional, and compassionate organization he had ever represented. He thanked the four mayors that he had the privilege of working with: Terry Fortenberry, James Marshall, Michael Morones, and Ken Ladner. He thanked all of the Town Councilors who had worked tirelessly to create intelligent policy for the governing of the Town, and that they were always motivated by thoughts of the common good. He thanked the Town staff and said whatever success he had was due in large part to them, and that he could not recall ever being part of an organization so
characterized by intelligent, professional, and committed public servants. He named many past and present members of staff and thanked them specifically. He said his most meaningful achievement as Town Attorney was his success in supporting the Mayor, Council, and staff in their pursuits of accomplishment for the benefit of the Town. He listed many accomplishments and said he was grateful to be a trusted part of the team. He gave the greatest credit to Alex C. Brown, Town Manager, for all that had gone right in Town government for almost two decades, and that he rarely met someone who was so gifted in the art of public service as Alex. He said his conduct as Town Manager set a fine example for all of his staff with his integrity in office and in his personal life, compassion shown to others, professional behavior in the face of adversity, and true commitment to his staff and to the people of Silver City. He thanked Manager Brown for constantly challenging his legal talents by his creativity and expectations of excellence. He said his 50-year legal career had ended; that it had been a wonderful and exciting journey from Washington, DC to San Francisco, to Seattle, to Alaska, and after some years of world travel, to Silver City. He concluded by saying one chapter closes and another opens.

4. PROCLAMATIONS – “Fire Prevention Week” – October 4 - 10, 2020. Mayor Ladner read the proclamation and asked Deputy Chief Marshall if he had any comments. Kylle Marshall, Deputy Chief of Fire Prevention, said this year due to the COVID-19 pandemic they were altering how they educated the public during Fire Prevention Week. He said they were working on some new ideas that would allow parents and teachers to bring their message in to their schools and homes, and they were also working on a video to give a virtual tour of the fire stations and perform their fire safety presentation for the audience. He said with the theme of “Serve up Fire Safety in the Kitchen!”, he wanted to remind the public that cooking was the leading cause of home fires and home fire injuries with Thanksgiving being the leading day for fires in homes. He also reminded the public that unattended cooking was the leading cause of kitchen fires, so it was important to stay in the kitchen at all times when cooking. He gave a few tips: keep a lid nearby when cooking; keep combustible materials away from the stove; do not wear any loose-fitting clothing around an open flame; and have a kid-free zone of at least three feet around the stove. He thanked the Mayor and Town Council for the proclamation and said they looked forward to “Fire Prevention Week.” Mayor Ladner thanked Deputy Chief Marshall and the Fire Department for keeping the citizens of their community safe. He also thanked the Silver City Police Department and the first responders for doing the same thing.

