

**CITY OF ALAMOGORDO, NEW MEXICO
CITY COMMISSION REGULAR MEETING MINUTES
6:30 PM, DONALD E. CARROLL COMMISSION CHAMBERS
August 27, 2024**

**SUSAN PAYNE, MAYOR
SHARON MCDONALD, MAYOR PRO-TEM
NICHOLAS PAUL, COMMISSIONER
STEPHEN BURNETT, COMMISSIONER
WARREN ROBINSON, COMMISSIONER**

**JOSHUA RARDIN, COMMISSIONER
MARK TAPLEY, COMMISSIONER
RICK HOLDEN, CITY MANAGER
ASHLEY SMITH, CITY ATTORNEY
RACHEL HUGHS, CITY CLERK**

CALL TO ORDER & ROLL CALL

Mayor Payne called the meeting to order at 6:29 PM. Roll Call was taken by the Deputy City Clerk. Deputy City Clerk Aleshire announced there was a quorum present.

INVOCATION & PLEDGE OF ALLEGIANCE

The Invocation was given by Pastor Joe Bryant of Grace Baptist Church, and the Pledge of Allegiance was led by Commissioner Rardin.

APPROVAL OF AGENDA

Mayor Pro-Tem McDonald moved to approve the Consent Agenda minus Items 8 and 9.
Commissioner Burnett seconded the motion.
Motion Passed with a vote of 7 - 0 - 0.

PUBLIC COMMENT

James Ori said he was with the US Veteran's Motorcycle Club. There will be an Honor Flight on September 21st with three local Vietnam veterans returning to the Alamogordo community. The Otero County Fairgrounds donated their location to host the welcome home. Back in April, we had the Fire and Police Departments give support in escorting the veterans home. We had a big turnout last time, and it was really heartfelt by the veterans. We would love to have the support of the community, the Fire Department, and the Police Department if they can. The return will be at around 7:30 PM to 7:45 PM.

CITY MANAGER'S REPORT

City Manager Holden made the following remarks:

1. There is good news regarding the natural gas issues in the two mobile home parks. White Sands Mobile Home Park is in the process of installing their natural gas system. The owner of Desert Palms, Mr. Dunn, gave me his intent to go back to natural gas. He said he was awaiting a bid from New Mexico Gas and two other contractors and would not ask for a variance to utilize propane as an alternative. These are good indications that mobile home park owners are taking their responsibilities seriously per the New Mexico Mobile Home Act, our ordinances, and the Fire Code. I commend the owners for taking that action. As soon as I get formal confirmation on Desert Palms, I will notify the Commission.
2. We were fortunate with Bonito Lake and managed to save it from the fires. We have been in contact with Fish and Game and will reopen the lake for fishing this weekend. Fish are still in the lake, and the water quality is good. There is sufficient liability coverage because it is an unimproved area, and signs will be marked accordingly. People have already been going out there to fish, and the State has been writing tickets for those fishing without a license. We may get another load of fish. The State pays us to put fish there, and they also provide signage and enforcement. There will be Porta Pottys out there, too.
3. There has been concern about Paiute Park. In April, the Commission received the Parks Master Plan, which detailed what was going on at Paiute Park. We have sped up the process since then. This will be a natural park, not a traditional one with monkey bars and slides. There will be sand diggers, where kids can play in the sand and dig, and barbecue grills. Decorative gravel for the river will be delivered to the site this week. Picnic tables have been ordered, are on route, and should be installed by mid-September. Most landscaping should be completed by the end of September, plus other final planning contingent upon the weather. Parks staff understand the necessity of getting the park up and running.
4. The Engineering Department has done a tremendous job, and Project Manager Boyle has over forty projects being worked on. The Commission can expect to see work in many places throughout the community. The

Commission was notified earlier this week about the traffic control plan for 10th Street and New York Avenue in preparation for the Great Blocks project. This will result in significant changes to the downtown, including how it looks, operates, and how traffic flows. There may be social media rhetoric because this will involve change, which is difficult for all of us. When we change the current lane patterns and stop signs, there will be confusion, but this all meets traffic and engineering requirements. Once everything has been done, including new water and sewer lines, paved streets, and new lights standards, it will rival any other downtown in New Mexico. It is designed to boost the economic development impact of the project and help Alamogordo grow in new ways.

