

Community Relations Plan

Village of Pecos Brother Gerard Stokes Municipal Pool

Asbestos Abatement Project

September 2024



Prepared for:

Village of Pecos

92 South Main Street

Pecos, San Miguel County, New Mexico 87552

Prepared by:

The New Mexico Environment Department

Brownfields Program

U.S. EPA Brownfields Agreement: 4W-02F24801



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1.0 Introduction

This Community Relations Plan (CRP) for the **Village of Pecos Municipal Pool Asbestos Abatement Project** consists of four main sections:

- Section 1 - Introduction
- Section 2 - Project Background and Status
- Section 3 - Community Relations Background
- Section 4 - Community Relations Program

This CRP describes activities funded by the New Mexico Environment Department (NMED) Brownfields Program. The CRP also includes additional activities tailored to meet the unique community involvement needs of those who live and work near the Village of Pecos Municipal Pool Asbestos Abatement Project, hereinafter referred to as “the project.” This CRP has been developed in accordance with U.S. Environmental Protection Agency (EPA) guidance for conducting community involvement programs.

The purpose of this CRP is to describe the strategy for addressing the concerns of residents potentially affected by activities conducted at the subject property. The CRP additionally outlines how citizens have been involved throughout the planning process for this project.

Spokesperson and Administrative Record

The spokesperson for this project for the NMED Brownfields Program is:

Savannah Richards, Team Leader
Brownfields Program
New Mexico Environment Department
100 E. Manana, Unit 3
Clovis, New Mexico 88101
Email: savannah.richards@env.nm.gov
Phone: (505) 670-2221

The spokesperson for the Village of Pecos is:

Telesfor Benavidez, Mayor
Village of Pecos
92 South Main Street
Pecos, New Mexico 87552
Email: mayort@villageofpecos.com
Phone: (505) 757-6591

The Information Repository is located at the Village of Pecos Municipal Building office, located at 92 South Main Street, Pecos, New Mexico 87552.

2.0 Project Background and Status

2.1 Location and Background

The Village of Pecos Municipal Pool site is a 1.7-acre property directly east of the Village of Pecos Municipal Building located at 92 South Main Street/Highway 63 in Pecos, New Mexico 87552, hereinafter referred to as “the pool property.” The properties adjacent to the project site are a mix of residential and commercial land uses. **Figure 1** below is a portion of an aerial photograph showing the pool property.

Figure 1 – Aerial Photo & Location Map



2.2 Site/Facility History

The pool was originally constructed in 1976 with funding from the Land and Water Conservation Fund through the Bureau of Outdoor Recreation, State Planning Office. Additional construction occurred at the site in 1992 and 2005. The project site consists of an outdoor pool, building for locker rooms, and pool mechanical equipment building. The project site also contains a vehicle maintenance building/garage, several above ground fuel storage tanks, and a basketball court. The pool was a popular and beloved community space that unfortunately became too costly for the Village to maintain and repair over time.

2.3 Environmental Investigations and Clean-up Activities

A Phase I Environmental Site Assessment was conducted for the site in December 2020 by Souder, Miller, & Associates. The assessment revealed old pool chemicals, diesel-stained soil near an above ground storage tank, and the potential presence of asbestos and lead-based paint in the pool buildings.

A Phase II Environmental Site Assessment was conducted for the site in February 2024 by Souder, Miller, & Associates which included the collection of five soil samples in stained soil area and testing the buildings for asbestos and lead-based paint. The investigation revealed that no impacts to the soil had occurred, and no lead-based paint was detected in the structures. However, asbestos containing materials (ACM) was detected within roofing materials (1,800 square feet) and piping (20 linear feet).

The environmental clean-up activities will include the removal and disposal of the following ACM building materials: tar and roofing paper and piping.

2.4 About Asbestos

Asbestos is a heat- and fire-resistant mineral that was commonly used in building materials like flooring, ceilings, roofs, and automotive parts. It was not until the 1950s that the connection between asbestos exposure and impacts to human health became clear. Asbestos can be dangerous to human health because it can break down into microscopic fibers that can be inhaled and cause serious diseases such as Mesothelioma, Asbestosis, lung cancer, and other cancers. Exposure to asbestos can occur through inhalation of fibers and by direct contact with skin.

3.0 Community Relations Background

3.1 Community Profile

The Village of Pecos is a rural community of approximately 1,400 residents located 25 miles east of Santa Fe. The village is located along the Pecos River, which flows from the north out of the Santa Fe National Forest. Notable locations nearby include Pecos National Historical Park, Glorieta Pass, and Pecos Benedictine Monastery. It is also a popular entry point for

hunting, fishing, hiking and camping in the Pecos Wilderness. The population demographics within a 4-mile radius of the pool property are listed in **Table 1**.