5. COUNCIL COMMENTS – Councilor Ray commented that he received a call about fireworks near the college and he asked the Police and Fire Departments to tell the public that fireworks were not allowed now. He asked Manager Brown about Boston Hill and asked if it was feasible to put color-coded signs with the name of the trail. Manager Brown said yes, they were planning to do color-coded signage for the different routes of the trails. He asked Manager Brown if it was feasible to have an emergency telephone at the Boston Hill trails, and Manager Brown said he would look into it. He commented on “Black Lives Matter” and said the Spanish word for soul is “alma” and his interpretation was that “All Lives Matter Always”. He said he hoped that would be taken into consideration because there was way too much hatred here and in the United States. He said people could be so cruel to each other because of politics; that they had a "All Lives Matter Always". He said he hoped that would be taken into consideration because there was way too much hatred here and in the United States. He said people could be so cruel to each other because of politics; that they had a choice and vote for who you want to vote for and may the best person win. He said God Bless America and all of us. Councilor Bettison said she would miss Mr. Scavron and his wise counsel and friendship. Councilor Aiman-Smith said on September 8 there were 89 positive cases of Coronavirus in Grant County and currently there were 110 so it was not over. She said she really appreciated seeing more and more people wearing masks, social distancing, and being very careful. She thanked Councilor Ray for his comments about fireworks because she also was hearing firecrackers go off. She encouraged people to call Central Dispatch rather than leaving a report of certain incidents on her message phone because she may not pick up her messages for a couple of days. She said Central Dispatch would track those concerns and had a data base. She commented that Ben Franklin was one of her heroes; that he was a scientist as well as a humanitarian and was very interested in data and encouraged the Constitutional Convention to include in the Constitution having a Census. She said they had run a Census every 10 years for the last 230 years; that it was really important for various regions because it gave them representation and resulted in financial support from federal funding. She said there were eight days to finish the Census and she encouraged everyone, if they had not done it yet, to do their Constitutional duty and fill out the Census form. Councilor Cano reminded everyone that young students had gone back to school so school zones were back in effect with a 15 mile per hour speed zone. She asked everyone to pay attention to the school zones when driving. She commented on a nice new ramp for accessibility on the corner of Pinos Altos and Yankie Streets, but unfortunately at the top of the ramp you have to take a five inch step down whether you go right or left, and to go forward you have to take a five inch step up. She said it needed to be looked into and fixed because it was extremely
dangerous and not at all accessible; that someone with a wheelchair would think they could get through, but they absolutely could not get through. Mayor Ladner thanked the Police Department, Fire Department, and first responders who put their lives on the line every day. He said they were sometimes taken for granted until something happened, and you see them fighting a fire, putting their life on the line, or encountering a dangerous situation with someone who had done something illegal. He thanked them and said he appreciated them. He also said he appreciated how the Council was in the community by doing various things in the community and helping their community to become even better than it was.

6. APPROVAL OF MINUTES - Regular Meeting on September 8, 2020 - Councilor Aiman-Smith moved to approve the Minutes of the Regular Town Council Meeting of the Town of Silver City of September 8, 2020. Councilor Ray seconded. The Mayor asked if there was any discussion, and there was none. He asked for a roll call vote. Councilor Bettison voted aye; Councilor Aiman-Smith voted aye; Councilor Ray voted aye; and Councilor Cano voted aye. Motion carried.

7. PUBLIC INPUT – Mayor Ladner asked Clerk Mackie if any public input was received by email. Clerk Mackie said no public input was received.

8. REPORTS –
   A. Staff Reports – Budget Update from Alex C. Brown, Town Manager. Manager Brown stated the Town was awarded CDBG (Community Development Block Grant) Colonias funding to do the Phase V waterline replacement project on the east side of Highway 90 off of Chihuahua Hill. He said the Town was also awarded the CARES Act funding for business retention and COVID-19 funding, one for $486,000 and another for $360,000. He said in January he would bring a budget adjustment to the Council that would include those three awards into the budget, but they would go ahead and move forward with the award of the business retention grants. He said the General Fund gross receipts tax revenues were 13% above the revenue projections that were included in the budget. He said they approved a nine percent decrease over the last three years average, and last fiscal year was the highest they ever brought in and were even a half percent above that. He proposed they add one position back to the Streets Department and one position back to the Parks Department and include two temporary employees for those departments to help them catch up, and he would include it in the budget adjustment. He also recommended they put back the 3.9 percent that was taken back from everyone’s pay. He said they currently had $787,000 above what was approved for expenditures in the budget and all of the expenditures he just explained would cost about $368,000. He said he would get that done within the next two weeks so they could get some people employed and get some services back on the street. He said the Water and Sewer Fund was three percent above projections and they budgeted a zero percent increase, so they were doing very well. He said the Lodgers Tax Fund was eight percent above projections, but he was not going to do anything with Lodgers Tax until the third quarter of the fiscal year to ensure those revenues came in before they looked at additional expenditures. Councilor Ray thanked him for doing a great job.