Mayor Payne asked City Manager Holden what Silverado Park would have. He said there would be smaller equipment, and it would not have anything elaborate. Nothing is out there now except a basketball hoop that a private individual placed there. The property was donated as a park, as required, in the permitting and platting process. We previously took down the Pavilion at the end of Oregon Avenue, and we plan to repurpose it to go out there, along with picnic tables, barbecue grills, and some minor playground equipment. Silverado Park is also in the Parks Master Plan.

REMARKS AND INQUIRIES BY THE CITY COMMISSION

Mayor Payne said she visited Clovis for the Annual Municipal League Meeting and made new contacts. There were discussions on affordable housing, but I do not believe they defined what that actually was. We listened to the ideas the State was trying to implement, and a department was created within the Governor's Office to address the housing issues all over. In terms of new housing developments and residential communities, I believe Alamogordo is ahead of the curve compared to other cities. We have private companies doing it while others are talking about State funding. The houses being built in our area are also more affordable compared to other areas in the state. We have been doing things that other cities are just now talking about.

I want to give a shout-out to Representative Jim Townsend, who is phenomenal at communication and follow-up. Mr. Townsend was willing to get involved in the issue at Desert Palms. He worked hard and did a lot of follow-ups to ensure our residents were taken care of. I want to thank him for working with us on that.

CONSENT AGENDA

1. Approve the minutes for the Regular Commission meeting on August 13, 2024. (Rachel Hughs, City Clerk)

3. Consider, and act upon, Resolution 2024-58, declaring 801 Arapaho Trl. to be so ruined, damaged, and dilapidated that it is a menace to public comfort, health, peace, or safety. (Josh Sides, Code Enforcement Manager) (Roll Call Vote Required)

4. Consider, and act upon, the award of Public Works Bid No. 2024-007, Striping City-Wide Project No. PW2406, to Prestigious Paving LLC, related to the Alamogordo Striping City-Wide project for an amount not to exceed \$94,071.03, including NMGR. (Justen Boyle, Project Manager)

5. Consider, and act upon, Resolution 2024-59 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 August 27, 2024. (Evelyn Huff, Finance Director) (Roll Call Vote Required)

Commissioner Rardin removed Item 2 from the Consent Agenda.

Commissioner Paul moved to approve the Consent Agenda as amended.

Commissioner Burnett seconded the motion.

Motion Passed with a vote of 7 - 0 - 0

ITEMS REMOVED FROM CONSENT AGENDA

2. Consider, and act upon, the award of RFP 2024-003 Economic Development Services to Alamogordo

Chamber of Commerce. (Stephanie Hernandez, Assistant City Manager)

Commissioner Rardin said the RFP to award does not have a dollar amount. How much is it? Assistant City Manager Hernandez said \$50,000. He asked if that was the total for the whole year. She said it was. He asked if it was coming out of Fund 105. She said yes. He asked what would be done next year if the Fund 105 money goes away. She said there would still be a fund balance. He said he thought we were putting it on the ballot to reallocate it to something else. She said half of it. He said he thought we were talking about bringing it in-house. She said it is, that is why it is only \$50,000. I am doing most of the work with potential companies requesting LEDA funds. We want to be able to provide city tours and branding initiatives, which is what this contract is for. The majority of it will be in-house. He asked if this would be over and above existing contracts. She said yes, which is why this went out for RFP.

Commissioner Robinson moved to approve.

Commissioner Tapley seconded the motion.

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

NEW BUSINESS

6. Consider, and act upon, Resolution 2024-57, declaring 1409 Crescent Dr. is no longer so ruined, damaged, and dilapidated that it is a menace to public comfort, health, peace, or safety. (Josh Sides, Code Enforcement Manager) (Roll Call Vote Required)

Mayor Payne said she liked that this resolution declared 1409 Crescent Drive was no longer dilapidated. Code Enforcement Manager Sides said he brought this forward to show that the process does work, and it is now a beautiful structure. The property was condemned via resolution on February 13, 2024. On May 9, 2024, it was sold to One Tree JV Incorporated. I conducted the reinspection on August 12, 2024. Code Enforcement Manager Sides proceeded to show pictures of the property to the Commission.