Table 1 - Population Demographics

Race/Ethnicity	Percentage of Population
White	28%
Black	0%
American Indian	1%
Asian	0%
Native Hawaiian or Pacific Islander	0%
Other	2%
Two or more races	4%
Hispanic or Latino	65%

Source: EPA EJ Screen, <https://ejscreen.epa.gov/mapper/>

According to the U.S. EPA Environmental Justice Screening and Mapping Tool (EJScreen), 6% of Pecos households have limited English proficiency; therefore, this CRP will be translated into Spanish. **Table 2 lists the** languages spoken at home within a 4-mile radius of the pool property.

Table 2 – Languages Spoken at Home

Language	Percent
English	49%
Spanish	47%
Russian, Polish, or Other Slavic	4%
Total Non-English	51%

Source: EPA EJ Screen, <https://ejscreen.epa.gov/mapper/>

The Village of Pecos is located within Census Tract 35047957600 (population 5,946) that is identified as “disadvantaged” according to the Climate and Economic Justice Screening Tool (CEJST) because it meets more than one burden threshold and the associated socioeconomic threshold. **Table 3** depicts CEJST “burden thresholds” and the associated “socioeconomic threshold.” The Village of Pecos is considered low income which is defined as “people in households where income is less than or equal to twice the federal poverty level” and the village is also above the 90th percentile for the following climate change burden thresholds: expected agricultural loss rate, expected building loss rate, and projected wildfire risk. The Village is also in proximity to abandoned mine land which is identified as exceeding the Legacy Pollution burden threshold.

**Table 3 – Burden & Socioeconomic Thresholds
for Census Tract 35047957600**

Socioeconomic Threshold	Percentile
Low Income	85 th
Burden Thresholds – Climate Change & Legacy Pollution	
Expected agricultural loss rate	98 th
Expected building loss rate	91 st
Projected wildfire risk	94 th
Abandoned Mine Land	Yes

Source: Climate and Economic Justice Screening Tool, <https://screeningtool.geoplatform.gov>

3.2 Chronology of Community Involvement

On March 20, 2024, the Village of Pecos, the NMED Brownfields Program, and Kansas State University - Technical Assistance to Brownfields (KSU TAB) hosted a public meeting at the Pecos Municipal Building. The purpose of the meeting was to solicit community input regarding the reuse of the pool property and to discuss the asbestos abatement project. A summary of the public meeting can be found in **Appendix B, Community Visioning Meeting Summary**.

3.3 Community Issues and Concerns

The community raised the following concerns at the March 20, 2024 public meeting:

- 1) Ongoing access and security issues at the pool property
- 2) Law enforcement and emergency vehicles utilize the area for parking and ingress/egress
- 3) Structural integrity of the pool building roof post-asbestos abatement
- 4) Funding availability for demolition of the structures post-asbestos abatement
- 5) The community need for a hub/gathering place
- 6) Kids in the community need a safe place to hang out in the summer and after school

4.0 Community Relations

4.1 Community Relations Objectives

The objective of this CRP is to inform the community of the asbestos abatement project and to address any questions or concerns that may arise.

4.2 Community Relations Activities

The following project reports and documents can be found at the Information Repository located at the Village of Pecos Municipal Building office, located at 92 South Main Street, Pecos, New Mexico 87552:

- Phase I Environmental Site Assessment (2020)
- Phase II Environmental Site Assessment (2024)
- Community Relations Plan (CRP) – English and Spanish

- Analysis of Brownfields Cleanup Alternatives (ABCA)
- Cleanup Plan and Quality Assurance Project Plan (QAPP)

The Community Relations Plan will be translated into Spanish and NMED can provide additional translation upon request.

The CRP, ABCA, and Cleanup Plan will be posted to the Village website and the public may submit any comments or concerns to the contacts listed in section 4.3, Ongoing Contacts.

4.3 Ongoing Contacts

Community members can contact the following people at NMED and Village of Pecos with any questions or concerns regarding the asbestos abatement at the pool property:

Telesfor Benavidez, Mayor
Village of Pecos
92 South Main Street
Pecos, New Mexico 87552
Email: mayort@villageofpecos.com
Phone: (505) 757-6591

Savannah Richards, Team Leader
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100 E. Manana, Unit 3
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Will Crespin, Treasurer
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Pecos, New Mexico 87552
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Anna Vigil, Clerk
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Appendix A Glossary & Definitions

ACM	Asbestos Containing Materials
CJEST	Climate and Economic Justice Screening Tool
CRP	Community Relations Plan
EJ	Environmental Justice
EPA	U.S. Environmental Protection Agency
KSU-TAB	Kansas State University - Technical Assistance to Brownfields
NMED	New Mexico Environment Department

Brownfield

Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Analysis of Brownfields Cleanup Alternatives

An Analysis of Brownfield Cleanup Alternatives (ABCA) typically includes sections describing the background and current conditions of the site (maps, previous uses, assessment findings, reuse goals), applicable regulations and cleanup standards, an evaluation of cleanup alternatives and a recommended remedial action.