9. PUBLIC HEARINGS – None.

10. UNFINISHED BUSINESS – None.

11. NEW BUSINESS -
   A. Approval / Disapproval of Resolution No. 2020-22: A Resolution adopting the 2022-2026 Infrastructure Capital Improvement Plan (ICIP) for the Silver City Senior Center. Manager Brown said the Senior Center program was done by HMS (Hidalgo Medical Services); that the Town owned the facility, but it was operated by HMS and HMS was responsible for preparing the ICIP document. He said each Senior Center facility throughout the state was required to have their own ICIP and public meetings. He said HMS got public input from the people that participated in the senior programming at the Senior Center. He said they were currently awarded funding for kitchen equipment and stucco work with two different grants from two previous years. He said those projects were in the works. He said number one on the list was for equipment like pool tables, etc., and then there were vehicles that were necessary to deliver the meals, and the solar panel installation that would save money for future operations. Councilor Ray moved to approve Resolution No. 2020-22: A Resolution adopting the 2022-2026 Infrastructure Capital Improvement Plan (ICIP) for the Silver City
Senior Center. Councilor Bettison seconded. Mayor Ladner asked for a roll call vote. Councilor Bettison voted aye; Councilor Aiman-Smith voted aye; Councilor Ray voted aye; and Councilor Cano voted aye. Motion carried.

12. ADJOURNMENT – Mayor Ladner thanked Mr. Higgins for setting up the meetings and he concluded the meeting. Councilor Ray moved to adjourn at 7:00 p.m., and Councilor Aiman-Smith seconded. Mayor Ladner asked for a roll call vote. Councilor Bettison voted aye; Councilor Aiman-Smith voted aye; Councilor Ray voted aye; and Councilor Cano voted aye. Motion carried.

______________________________
Ken Ladner, Mayor

Attest:

______________________________
Ann L. Mackie, Town Clerk
ORDINANCE NO. 1295

AN ORDINANCE PERMITTING THE TRANSFER OF OWNERSHIP OF TOWN-OWNED PROPERTY IN EXCHANGE FOR PRIVATELY-OWNED PROPERTY COMMONLY KNOWN AS THE “HEARST MILLSITE” LOCATED WITHIN THE TOWN OF SILVER CITY, ALL PURSUANT TO CHAPTER 48, SECTION 48-21 ET SEQ., OF THE TOWN OF SILVER CITY MUNICIPAL CODE.

Sponsor: Mayor Ken Ladner

WHEREAS, the Town is the owner of a certain parcel of unimproved property located outside the Town’s boundaries, more particularly described in the appended Contract, described as Appendix “A”; and

WHEREAS, Chapter 48, Section 48-23 presumes Town-owned property outside of municipal boundaries to be non-essential to municipal purpose except under specific circumstances; and

WHEREAS, based upon the recommendation of Town staff, the Town Council further finds no present or anticipated future municipal purpose for the subject property, nor any specific circumstances excepting the subject property from its characterization as “non-essential”; and

WHEREAS, the subject property is thus available for exchange pursuant to Chapter 48, Section 48-23; and

WHEREAS, ROBERT D. and REBECCA RYDESKI are the owners of a certain parcel of unimproved property located within the Town’s boundaries, commonly known as the “Hearst Millsite”, more particularly described in the appended Contract found in Appendix “A”; and

WHEREAS, the Town Council of the Town of Silver City has been advised that the two properties are of equivalent monetary value, but that gaining ownership of the subject property would be beneficial to the Town and its inhabitants as open-space or park land; and

WHEREAS, Chapter 48, Section 48-23 et seq. permits the Town to exchange real property under such terms and conditions that the Town Council deems appropriate; and
WHEREAS, because of the unique nature of the property being acquired by the Town through the mentioned exchange, the Town finds that competitive bidding is inappropriate; and

WHEREAS, the Town Council finds that such exchange of real property will be of benefit to and is necessary for the health, safety and welfare of the Town;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SILVER CITY, GRANT COUNTY, NEW MEXICO, that:

1. The exchange of the subject properties is approved, and the Town Manager is hereby directed and authorized to execute all necessary documents to affect the mentioned transaction.

2. The Contract appended to this Ordinance noted as Appendix “A” has been executed by the Parties and is hereby ratified.