Commissioner Burnett moved to approve.

Mayor Pro-Tem McDonald seconded the motion.

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

7. Consider, and act upon, the final plat for Case S-2024- 0001(A), Fairgrounds Subdivision. (Stella Rael, City Planner)

City Planner Rael said the property owner, the Crimmins Family Limited Partnership, is requesting that the City approve an eleven lot subdivision for the property. Per Ordinance 1197, a subdivision resulting in an increase of more than two lots requires City Commission approval through the subdivision process. The area is Zone C-3 Business District. The Technical Review Committee reviewed and approved the plat, and staff also recommended approval of the plat.

Commissioner Tapley asked where Lot 5 was. City Planner Rael said on the plat, Lot 5 is between Lot 4 and Lot 7. Commissioner Rardin said the lot size was strange. What could be put on that? City Planner Rael said probably nothing. It would probably be used for the turnaround in that area.

Mayor Payne asked if homes would be put on this. City Planner Rael said no, it is all commercial.

Commissioner Rardin asked if the intersection issue had been worked out. City Manager Holden said significant work still needs to be done there. I spent time with Dennis Crimmins and Assistant City Manager Hernandez looking at that. As Fairgrounds Road is to be extended west towards the railroad tracks, it will be a four-way intersection as opposed to three. The State will require a complete restructuring of the signalization of the intersection. We have been visiting with the State and possible federal partners to potentially build a roundabout. I tend to believe the roundabout is a great idea, but it will probably take too long to get done. The State and federal government together could almost do that project without much expense for us. The roundabout would slow traffic down and eliminate the need for signalization at the intersection. There will likely still be wrecks, but at least people will slow down, and the path will be controlled. I don't think it will happen because Mr. Crimmins will want to do this project sooner rather

than later. We will work with him on a LEDA application because this will create significant new commercial development and growth for the area. It would also give us a reason to start looking at small growth opportunities along that White Sands area. I know he has at least one tenant lined up for a retail facility and that restaurants are being looked at. None of that plays into the approval of a plat, though. The plat meets the requirements we have. You will be advised of developments as Mr. Crimmins tells us what and where he plans to put things. What goes in out there is not determined at a staff or Commission level. Commissioner Rardin said he was not excited about the roundabout idea. They recently put three in over at Truth or Consequences, and it is a mess. City Manager Holden said communities are sometimes adverse to change. Roundabouts are a true method of moving people around. In Texas, many cities are going to them. They are phenomenal after you get used to them. Again, they are a great way to slow traffic down and keep traffic moving throughout the community without a lot of starts and stops. If we do the intersection the old way, it will just be another nightmare with waiting for lights to change and people speeding up. We will work with Mr. Crimmins to everyone's advantage so everyone can benefit. Mayor Payne said she likes roundabouts and thinks they could look nice aesthetically if done right.

Commissioner Robinson moved to approve.

Mayor Pro-Tem McDonald seconded the motion.

Motion Passed with a vote of 6 - 0 - 1. Commissioner Josh Rardin voted to abstain.

EXECUTIVE SESSION

8. Recess into Executive Closed Session in compliance with 10-15-1(H)(8) NMSA (as amended) to discuss: Real Property land acquisition of Mountain Park Trout Farm located at 1086 US Highway 82. (Roll Call Vote Required)

Item removed from agenda.

RECONVENE INTO OPEN SESSION

9. Take any action as a result from the Executive Closed Session.

Item removed from agenda.

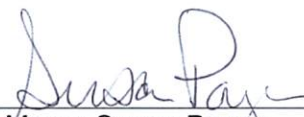
ADJOURNMENT

Mayor Pro-Tem McDonald moved to adjourn at 7:16 PM.

Commissioner Burnett seconded the motion.

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

ATTEST:



Mayor Susan Payne



City Clerk Rachel Hughes

(Prepared by Dylan Aleshire, Deputy Clerk)

Approved at the Regular Meeting held on September 10, 2024.

