

**CITY OF ALAMOGORDO, NEW MEXICO
CITY COMMISSION REGULAR MEETING MINUTES
6:30 PM, DONALD E. CARROLL COMMISSION CHAMBERS
February 11, 2025**

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

**JOSHUA RARDIN, COMMISSIONER
MARK TAPLEY, COMMISSIONER
STEPHANIE HERNANDEZ, ACTING CITY
MANAGER
ASHLEY SMITH, CITY ATTORNEY
RACHEL HUGHS, CITY CLERK**

CALL TO ORDER & ROLL CALL

Mayor Payne called the meeting to order at 6:30 PM. Roll Call was taken by the Deputy City Clerk. Commissioner Burnett attended by phone. Deputy City Clerk Aleshire announced there was a quorum present.

INVOCATION & PLEDGE OF ALLEGIANCE

The Invocation was given by Mayor Payne, and the Pledge of Allegiance was led by Commissioner Rardin.

APPROVAL OF AGENDA

Commissioner Burnett voted aye by phone.

**Mayor Pro-Tem McDonald moved to approve.
Commissioner Robinson seconded the motion.
Motion Passed with a vote of 6 - 0 - 0.**

PUBLIC COMMENT

None.

CITY MANAGER'S REPORT

Acting City Manager Hernandez made the following comments:

1. We have been in budget meetings all week, which are ongoing. We are thoroughly reviewing the budget, which has been exciting. Everybody has clear priorities for 2026. The departments will present what they have done and are planning to do.
2. The RFP for the Fun Center went out on Saturday. The Commission will be the Selection Committee, so it is extremely important that all questions go to Chief Procurement Officer Pyeatt. It is illegal if the Commission talks to any proposers. If they have any questions, send them to Purchasing. Everything is on our website.
3. Our Hazard Mitigation Plan was approved, and FEMA returned it to us. The Plan makes us eligible for assistance should we have an emergency.

REMARKS AND INQUIRIES BY THE CITY COMMISSION

Commissioner Tapley asked if anyone had visited the Fun Center to review it and see what works. Acting City Manager Hernandez said yes. We inspected the building. There was a leak in the roof, but it was fixed. We have been maintaining things. The last thing we need to maintenance is the lanes, but Facility Maintenance Manager Bennett is working on that. It will be done before anyone takes over. For anyone proposing, we have a mandatory walkthrough on Tuesday, February 18, 2025. There has been some pushback from the State regarding the liquor license, which we thought had been taken care of. We were originally told we were okay but later told there were issues with the CRS. We will hire a tax attorney to finalize that. There will be a presentation to the Commission in April. By April, the building should be solid and the tax issue taken care of. Commissioner Rardin asked if the pinsetters on the lanes worked. Acting City Manager Hernandez said a company would come in to do a full restoration and see what equipment was working or not. Before the Fun Center shut down, half the lanes were down. Commissioner Rardin said the equipment was brand new when it was put in there. Acting City Manager Hernandez said she did not believe it was maintained properly, but people are coming in to maintain them. Commissioner Rardin said he believed US Bowling refurbished them. Acting City Manager Hernandez said she believed it was a different name.

Mayor Pro-Tem McDonald said we have a yearly clean-up, usually sponsored by District Five. I want to get the word out that there will be another clean-up on July 18, 2025, from 7 AM to noon, and I invite other Districts to participate. You can dump junk, and there will also be community shredding. I met with someone from Holloman, who thought it might be nice to have a competition with their people to join us this year. I am excited to get the competition going within the city and with Holloman.

Mayor Payne said she had the honor of presenting a Junior Fire Marshal Award this year. This is the fourth year they have done that award, and I am fortunate to have participated for all four years. I also went up to Santa Fe to participate in Otero County Days. The communication was productive. Municipal Day is coming up at the end of the month. I am particularly excited about the RFP with the Fun Center.