3. All public notices shall be published as required by Chapter 48 of the Town’s Municipal Code.

PASSED, ADOPTED AND APPROVED by vote of the Town Council of the Town of Silver City, Grant County, New Mexico, this 13th day of October, 2020.

TOWN OF SILVER CITY

(Seal)

________________________________
Ken Ladner, Mayor

Attest:

________________________________
Ann L. Mackie, Town Clerk
AGREEMENT FOR THE EXCHANGE OF REAL PROPERTY

This Agreement is made this 61st day of September, 2020 between the TOWN OF SILVER CITY, a New Mexico municipal corporation whose address is P.O. Box 1188, Silver City, New Mexico (the “Town”, or Party Number 1) on the one hand, and ROBERT D. RYDESKI and his wife, REBECCA RYDESKI, married individuals whose address is 10 Golf Course Drive, Silver City, New Mexico (Rydeski, or Party Number 2).

Recitals:

Whereas, the Town is the owner of a parcel of unimproved real estate located within Grant County, but outside of Town boundary limits, more particularly described by legal description and survey in Appendix “A”, incorporated herein by this reference; and,

Whereas, Rydeski is the owner of a parcel of unimproved real estate located within Grant County commonly referred to as the “Hearst Mill Site”, lying within the Town’s boundary limits, more particularly described by legal description and survey in Appendix “B”, incorporated herein by this reference; and,

Whereas, the Town desires to gain ownership of the Rydeski property for municipal purposes, and after negotiation between the Parties, Rydeski has agreed to take the Town-owned property described in Appendix “A” as full compensation for the subject property; and,

Whereas, the Town has diligently researched the respective values of the two properties and finds that the mentioned exchange of properties is an exchange of equivalently valued properties, and because of the nature of the Rydeski property and the intended uses thereof by the Town, would be significant benefit to the Town.

It is, therefore, agreed that:

1. The parties shall each transfer ownership, possession and title of the subject properties, one to the other, by statutory warranty deeds, under the terms and conditions mentioned herein.

2. The Parties understand and agree that this exchange of properties is governed by the Town’s Municipal Code, Chapter 48, Sections 48-20 et seq., including but not limited to: a formal declaration that the subject property to be transferred to Rydeski is non-essential for municipal purpose, public notice of the transaction, and the public presentation of this transaction to the Silver City Town Council for review and approval by Ordinance. Town Council approval of this exchange shall be considered a prerequisite to performance under this Agreement, and such failure shall automatically terminate this Agreement and discharge both Parties from any duty to perform.

3. Within five (5) days of the passage of the effective date of an Ordinance approving this property exchange, the Town will seek a preliminary commitment for title insurance on the property to be received by it, and within five (5) days of receipt thereof, will notify Rydeski of any defects in title. Rydeski will then have thirty (30) days to cure such defects. Failure to cure
will cause the Town to have the option of taking the property with the known defect(s), or terminating this Agreement with no further obligations to perform.

4. If Rydeski intends to seek title insurance on the property, he shall seek a preliminary commitment for title insurance within five (5) days of the effective date of the Ordinance by the Silver City Town Council approving the property exchange. Rydeski will notify the Town of any defects in title within five (5) days of receipt thereof. The Town will then have thirty (30) days to cure such defects. Failure to cure will cause Rydeski to have the option of taking the property with the known defect(s), or terminating this Agreement with no further obligations to perform.

5. Closing will occur at Grant County Title Company, Silver City, New Mexico on or before the passage of thirty (30) days from the effective date of the mentioned Ordinance of approval. The Parties may extend the time for closing upon mutual agreement. Closing costs shall be shared equally, except for the cost of title insurance, which shall be assessed against the insured party.

6. Each property is transferred “as is”, each Party having had ample opportunity to inspect the property and come to its own conclusion as to the suitability for intended purposes. No express or implied warranties are made by either Party.

