

**CITY OF ALAMOGORDO, NEW MEXICO
CITY COMMISSION REGULAR MEETING MINUTES
6:30 PM, DONALD E. CARROLL COMMISSION CHAMBERS
April 8, 2025**

**SUSAN PAYNE, MAYOR
SHARON MCDONALD, MAYOR PRO-TEM
CRYSTAL GUTHRIE, 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 City Clerk. City Clerk Hughes announced there was a quorum present.

INVOCATION & PLEDGE OF ALLEGIANCE

The Invocation was given by Pastor Louie Olivas from Christ Community Church, and the Pledge of Allegiance was led by Commissioner Robinson.

APPROVAL OF AGENDA

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

PRESENTATIONS

1. Purple Up Day For Military Kids Day Proclamation. (*Susan Payne, Mayor*)

Mayor Payne proclaimed Friday, April 25th, 2025, as "Purple Up! For Military Kids Day" in Alamogordo and urged all citizens to wear purple in its observance. She presented the proclamation to a military family along with Colonel John Ethridge and Chief Master Sergeant William Ford of Holloman Air Force Base.

2. Presentation for RFP 2025-001 Operation & Maintenance of the Family Fun Center. (*F Frizzell Jr., Chief Operating Officer for The Inn of the Mountain Gods*)

Mr. Frizzell Jr. said he was the Chief Operating Officer for the Mescalero Apache Tribe's Hospitality and Gaming Operation. He said this presentation outlines the operation and maintenance of the Family Fun Center. One thing emphasized in the RFP was the hours of operation. We believe being open seven days a week is key. Hours would be 11:00 AM to 9:00 PM Monday through Thursday, 11:00 AM to midnight on Friday, 10:00 AM to midnight on Saturday, and 10:00 AM to 9:00 PM on Sunday. After the facility walk-through, it is pretty close to turnkey, meaning there are not many things to update. We will have to bring in arcade operations and certain small things. We are making sure to implement a comprehensive maintenance program, modernize all the entertainment options, create a family-friendly environment, themed events, and sanctioned league play. If done correctly, league play can fill the bowling alley three or four times a week. I would assume that people here want to start a sanctioned bowling play. The Acting City Manager has told me that the lanes can be played with sanctioned play. We understand that this is not our facility, and we need to take care of it. We want to make sure preventative maintenance and cleaning protocols are done on a regular basis. A big part of the RFP was around community engagement. Some of the things we want to tie into this are ensuring stimulating economic growth in the region and partnering with the local community and other businesses. We anticipate this will create thirty-five to forty jobs within the Center through our staffing plan. People who work for us and live in Alamogordo have expressed interest in working there. I do not think staffing the place will be that difficult. We are big enough to provide great benefits for team members, like paid time off, health insurance, a 401K, and a whole benefits package. We also provide career advancement for individuals who wish to pursue other operations in hotel, food, beverage, and gaming. We also want to support local businesses in town and would give preference to local vendors and suppliers to source goods and services to strengthen the Center and community. We also want to help organize vendor fairs, identify local partnership opportunities, cross-