CONSENT AGENDA

- 1. Approve the minutes for the Regular Commission meeting on January 28, 2025. (Rachel Hughs, City Clerk)**
- 2. Consider, and act upon, Ordinance 1707 Case Z-2024-0005(A) for adoption and final publication of a map amendment to rezone 1701 Cuba Ave. from R-1 Single Family Dwelling District to R-3 Two Family Dwelling District. (Stella Rael, City Planner) (Roll Call Vote Required)**
- 3. Consider, and act upon, Ordinance No. 1698 for adoption and final publication to remove listed parking, overnight, and landing fees from Chapter 4 of the Code of Ordinances. (Troy Orr, Airport Manager) (Roll Call Vote Required)**

Mayor Pro-Tem McDonald moved to approve.
Commissioner Robinson seconded the motion.
Motion Passed with a vote of 6 - 0 - 0.

ITEMS REMOVED FROM CONSENT AGENDA

None.

NEW BUSINESS

- 4. Discussion of the Pricing Certificate and finalized rates for the City's utility projects financing through the New Mexico Finance Authority, including loan terms. (Chris Muirhead, Modrall Sperling)**

Mr. Muirhead said when I was last here on December 17, 2024, you adopted the ordinance related to financing for joint utility bonds going through the New Mexico Finance Authority. In that ordinance, it set parameters not to exceed \$32,000,000 in the borrowing, not to exceed ten percent in an interest rate, and other parameters subject to the pricing by the Finance Authority, which they would then pass on in a loan to the City. Today, the Finance Authority priced their bonds. It has several transactions they are funding there, including the City of Alamogordo, which has very favorable pricing. It falls within the parameters of the ordinance. It will close, and the money will be available in two weeks from today. Then, it will be in the bank, and you can get started on your projects.

Mr. John Archuleta of Bosque Advisors said we had the sale this morning at four-point-three-eight percent for twenty-five-year financing. The closing will be on February 25, 2025, and your account will be accredited at that particular time. The payments will be around \$1,800,000 yearly for a financing of \$25,530,000. We reached the \$28,000,000 amount because of a premium paid by the purchasers of \$2,545,000.

Acting City Manager Hernandez said the projects this initial \$30,000,000 will fund are on the agenda. Mayor Payne asked for a brief explanation of what the City was doing. Acting City Manager Hernandez said that as a result of the water and sewer rate increases, we are now able to get financing to fix infrastructure problems that we previously were not able to fix. This is the first \$30,000,000 because we cannot do all the \$130,000,000 in three years. Once this happens, there is a three-year time limit. Mayor Payne asked how this would get paid back. Acting City Manager Hernandez replied with water rates. Mayor Payne said some people do not understand, so we must reiterate. Acting City Manager Hernandez said the projects listed on the agenda are ready. We are also starting designs to get the next projects ready. We are going to keep this going.

Commissioner Rardin asked what exactly we are doing regarding the Highway 54/70 main grid replacement. Is it sewer, water, or both? Acting City Manager Hernandez said yes. He asked if it would be from one end of town to the other. She said it was the Walker area. Senior Project Manager Boyle said it was from the west side of the overpass down to both sides of Airport Road. It is a twelve-inch waterline on both sides. It will also be the one that goes across the tracks to the Golf Course, Wright Avenue. A little portion there that will have a PRV put in. It may take a little longer to design because of the bridge, maybe four to five months to finish the design. The other ones are ready to go.

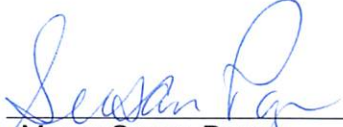
ADJOURNMENT

Mayor Pro-Tem McDonald moved to adjourn at 6:48 PM.

Commissioner Tapley seconded the motion.

Motion Passed with a vote of 6 - 0 - 0.

ATTEST:



Mayor Susan Payne



City Clerk Rachel Hughes

(Prepared by Dylan Aleshire, Deputy Clerk)

Approved at the Regular Meeting held on February 25, 2025.