7. The effective date of this Agreement shall be the date first mentioned above.

Alex C. Brown, Town Manager
Town of Silver City

Robert D. Rydeski, a.k.a Robert Rydeski

Rebecca Rydeski
August 10, 2020

To Whom it May Concern,

I was requested by Priscilla Arredondo to prepare a Comparative Market Analysis of three parcels of land. The first one being a 3.69 acre lot located off Newsham, also known as part of Quarter: NW S:35 T:17S R:14W Pt NWQ HEARST MILLSITE MS 996, Town of Silver City, Grant County, New Mexico. The second two are adjacent parcels on Grandview also known as Subd: INDIAN HILLS Unit: 3 Lot: 396 (.592acre) and Lot: 397 (.522acre).

The lot on Newsham, owned by the Rydeski’s, is zoned Residential A and is currently vacant. For residential use, the current market value of a residential lot runs from $.32 to $.53 per square foot, depending on access to utilities and usability. This lot is 3.69 acres or 160,736.4 square feet. I believe the value of this lot to be $55,000.00 based on the information I was provided.

The lots on Grandview, owned by Town of Silver City, are vacant, not zoned and located in the Extra Territorial Jurisdiction in a subdivision of single-family residential homes. Lots in this area run from $.39 to $.95 per square foot, depending on access to utilities and usability. These lots combined are 1.11 acres or 48,351.6 square feet. I believe the value of these combined lots to be $38,000.00 based on the information I was provided.

This market analysis is intended to provide a “market value” of the property and is not an “appraisal”. I have no present or contemplated interest, personal or otherwise, nor any conflict of interest regarding the parties requesting this information or this property.

Regards,

Cassie Carver
Associate Broker
Comparable Active listings and Sold listings for Rydeski lot:

1. XX Los Encinos - Active listing MLS # 35152. Days on Market is 882. List price $45,000. Lot size is 2.47 acres or 107,593.2 square feet ($0.42/sq ft).

2. XX Pinos Altos Road – Active listing MLS # 36079. Days on Market is 535. List price $50,000. Lot size is 2.40 acres or 104,544 square feet ($0.48/sq ft).

3. XX Los Encinos – Active listing MLS # 35151. Days on Market is 882. List price $55,000. Lot size is 2.47 acres or 107,593.2 square feet ($0.51/sq ft).

4. XX Hwy 90 – Active listing MLS # 36792. Days on Market is 281. List price is $65,000. Lot size is 3.69 or 160,736.4 square feet ($0.40/sq ft).

5. 2880 Pinos Altos Road – Active listing MLS # 36893. Days on Market 242. List price is $70,000. Lot size is 3 acres or 130,680 square feet ($0.53/sq ft).

6. 4115 Langstroth – SOLD listing MLS #36024. Days on Market was 189. List price was $69,500 and sold price was $58,000 ($0.32/sq ft). Lot size is 4.10 acres or 178,596 square feet. It sold 7/17/2019 for cash.
Comparable Active listings and Sold listings for Town of Silver City
Grandview lots

1. XX E. Cain Drive – Active listing MLS # 35309. Days on Market is 832. List price is $17,000. Lot size is 1.0 acres or 43,560 square feet ($ .39/sq ft).

2. XX Arrowhead Road – Active listing MLS # 34990. Days on Market is 953. List price is $39,000. Lot size is 1.5 acres or 65,340 square feet ($ .59/ sq ft).

3. Lot 3, Copper Ridge Road – Active listing MLS # 36870. Days on Market is 800. List price is $45,000. Lot size is 1.01 acres or 43,995 square feet ($1.02/sq ft)

4. XX Arrowhead – SOLD listing MLS # 35648. Days on Market was 416. List price was $59,500 and sold price was $54,000. Lot size is 1.30 acres or 56,628 square feet ($ .95/sq ft). It sold 9/24/2019 for cash.