U.S. EPA Environmental Justice Screening and Mapping Tool (EJScreen)

EJScreen, or the Environmental Justice Screening and Mapping Tool, is a tool from the U.S. Environmental Protection Agency (EPA) that highlights areas with potential environmental burdens and vulnerable populations. It combines environmental and demographic data to create environmental justice (EJ) indexes and supplemental indexes.

Climate and Economic Justice Screening Tool

The Climate and Economic Justice Screening Tool (CEJST) is an interactive mapping tool to identify disadvantaged communities that are marginalized by underinvestment and overburdened by pollution.

Environmental Justice

Environmental justice is the fair treatment of all people in the development, implementation, and enforcement of environmental laws and policies. It also involves ensuring that everyone has equal access to the decision-making process and the opportunity to live in a healthy environment.

Appendix B
Community Visioning Meeting Summary
March 20, 2024

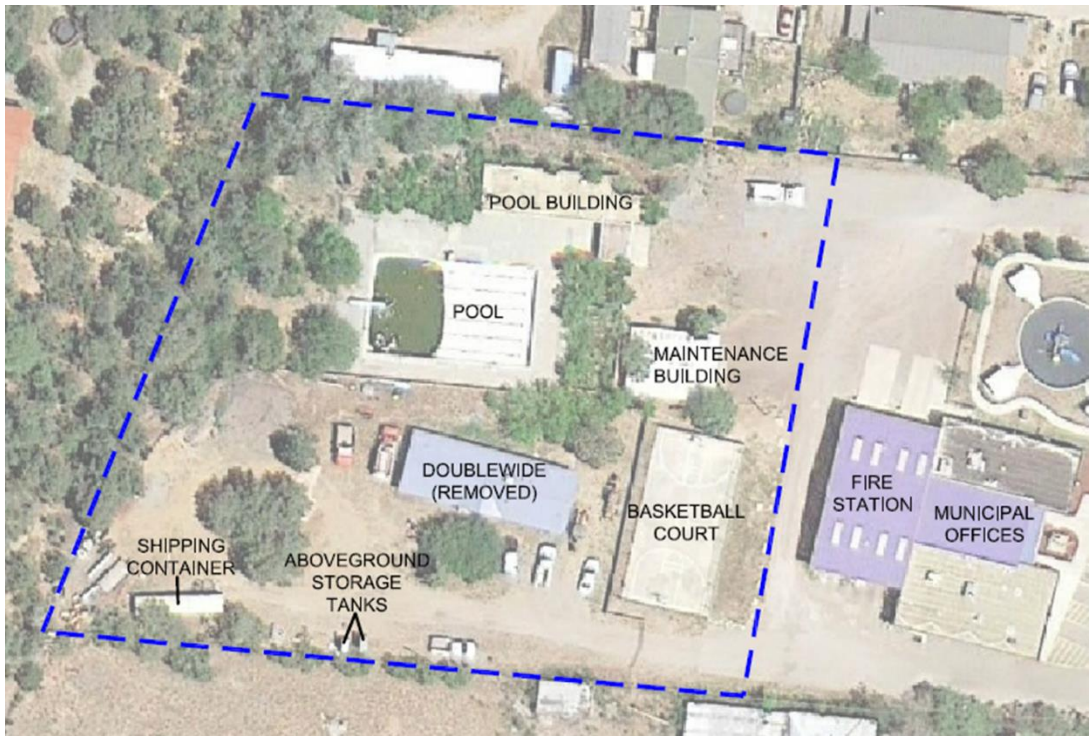


KANSAS STATE
UNIVERSITY

Village of Pecos, NM Community Visioning Meeting Wednesday, March 20, 2024

Introduction and Purpose

On the morning of March 20, 2024, the Village of Pecos, the New Mexico Environment Department (NMED) Brownfields Program, and Kansas State University - Technical Assistance to Brownfields (KSU TAB) hosted a public meeting at the Pecos Municipal Building, 92 S. Main Street. The purpose of the meeting was to solicit community input regarding the reuse of the former Municipal Pool property in Pecos. This property is considered a brownfield, defined by the U.S. Environmental Protection Agency as property “the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” There are currently substantial funds available through the U.S. EPA and other federal agencies for activities related to the redevelopment of brownfields. Understanding the community’s vision for the former Municipal Pool is helpful to accessing redevelopment funds and implementing successful reuse of the property.



Meeting Summary

Scott Nightingale (with KSU TAB) started the meeting at 9:30 am, welcoming the community members and thanking them for their participation. He provided a brief overview of the meeting agenda and noted the value of gathering community information to guide redevelopment efforts at the former Municipal Pool property.

