

**CITY OF ALAMOGORDO, NEW MEXICO
CITY COMMISSION REGULAR MEETING MINUTES
6:00 P.M., COMMISSION CHAMBERS
DECEMBER 14, 2021**

**RICHARD BOSS, MAYOR
SHARON McDONALD, COMMISSIONER
JOSH RARDIN, COMMISSIONER
DUSTY WRIGHT, COMMISSIONER
SUSAN PAYNE, COMMISSIONER**

**NADIA SIKES, MAYOR PRO-TEM
NICK PAUL, COMMISSIONER
BRIAN CESAR, CITY MANAGER
PETRIA BENGOCHEA, CITY ATTORNEY
RACHEL HUGHS, CITY CLERK**

CALL TO ORDER / ROLL CALL / INVOCATION / PLEDGE OF ALLEGIANCE

Mayor Boss called the meeting to order at 6:00 p.m. Roll Call was taken by the City Clerk. City Clerk Hughs announced there was a quorum present. Invocation was given by Reverend Warren Robinson, and the Pledge of Allegiance was led by Commissioner Wright.

APPROVAL OF AGENDA

Commissioner Payne moved to approve the agenda.
Commissioner Rardin seconded the motion.
Motion carried with a vote of 7-0-0.

ADMINISTRATION OF OATH OF OFFICE FOR NEWLY APPOINTED DISTRICT 1 COMMISSIONER

1. Ceremonial administration of the Oath of Office to newly appointed District 1 Commissioner, Nicholas Allan Paul. *(Steve Guthrie, Magistrate Judge)*

Magistrate Judge Steve Guthrie administered the ceremonial Oath of Office to newly appointed District 1 Commissioner, Nicholas Allan Paul.

PRESENTATIONS

2. Plaque presentation of outgoing Commission, Mayor Boss and Mayor Pro-Tem Sikes. *(Rachel Hughs, City Clerk)*

Mayor Boss presented a plaque of appreciation to Mayor Pro-Tem Sikes and her husband Aaron Sikes. He said she was his friend and she had served for nine and a half years on the City Commission. He noted that she had been active in the community, naming many of the several boards she had served on in our community. He stated that she had given of her time, and everyone had benefited from that.

Mayor Pro-Tem Sikes thanked each of the Commissioners. She especially thanked the Mayor whom she had seen in the community always serving. She felt the City staff had been incredible, and each and every time she came to City Hall it had been a pleasure. She stated that she'd had the time of her life.

Commissioner Payne presented a plaque of appreciation to Mayor Boss and his wife Kimberly Boss on behalf of the City Commission. She said in 2016 she ran for City Commission, and she had received many blessings, with the Mayor and his wife being two of them. She was going to

miss him as he had been a wonderful Mayor. He was a hardworking man with his leadership and willingness to roll with it. She could not have served with a better person, and his wife, Kim, had always been right there with him at many City events.

PUBLIC COMMENT

Warren Robinson commented on the following:

Mr. Robinson said he has appreciated the integrity and service that Mayor and Mayor Pro-Tem Sikes had given. He had worked with Mayor Pro-Tem Sikes on many committees and social action groups, and he appreciated everything she had done. Also, Mayor Boss would present the Proclamations at the Martin Luther King, Jr. Day ceremonies, even when the weather was inclement, and he greatly appreciated it. Their integrity had lifted them above those people who wanted to fuss and fight all the time. He thanked them for the service they had given to the City and this community. He was proclaiming that they had all done an excellent job and asked everyone to stand and applaud them for their service.

CITY MANAGER'S REPORT

Assistant City Manager Hernandez made the following remarks:

1. She reminded everyone that on Friday the tree lighting was scheduled at Washington Park from 6:00 to 9:00 p.m. On Saturday, the Zoobilee was scheduled at the Zoo. Admission was \$1 or a can of food. At both events there would be smores and free hot chocolate for the first 100 people.
2. She said as of tomorrow, the kiosks would be up and running in the City's main lobby where they would be accepting payments.
3. She said yesterday the audit exit conference was held, and it would be submitted to the State tomorrow. In the new year, they would be giving a report to the Commission.
4. She said yesterday tickets went on sale for the New Year's Eve Ball which was scheduled for December 31st at 8:00 p.m. at the Civic Center. The cost was \$15 per person, or \$20 per couple.
5. She wished everyone a Merry Christmas and Happy New Year. On behalf of the City staff, it had been a pleasure working with Mayor Boss and Mayor Pro-Tem Sikes. They would be truly missed, and she said that from all of the staff.