promotions, and marketing with other small businesses within town. Our biggest customers at the Mountain Gods Inn and Casino Apache come from El Paso. To get from El Paso to our places, you have to drive through here, so targeting those individuals and getting them to stop in the Fun Center will be key to making it successful. We also want to collaborate with the military to give military discounts and set up military leagues or deployment support groups that we can work with. We believe we could set up and host regional tournaments to attract visitors. We want to make sure it is affordable to go there, have fun, and have affordable food. We will have a marketing coordinator who will do community outreach and partner with youth programs for after-school initiatives, discounted rates, fundraisers, and student leagues, which naturally brings parents as well, so everyone can have fun at the same time. This ties in with schools and STEM, such as free bowling clinics, junior bowling leagues, education partnerships, and hospitality training programs. We also want to engage with the local senior community with special morning programs where they can come in early and have fun. We can also partner with local transportation to get them there, and we could also start providing transportation ourselves in the future. Related to that are bowlers with disabilities. We want a sensory-friendly environment with adaptive equipment and to train staff to be sensitive and inclusive. A great marketing strategy will be key to keeping the place full. We are not the biggest casino in the state, but we are by far the most followed. The benefit of partnering with someone like us is that the marketing machine can leverage the Family Fun Center. Our Marketing Team markets globally, meaning the Inn of the Mountain Gods, Casino Apache, Ski Apache, Mescalero Big Game Hunts, and even our team member daycare center. We spend nearly \$500,000 annually on cybersecurity to ensure we are not hacked. We are also changing our loyalty card to earn points on all non-gaming activities as well, meaning you can use points on food, beverages, and hotels. The proposed food menu includes burgers, wings, nachos, and pizza. There will also be healthy, family-friendly options and locally-inspired dishes. We like to update our menus on a seasonal basis, so what you see here will not be the same in six months. We often procure better prices from vendors in southern New Mexico because we are the biggest customer. Our alcohol program is also really good. We work with our properties by having one point person, who is like the Director of Operations or General Manager, who manages people. If we are awarded this contract, the first thing we would do is hire somebody to run the operation. There are meeting rooms on the side of the building. I think having a top golf swing suite there would be great. You could even have leagues. Back in the RFP, there was a focus on accountability and ensuring you know what is happening. With the previous owner, you didn't know how much the Fun Center made or where the finances went. We built a budget that we thought would be realistic based on what we could charge. We would have a dynamic pricing rate where we would raise rates during peak hours and give a discount during off-hours. We also wanted family packages to get a lot of people in at a decent rate, as well as league discounts. The RFP mentioned a revenue-sharing model, and we also believe that is the best way to go. You would take a percentage of revenue based on how much we make in gross. It is our responsibility to make sure we are profitable after that. Regarding transparency and affordability, you would be able to see everything that happens there. Our gaming industry is highly regulated by the local gaming commission, the State of New Mexico, and the National Indian Gaming Association. I cannot remember any audit findings in over a decade. We are also required to be audited by a third party. We require every manager and shift supervisor to do a shift report; you will have access to those reports. We will also make monthly profit and loss statements so you can see exactly what the Fun Center is doing. You would have access to our quarterly audited financial reports for the Family Fun Center, plus annual financial statements signed by a third party. Something else we thought a lot about was the laser tag area. Laser tag is not very profitable, given the square footage. We would like to put out a community survey to see what people want in that area and then run it by the Commission. The goal is to open the place, start making money, and then renovate from there. This past summer, we had to close for a month and housed first responders during the fires. It was the busiest time of the year, and we lost millions of dollars, but we were able to meet our financial obligations to the tribe and get through it.

President Padilla said she was very supportive of this project. We have been making an effort to get along with communities better. We are going to places with neighbors like Ruidoso and coordinating the legislative sessions in Santa Fe.

Acting City Manager Hernandez said as you recall, we did not want to tie any company's hands. All we said was that they needed bowling and food. We wanted whichever company to bring in what they were most successful at. We also emphasized family-friendly and budget-friendly. We went to a revenue-sharing model because the monthly lease payment would have been outrageous, like \$36,000 or \$60,000, just really high. We did not think any company could be successful with that kind of rent. I have received many questions about LEDA funds. There are no LEDA funds here. It is all private investment. The City is making sure the building is up to code and ready for them to move

in. We are taking the bowling lanes to make sure they are workable. Access has also been a question. I have asked for a meeting with Z-Trans to see if we could get that on their route.

Commissioner Guthrie asked what the timeframe would be for getting the doors open if this proceeds. Mr. Frizzell Jr. said it could be as little as sixty days, but you may not have everything up and running. For example, I understand that the arcade machines are completely gone, so we must procure new ones. Acting City Manager Hernandez said they are part of the litigation. We are going to put them in storage. Mr. Frizzell Jr. said we operate arcades and have a vendor, but I do not know the lead time. That does not mean you cannot open the bowling alley and kitchen. It would be a matter of getting staff properly trained and opening the door. You would not be able to have virtual golf right away, but I think we could move that over and get it done. Returning to the question, it would be a minimum of sixty days and a maximum of ninety. I do not want to miss the summer season. I like working fast; being a private business allows us to get through much red tape. The tribal government has been good at getting things done.

Mayor Payne said access had been brought up before as an issue. That movie theater has been out there for over twenty years, and kids do not have problems accessing it. I also want people to understand that it was never meant to be a place where you drop your kids off and pick them up later. We had a lot of trouble finding a management company the first time. This time, I believe there was more interest because it is already there for someone to move into. As President Padilla mentioned, it is very important that we work with our surrounding partners.

Mayor Pro-Tem McDonald asked how they were going to do the referenced disability part. Would that just be for the lanes or the facility itself? Are they going to get the buses to take people or not? Acting City Manager Hernandez said if you are referring to the Z-Trans bus, we have to negotiate with them. We already pay for some of that. I just need to get in the room and put that in the contract. It should not be an issue. Mayor Pro-Tem McDonald said we have a blind population, and that was one of the things brought up when I met with them. I know they want to enjoy some of the amenities we offer in Alamogordo, such as food. Mr. Frizzell Jr. said that would be part of the outreach program, where we find the individuals in need, tailor what we offer, and train staff. We could also buy equipment, if necessary, to help those individuals gain access. Building that plan as it comes up is key.

Commissioner Guthrie said there are three meeting rooms on the side of the building. Do you plan to keep some of those as meeting rooms? That may bring business as well. Mr. Frizzell Jr. said he was surprised at how big those rooms were. I think virtual golf would only take up one and a half of those. There are collapsible walls there. I think you could still have plenty of space for thirty to forty people to meet in that area.

