

**CITY OF ALAMOGORDO, NEW MEXICO  
CITY COMMISSION REGULAR MEETING MINUTES  
6:30 P.M., DONALD E. CARROLL COMMISSION CHAMBERS  
May 23, 2023**

**SUSAN PAYNE, MAYOR  
SHARON McDONALD, COMMISSIONER  
JOSH RARDIN, COMMISSIONER  
STEPHEN BURNETT, COMMISSIONER  
NICHOLAS PAUL, COMMISSIONER**

**DUSTY WRIGHT, MAYOR PRO-TEM  
KARL MELTON, COMMISSIONER  
STEPHANIE HERNANDEZ, ACTING CITY MANAGER  
ASHLEY SMITH, CITY ATTORNEY  
RACHEL HUGHS, CITY CLERK**

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

Mayor Payne called the meeting to order at 6:30 p.m. Roll Call was taken by the City Clerk. City Clerk Hughs announced there was a quorum present. Invocation was given by Pastor Mark Jones and the Pledge of Allegiance was led by Commissioner Josh Rardin.

**APPROVAL OF AGENDA**

Mayor Pro-Tem Wright moved to approve the agenda.  
Commissioner McDonald seconded the motion.  
Motion carried with a vote of 7-0-0.

**PUBLIC COMMENT**

Gary Linde signed up to speak under Item 9.

**CITY MANAGER'S REPORT**

**Acting City Manager Hernandez made the following remarks:**

1. The burned sections of the Holiday Inn are cleaned up. We are getting cost estimates for the rest of the building to see how much it will cost to take down.  
2. Progress was made for the Scenic Extension. Internal reviews at PNM are complete, and we should hopefully get a cost estimate and design from them by the end of the month; once we get that, we can start the bidding process.  
4. The Street Maintenance Program is out with Public Works Director Beshaler. We expect to have it back sometime in June, hopefully, before the June 27<sup>th</sup> meeting, so we can present it to the Commission, if wanted. If you don't want a presentation, we can send the information via email. During the presentation, understand it won't be finalized because we need to get the survey back for utilities. The Ridgecrest Street Maintenance Program commences June 5<sup>th</sup> and should go on for ninety days. Regarding Desert Lake Road Construction, Smith Engineering was contracted for the design, and it was completed and approved in February 2023. The final construction estimate went to Finance on March 1<sup>st</sup> and is about \$1,100,000 right now.

Commissioner Rardin asked if staff would bring a plan forward in June regarding street maintenance. Acting City Manager Hernandez said yes, it would include streets and years. It is currently back and forth between Public Works and the consultants, so it is estimated that we will have it in June. Commissioner Rardin said a couple of intersections in Alamogordo have gotten bad, especially the one at 10<sup>th</sup> and Florida. He asked if we could get those in or as a separate deal. We can talk about that later when it comes forward. Acting City Manager Hernandez said yes but understand that we must also ensure the infrastructure survey is complete. We don't know what the infrastructure underneath looks like.

**REMARKS AND INQUIRIES BY THE CITY COMMISSION**

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**Commissioner McDonald made the following comments:**

She gave a shout to Joan Griggs and those working for the Desert Light Film Festival. After twenty years, this was their last year. She said she attended the Festival and we have some talented young people in our state. It was enlightening and gave us insight into what the kids were thinking.

She was invited to the Lion King children's musical, which was a good program.

We will do an Annual Cleanup in District Five on July 15<sup>th</sup>, from 7 a.m. to noon, to help the elderly, disabled, and military. Residents will need a waiver form to have us come onto the property. We will need volunteers. There will be a dumpster on 5<sup>th</sup> and Florida, so you can bring big items you want to get rid of. We are already getting calls from people to get their yards cleaned.

We aim to have the Dudley School Celebration during Labor Day weekend in September.

**Mayor Payne made the following comments:**

She thanked Acting City Manager Hernandez for cleaning up the Holiday Inn and for progress on the Scenic Extension.

She attended the Chaparral Middle School's Promotion Ceremony, and said this Friday is the Alamogordo High School Graduation. This class started during the difficult 2019-2020 school year. It is exciting to see them graduate.

She will attend an Airman Leadership School Graduation on Wednesday night at Holloman Airforce Base. Next week she will attend the Honorary Commander Ceremony at Holloman Airforce Base.

She has been in conversations about more apartments and housing because Alamogordo does not have enough rentals. It looks like that may go through. She has been trying to get out there and make things happen.

She gave a shoutout to the Community Services Department for the Sounds of Freedom event; it was a lot of fun and had a very good attendance. Acting City Manager Hernandez said around 2,500 people showed up for that, and she gave a shoutout to Finance, Public Works, Fire Department, and the Police Department for helping.

**Commissioner Paul made the following comments:**

He thanked Acting City Manager Hernandez for getting the Street crews out early to clean up debris on Scenic caused by heavy rain. A few citizens also did heavy labor to help get all that stuff cleaned up.