REMARKS AND INQUIRIES BY THE CITY COMMISSION

Mayor Boss made the following comments:

Mayor Boss said he had been Mayor for the past six years. During that period there were many ups and downs. They were still living with one of the downs, being Coronavirus. There had been many consequences from this virus, including the loss of loved ones and the closure of businesses in our community. Shortly after he became Mayor, our community was dealt a huge loss of a beloved Police Officer, Clint Corvinus. He was in disbelief that this happened in Alamogordo, but it was a testament to the City of how many of our citizens rallied around the family and the police community as well. These two events would be in his memory for as long as he lived and would be remembered as his very worst times as Mayor of the City of Alamogordo. He wanted to turn the page to some of the many positives and accomplishments that our City had

over this period, but first, he wished to thank his fellow Commissioners for their service to Alamogordo. He believed that without exception, Alamogordo was fortunate to have an outstanding representation from our Commissioners in every district. Though they had not always agreed on every single item, they had remained respectful of one another. He gave a special thank you to Mayor Pro-Tem Sikes for her assistance. He also wished to thank his past Mayor Pro-Tems, Jason Baldwin and Al Hernandez. He wished to thank the City staff for the great job they did for our City. He thanked the executive staff for the direct support they had provided him during his term. He wished to give a very special thanks to our Police Officers and Firemen who were our first line of defense in Alamogordo. He also mentioned the most noteworthy projects in progress, or which had been accomplished over the past six years. He wished to thank Engineering Manager Johnson and Project Manager Beshaler for helping him to compile the extensive lists of projects. Also, he and his wife had very much enjoyed the close relationship they'd had with our military at both Holloman AFB and White Sands Missile Range, as well as with the German Air Force. Alamogordo was very fortunate to have Holloman AFB close to us. We were fortunate to have had two additional squadrons of F-16's moved to Holloman. He often heard the sound of these jets taking off and landing which to him was the sound of freedom. The mission of training fighter pilots for both manned and unmanned aircraft was of extreme importance to our country and world. During his time as Mayor, he and his wife had many opportunities to enjoy fellowship with airmen stationed at Holloman and many other bases, which they would miss. He wished the new Commission great success in the administration of their duties to our beautiful community. Their success meant the success of all of us in Alamogordo. Congratulations to our new Mayor and City Commissioners, and he felt confident that our City would continue to move forward. He wished to give a final thank you to the people of Alamogordo that made this the friendliest and most special community to live and work in.

CONSENT AGENDA

- 3. Approve the minutes for the November 30, 2021 Regular meeting. *(Rachel Hughs, City Clerk)***
- 4. Consider, and act upon, Resolution No. 2022-01 determining reasonable notice of meetings of the Alamogordo City Commission (Open Meetings Act). *(Rachel Hughs, City Clerk)* (Roll Call Vote Required)**
- 5. Consider, and act upon, approval of MOU between the City of Alamogordo and the International Space Hall of Fame Museum to memorialize the agreement to host the City's annual fireworks display. *(Petria Bengoechea, City Attorney)***
- 6. Consider, and act upon, Resolution 2021-44 requesting written approval from the Local Government Division of the Department of Finance and Administration, State of NM for the revised budget numbers computed as of December 14, 2021. *(Evelyn Huff, Finance Director)* (Roll Call Vote Required)**
- 7. Approve the award of RFP 2021-05 SCADA/RTU Programming & Commission Services to IDESaA Incorporated. *(David Nunnelley, Acting Public Works Director)***
- 8. Consider, and act upon, accepting the State of New Mexico 2020 General Obligation Bond Agreement for the award of \$81,443.58 for the Alamogordo Public Library. *(Kim Underwood, Library Manager and Veronica Ortega, Community Services Director)***

9. Consider, and act upon, an emergency funds appropriation of \$20,000 to supplement the cost of a new bus. (*Magdalena Morales, ASC Manager and Veronica Ortega, Community Services Director*)

Mayor Pro-Tem Sikes removed item No. 8 from the Consent Agenda.

Commissioner Rardin moved to approve the Consent Agenda as amended.

Commissioner Wright seconded the motion.

Roll Call Vote was taken.

Motion carried with a vote of 7-0-0.

ITEMS REMOVED FROM CONSENT AGENDA

8. Consider, and act upon, accepting the State of New Mexico 2020 General Obligation Bond Agreement for the award of \$81,443.58 for the Alamogordo Public Library. (*Kim Underwood, Library Manager and Veronica Ortega, Community Services Director*)

Library Manager Underwood said this was the 2020 General Obligation Bond that was awarded from the State Library. This funding went towards our collections and other capital needs or technology needs.

Mayor Pro-Tem Sikes moved to approve.

Commissioner Rardin seconded the motion.

Motion carried with a vote of 7-0-0.