Savannah Richards (with NMED) shared information from recent NMED-funded environmental assessments of the subject property. She explained that investigators had found asbestos-containing materials present in the former pool house building. Ms. Richards additionally described possible future activities by the NMED Brownfields Program to mitigate the potential hazards posed by the asbestos.

Eleven community members attended the meeting and participated in the “visioning” portion of the event. Attendees formed two working groups, at different tables. Each person wrote a list of desired reuses for the former Municipal Pool property. Then, Savannah Richards and Rebecca Cook (with NMED) facilitated discussions at each table, leading to the selection of the Top 5 reuse options for the table. A representative from each table group presented their Top 5 lists to all meeting attendees, who subsequently voted on their favorite property reuse ideas.

Mayor Telesfor Benavidez spoke to the room following the visioning exercise, addressing the Village of Pecos’ plans for future redevelopment. Photographs from the event are found below, along with a summary of the voting results.



Photo 1

The March 20, 2024 community meeting occurred at the Pecos Municipal Offices, 92 South Main Street.



Photos 2 and 3

Meeting attendees worked in Table Groups to prioritize reuse ideas for the former Municipal Pool property.



Photos 4 and 5 - Representatives from each Table Group presented their Top 5 reuse ideas to all attendees.

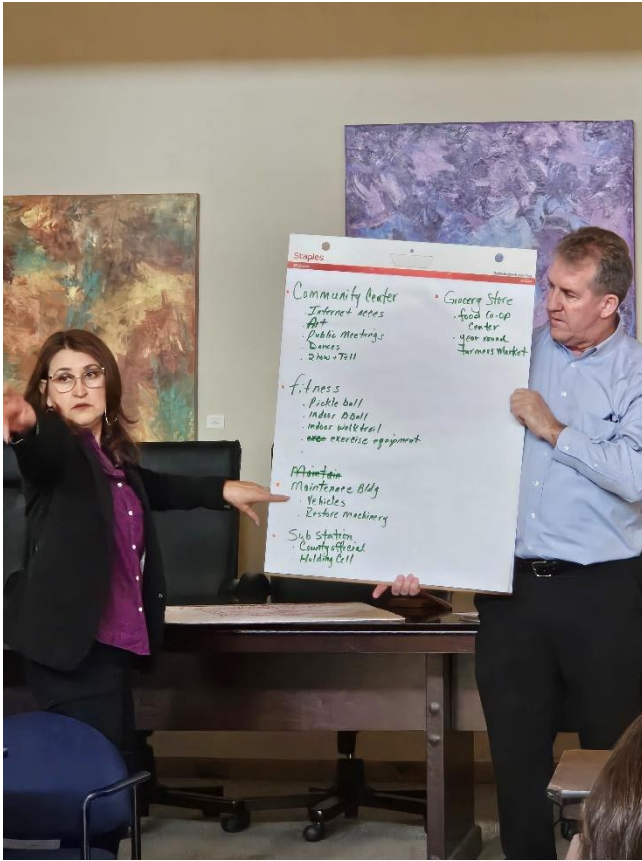


Photo 6 - Community members used sticky dots to vote on their favorite reuse ideas.



Photos 7 and 8 - Voting Results

- Community Center
 - Internet access
 - Art
 - Public Meetings
 - Dances
 - Show + Tell
- fitness
 - Pickle ball
 - Indoor Ball
 - indoor walk trail
 - ~~exer~~ exercise equipment
- Maintain
 - Maintenance Bldg
 - Vehicles
 - Restore machinery
- Sub Station
 - County official
 - Holding Cell
- Grocery Store
 - food Co-op Center
 - year round Farmers Market

- Community Center
 - (multi purpose)
- (a) library
- (b) gym
- (c) learning space
- (d) archery, shooting, batting
- (e) event space
- (f) police substation
- (g) Park - indoor & outdoor space
place space
- (h) walking track

Village of Pecos - Municipal Pool Property
 March 20, 2024 - Community Visioning Voting Results

Identified Property Reuse Votes Received

Table 1	Community Center (multipurpose)	10
	Library	1
	Gym	3
	Learning Space	1
	Archery, Shooting, Batting	1
	Event Space	1
	Police Substation	1
	Park - Indoor & Outdoor Space	
	Walking Track	

Table 2	Community Center	6
	Internet Access	
	Art	
	Public Meetings	
	Dances	1
	Show & Tell	
	Fitness	5
	Pickleball	
	Indoor Basketball	1
	Indoor Walk Trail	1
	Exercise Equipment	1
	Maintenance Building	2
	Vehicles	
	Restore Machinery	
	Sub Station	2
	County Official	
	Holding Cell	
	Grocery Store	7
	Food Co-op Center	
	Year Round Farmers Market	

Total votes 44