**CONSENT AGENDA**

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1. Approve the minutes for the May 9, 2023, Regular Commission meeting. (Rachel Hughs, City Clerk)
2. Approve the statements related to the Executive Closed Session held on May 9, 2023. (Rachel Hughs, City Clerk)
3. Consider, and act upon, Resolution 2023-17 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 May 23, 2023. (Evelyn Huff, Finance Director) (Roll Call Vote Required)

4. Consider, and act upon, the Investment Report for the quarter ending March 31, 2023 in accordance with the City of Alamogordo Investment Ordinance. (Sue Ashe, Accounting Manager)

5. Consider, and act upon, Resolution No. 2023-18 removing uncollectible and unsecured Utility, Library, and other miscellaneous accounts from the City's Accounts Receivable. (Sue Ashe, Accounting Manager) (Roll Call Vote Required)

6. Consider, and act upon, the award of RFQ 2023-01 On-Call Engineering Services to multiple vendors. (Bob Johnson, Engineering Manager)

7. Consider, and act upon, acceptance of a \$60,000 grant award to Alamogordo Animal Control from the Carroll Petrie Foundation. (Debbie Osborne, Grant Coordinator)

Commissioner McDonald moved to approve.

Commissioner Melton seconded the motion.

Roll Call Vote was taken.

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

## **NEW BUSINESS**

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8. Consider, and act upon, Resolution No. 2023-16 requesting interim approval from the Local Government Division of the Department of Finance & Administration, State of New Mexico, to adopt the Preliminary 2023-2024 Budget as of May 23, 2023. (Evelyn Huff, Finance Director) (Roll Call Vote Required)

Finance Director Huff said this is the official resolution for the Preliminary Budget presented during the Budget Hearings on May 1<sup>st</sup>. We did not change anything presented except for adding \$3,100,000 in received Legislature Awards to the Fund 24 budget. We wanted that in there for the preliminary upload. We are requesting approval of that Preliminary Budget. We will bring it back for Final Budget approval at the last meeting of July.

Commissioner Burnett moved to approve.

Mayor Pro-Tem Wright seconded the motion.

Roll Call Vote was taken.

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

9. Consider, and act upon, Ordinance 1677, Z-2023-0004(A) for first publication, a map amendment to change the current zoning of the property located at 1200 Ohio Avenue from R-4 Multi-Family Dwelling District to R-3 Two Family Dwelling District. (Sean McGranaghan, Assistant City Planner) (Roll Call Vote Required)

Gary Linde said he is the owner of 1200 Ohio. He thanked the Commission for denying the other rezoning request at Ohio Avenue two weeks ago. He requested the Commission's approval for his zoning case tonight.

Assistant City Planner McGranaghan gave his presentation. He said a legal ad was placed in the Alamogordo Daily News. Twenty-four letters were sent to property owners within two hundred feet,

and two were returned undeliverable. There were no phone calls or letters of opposition, but we did receive three letters of support for rezoning. We recommend approval.

**Commissioner Rardin moved to approve.**

**Commissioner Melton seconded the motion.**

**Roll Call Vote was taken.**

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

**10. Consider and act upon Resolution 2023-19 requesting the approval of a six-month moratorium on new off-premise billboards for the City of Alamogordo. (Sean McGranaghan, Assistant City Planner) (Roll Call Vote Required)**

Assistant City Planner McGranaghan said we previously had a resolution like this in 2018. Off-premise billboards are advertising signs not located on a business's site.

Commissioner Melton asked how many billboards were not approved in 2018 because of the previous resolution. Assistant City Planner McGranaghan said he was unsure, but they have not received any during his time in the Planning and Zoning Department. Commissioner Melton said it wasn't very impactful. Assistant City Planner McGranaghan said not that he knew of. Commissioner Rardin said that the last two billboards built in Alamogordo were right before the 2018 moratorium; one is by Bluestone, and the other is by Ralph's. They are the tall ones with two on each side. Assistant City Planner McGranaghan said they are looking into taking the Advertising section of the ordinances and adding them to the Zoning section, so it is all in the same chapter. Assistant City Manager Hernandez said they planned to review the Planning and Zoning ordinances in July. That way, they could look at this and have technical standards for billboards.

**Mayor Pro-Tem Wright moved to approve.**

**Commissioner Rardin seconded the motion.**

**Roll Call Vote was taken.**

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

## **ADJOURNMENT**

**Commissioner McDonald moved to adjourn at 6:56 p.m.**

**Commissioner Burnett seconded the motion.**

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



**ATTEST:**

  
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City Clerk Rachel Hughes

  
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Mayor Susan L. Payne

(Prepared by Dylan Aleshire, Deputy City Clerk)

Approved at the Regular Meeting held on June 13, 2023.