NEW BUSINESS

10. Consider, and act upon, the City Commission Regular Meeting Schedule for calendar year 2022. (*Rachel Hughs, City Clerk*)

City Clerk Hughs said usually this item was on the Consent Agenda, but staff did have a proposal that Commission meetings be changed to stay at 6:00 p.m., and not be switching between 6:00 and 6:30 p.m. Also, in November the meetings were scheduled for the second and fifth Tuesday, and in December they would be the second and third Tuesday.

Commissioner Rardin said he agreed with the time being consistent throughout the year, but he felt 6:30 p.m. was better. These meetings were set up for the Commission and not staff. Also, in the past in November and December they had always held the meetings on the first and third Tuesdays to avoid the holidays. He thought they should consider that again.

Commissioner Wright agreed and said he preferred the 6:30 p.m. time as well.

Commissioner Payne said in December the meetings were scheduled for the 13th and the 20th, and she wondered whether we were really going to have that meeting because typically it got canceled. If they took action to cancel the meeting of the 20th at the December 13th meeting, would that be enough time to get it posted. City Clerk Hughs said yes.

Commissioner Wright said he also would like to keep the meeting dates in November and December for the first and third Tuesdays. Commissioner Rardin said the only place it would really be affected was between the last meeting in October and the first meeting in November because it would only give them one week between meetings at that time.

Commissioner Rardin moved to approve the calendar to move the meetings to 6:30 p.m., and that January through October would be second and fourth Tuesdays, and November and December would be first and third Tuesdays.

Commissioner Wright seconded the motion.

Commissioner Rardin clarified that by making this change, the meetings would be scheduled for November 1st and 15th and December 6th and 20th. As he recalled, our Charter required we have two meetings every month.

Mayor Boss called for the vote on the motion.

Motion carried with a vote of 7-0-0.

11. Consider, and act, upon Resolution 2021-43, a Resolution declaring 1100 Airport Ave., to be so ruined, damaged, and dilapidated that it is a menace to the public comfort, health, peace or safety and ordering its abatement. (*Jim Baker, Code Enforcement Supervisor and Richard Adler, Fire Chief*) (Roll Call Vote Required)

Code Supervisor Baker said this property was a truly dilapidated trailer, and it was a property which had gotten progressively worse over the years. Since 2013 staff had abated the weeds on the property five times. They had sent letters to the owner who was in North Dakota, but those letters had been ignored. In 2019 a letter was sent regarding the actual trailer asking it to be repaired or removed, and that went unanswered. In January of this year they sent another letter which was also ignored. He displayed many photos of the trailer which showed it was very dilapidated.

Commissioner Rardin said he had driven by the property, and it actually looked like there were two properties side by side. Was the one next to this property coming down as well. Code Supervisor Baker said that one was given to the City. City Attorney Bengoechea said we had just received a Quitclaim Deed to that property and already had the abatement and haul-off underway, so it would be cleaned up very shortly. Assuming the Commission approved this property as well, it would also be hauled away. Thereafter we would lien the property for that amount for a close on the lien and sell on the Courthouse steps just like we had done in the past.

Commissioner Rardin asked if on structures like this, could we allow the Fire Department to go and burn them down. City Attorney Bengoechea said we really wanted to do that with the Sahara Apartments way back, but there were a lot of Federal and State regulations which did not allow it. She knew our Fire Department was extremely capable, but if a fire were to get out of control and burn other structures, the liability would be insane. Also, when we did it under this Resolution, State law said we just needed to clean the land and make it essentially a flat piece of land. We might be able to look at that with the one we owned next door, but because we didn't own this property and we would not until we foreclosed on the liens, we could not. We could look at it with the one next door, though.

Commissioner Rardin moved to approve.
Commissioner Wright seconded the motion.
Roll Call Vote was taken.
Motion carried with a vote of 7-0-0.

12. Appointments to Boards and Committees. (Richard Boss, Mayor)

Mayor Boss read the openings and reappointed Richard Warren to the Alamogordo Public Library Board. No one was opposed.

Mr. Gerald A. Dodd, a member of the Planning & Zoning Commission, said his term was not through until February 2022. City Clerk Hughes said we put the notice of vacancies out two months in advance of expiring, so he did still have a chance to put in his application.

ADJOURNMENT

Mayor Boss moved to adjourn at 6:51 p.m.
Mayor Pro-Tem Sikes seconded the motion.
Motion carried with a vote of 7-0-0.





Mayor Susan L. Payne

ATTEST:



City Clerk Rachel Hughes

(Prepared by Teresa Gutierrez, Deputy Clerk)
Approved at the Regular Meeting held on January 11, 2022.