5. 4260 Grandview – SOLD before listed. Did not go on Market. Lot size is 1.33 acres or 57,934.8 square feet ($ .60/sq ft). It sold for $35,000 on 2/19/2020 for cash.
Account: R087631

Location

Account Number R087631
Parcel Number 3-080-102-430-248
Situs Address
Legal Summary Quarter: NW S; 35 T: 17S
R: 14W PT NWQ
HEARST MILLSITE MS 996
3.690 AC
JOINT TENANTS

Owner Information

Owner Name RYDESKI ROBERT RYDESKI REBECCA
Owner Address PO BOX 632
SILVER CITY, NM 88062

Assessment History

Actual Value (2019) $73,800
Primary Taxable $24,600
Tax Area: 011NR Tax Rate: 0.024029
Type LAND- Actual Assessed Acres
NR- $73,800 $24,600 3.690
MISC

Protest

No Protests

Transfers

Recording Date 09/17/1997
09/17/1997
09/17/1997

Book Page B: 233 P: 4386
B: 233 P: 4384
B: 234 P: 5185

Tax History

Tax Year Taxes
2019 $591.12
2018 $591.96

Images

- GIS

assessor.grantcountynm.com/assessor/taxweb/account.jsp?accountNum=R087631
Account: R077458

Location
Account Number R077458
Tax Area 010_NR - 010_NR
Parcel Number 3-081-099-062-515
Situs Address
Legal Summary Subd: INDIAN HILLS Lot: 397 Unit: 3 .522 AC

Owner Information
Owner Name TOWN OF SILVER CITY
Owner Address PO BOX 1188
SILVER CITY, NM 88062

Assessment History
Actual Value (2020) $23,490
Primary Taxable $7,830
Exempt ($7,830)
Adjusted Taxable $0
Total $0
Tax Area: 010_NR Tax Rate: 0.020389
Type EXMPT Actual Acres SQFT
LAND $23,490 $7,830 0.522 22738.000

Protest
No Protests

Transfers
Recording Date 11/08/1985

Book Page B: 226 P: 5182

Tax History
Tax Year Taxes Images
*2020 $0.00 GIS
2019 $0.00
* Estimated
Account: R077457

Location
Account Number R077457
Tax Area 010_NR - 010_NR
Parcel Number 3-081-099-077-515
Situs Address
Legal Summary Subd: INDIAN HILLS Lot: 396 Unit: 3 .592 AC

Owner Information
Owner Name TOWN OF SILVER CITY
Owner Address PO BOX 1188 SILVER CITY, NM 88062

Assessment History
Actual Value (2020) $26,640
Primary Taxable $8,880
Exempt ($8,880)
Adjusted Taxable $0
Total $0
Tax Area: 010_NR Tax Rate: 0.020389
Type EXMPT
LAND $26,640 $8,880 0.592 25788.000

Protest
No Protests

Transfers

Recording Date 11/08/1985

Tax History
Tax Year Taxes
*2020 $0.00
2019 $0.00
* Estimated

Images

GIS
PLAT OF SURVEY
of
LOTS 396 AND 397,
INDIAN HILLS SUBDIVISION, UNIT NO. 3,
GRANT COUNTY, NEW MEXICO

SURVEYOR’S CERTIFICATE:
I, William Ulric Miller, New Mexico Registered Professional Surveyor License No. 8993, do hereby certify
that this boundary survey plat and the actual survey on the ground upon which it is based was performed
by me or under my direct supervision; that I am responsible for this survey; that this survey meets the
minimum standards for surveying in New Mexico in effect at the time which it was performed; and the
time and date of the field work are as shown on the plat.

WILLIAM ULRIC MILLER
P. S. 8993
PROFESSIONAL SURVEYOR

7/10/2020

FILE NAME
20-155 TOSG Indian Hills L 396 397 U.3 TRV

SCALE
40 FDP

DATE
7-14-2020

DRAWN BY
Bill Miller

JOB
20-105

REVISION
1/1

SHEET
1/1

3 Planners & Surveyors, LLC
3140 Highway 180 East • (575) 888-2232
Silver City, New Mexico 88061
PLAT OF SURVEY

of

PART OF THE HEARST MILLSITE, DESIGNATED BY THE SURVEYOR GENERAL AS LOT NO. 996, & EMBRACING A PORTION OF SECTION 35 IN TOWNSHIP 17 SOUTH, RANGE 14 WEST, N.M.P.M., IN THE PINOS ALTOS MINING DISTRICT, TOWN OF SILVER CITY, GRANT COUNTY, NEW MEXICO

LEGAL DESCRIPTION:
THE HEARST MILLSITE DESIGNATED BY THE SURVEYOR GENERAL AS LOT NO. 996, and embracing a portion of Section Thirty Five, in Township Seventeen South, Range One Fourteen West, New Mexico Principal Meridian, in the Pinos Altos Mining District, Town of Silver City, Grant County, New Mexico, EXCEPT the following part thereof:

Beginning at Corner No. 2 of the property, M.S. No. 996;
thence S 50°30'00" E, for 149.70 ft. to Corner No. 1 of the property;
thence S 62°13'00" E, for 196.40 ft. to Corner No. 8 of the property;
thence N 89°52'00" E, for 46.00 ft. to the Southeast Corner of this tract, said Southeast Corner being on Line 5-6 of the property;
thence N 17°42'00" W, for 281.19 ft. to the Northeast Corner of this tract, said Northeast Corner being on Line 2-3 of the property;
thence S 77°55'00" W, for 140.00 ft., along said Line 2-3 of the property to Corner No. 2 of the property, and to the place of beginning.

Subject to easements, reservations, and restrictions of record, and such easements as may exist on the ground.

SURVEYOR'S CERTIFICATE:
I, William Ulric Miller, New Mexico Registered Professional Surveyor License No. 8893, do hereby certify that this boundary survey plat and the actual survey on the ground upon which it is based was performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the minimum standards for surveying in New Mexico in effect at the time which it was performed; and the same is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this instrument is a Boundaries Survey Plat of parceling land or tracts.

William Ulric Miller, L.S. 8893

Date: 8/26/2020

FILE NAME
20-104 Rydeski.TRV

SCALE
60 FT/in

DATE
8-26-2020

DRAWN BY
Bill Miller

JOE
20-104

REVISION
1/1

SHEET
1/1

3 Plansers & Surveyors, LLC

345 Highway 180 East • (575) 388-2852
Silver City, New Mexico 88061
The Town of Silver City Council will hold a remote Regular Meeting on Tuesday, October 13, 2020 at 6:00 PM. The meeting will be held remotely via Go To Meeting and in compliance with the NM Open Meetings Act. Please join the meeting from your computer, tablet or smartphone. Silver City Town Council Meeting on Tuesday, October 13, 2020 6:00 PM - 9:00 PM (MDT).

https://global.gotomeeting.com/join/607918197

You can also dial in using your phone.
United States: +1 (872) 240-3311
Access Code: 607-918-197

Public input must be submitted by email by 4:00 PM on October 12, 2020 to the Town Clerk at townclerk@silvercitynm.gov. Please enter “Public Input” in the subject line of the email. The comments will be distributed to the Mayor and Council and be entered into the record of the Council Meeting. The action items on the agenda include:

**Approval of Minutes:** September 22, 2020 Regular Council Meeting

**Unfinished Business:**
A. Approval / Disapproval of Ordinance No. 1295: An Ordinance permitting the transfer of ownership of Town-owned property in exchange for privately-owned property commonly known as the “Hearst Millsite” located within the Town of Silver City, all pursuant to Chapter 48, Section 48-21 et seq., of the Town of Silver City Municipal Code.

**New Business:**
A. Approval / Disapproval of Closed Session pursuant to NMSA 1978 Section 10-15-1(H) (2) regarding limited personnel matters to discuss the Town Manager’s contract.

**Adjournment**
The agenda is available in the Agenda Center of the Town’s website at www.townofsilvercity.org. If you are an individual with a disability who needs a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid service to attend or participate in the hearing or meeting, contact the Town Clerk at 534-6346 at least one week prior to the meeting or as soon as possible. Public documents, including the agenda and minutes, can be provided in various accessible formats. Please contact The Town Clerk if summary or other type of accessible format is needed.