PUBLIC COMMENT

Joyce Gobrecht said she was part of the certification team that helped certify and test the bowling lanes the first time. Tournaments are a huge money-maker. We will need a pro shop and spectator area in there. Several New Mexico State Board Members in Alamogordo are willing to help. Commissioner Rardin said he thought the facility had a pro shop when it opened. It was when you walked in and to the right. There was a door and a little room.

CITY MANAGER'S REPORT

Acting City Manager Hernandez made the following comments:

1. We hired a new City Attorney, Darrell Mori. He was the Attorney Advisor at Tinker Air Force Base, where he provided legal counsel to agency management on complex labor and employee issues, administrative proceedings, and adverse action experiences that align with what we are looking for. He also brings valuable experience from his time as an Assistant Tribal Prosecutor for the Choctaw Nation, where he handled juvenile, deprived, and felony cases and collaboration between departments and agencies. His combined experience in government operations, labor law, and public service makes him a strong addition to our leadership team. I think the Commission will like him. He will start in mid-May, so there will be a little overlap between our current City Attorney, Ashley Smith, and Mr. Mori.

REMARKS AND INQUIRIES BY THE CITY COMMISSION

Commissioner Rardin asked if the City could reach out to NMDOT about resurfacing a section of White Sands Boulevard, specifically the area in front of the Zoo from about 10th Street to Indian Wells. Can we reach out to a Senator about it to get it rolling? Acting City Manager Hernandez said we can. We have reached out before. Public

Works Director Vargas tends to get people aboard. If not, we can reach out to Senator Paul. Commissioner Rardin said it was just that area, but it would be great if they wanted to do the whole thing.

Commissioner Burnett said his wife and sister-in-law started a foundation. We lost our daughter last year to epilepsy. I want to encourage anyone who has epilepsy to reach out. We help people with children, and we helped a family in Colorado this past week by buying them a \$1,800 stroller. Thank you to everyone who has helped us in this time.

CONSENT AGENDA

3. Approve the minutes for the Regular Commission meeting on March 25, 2025. (Rachel Hughs, City Clerk)

4. Consider, and act upon, Resolution 2025-06, declaring 523 Delaware Ave. to be so ruined, damaged, and dilapidated that it is a menace to public comfort, health, peace, or safety and ordering its abatement. (Josh Sides, Code Enforcement Manager) (Roll Call Vote Required)

5. Approve the statements related to the Executive Closed Sessions held on March 25, 2025. (Rachel Hughs, City Clerk)

6. Consider, and act upon, approval of Resolution 2025-10 designating the Administrative Manager as the Custodian of Records for the Alamogordo Police Department (Code Enforcement Division) and including the method of destruction of records as witnessed shredding by a bonded destruction vendor. (David Kunihiro, Chief of Police) (Roll Call Vote Required)

7. Consider, and act upon, the award of RFP 2025-002 Management Services for Microsoft Active Directory Domain, Microsoft Exchange, and Related Products to Better IT Services. (Evelyn Huff, Finance Director)

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

ITEMS REMOVED FROM CONSENT AGENDA

None.

PUBLIC HEARINGS

8. Consider, and act upon, the question of whether or not the Alcoholic Beverage Control Division should grant BW Gas & Convenience Retail, LLC, located at 1300 E. Indian Wells Road, a Transfer of Dispenser Liquor License with Off-Premises Consumption Only from the Allsup's at 100 N. White Sands Blvd., and a request of waiver, as the nearest church is within 300 feet of the proposed premises. (Rachel Hughs, City Clerk)

City Clerk Hughs said they are requesting the transfer of dispenser liquor license to be over at 1300 E. Indian Wells, and the transfer would come from the Allsup's at 100 N. White Sands Boulevard, which is currently closed. This is also a request to waive the rule from the Alcohol Beverage Control Division regarding being three hundred feet from a church or school. According to the plat, Calvary Baptist Church is across the street, and the property line is less than one hundred feet away. On March 20th, I notified the pastor of Calvary Baptist Church of this public hearing. Tonight, I was given a letter from the Allsup's Regional Manager, Marvin Green, which was from that pastor. That letter, dated April 8th, says, "To Allsup's organization, we, the members of Calvary Baptist Church of Alamogordo, New Mexico, grant the right for Allsup's Convenience Store to sell liquor at their location." The Regional Manager is here if you have questions for him.

Mayor Payne said she did not have questions but wanted to thank the Allsup's Regional Manager for all the investment going into the stores. They look great.

Commissioner Burnett moved to approve.
Commissioner Tapley seconded the motion.
Motion Passed with a vote of 7 - 0 - 0.

NEW BUSINESS

9. Consider and act upon, Case V-2025-0001(A)-Property owner Amber Leigh Hartman is requesting to be granted a variance to decrease the parking requirement per ordinance from 103 parking spaces to 47 parking spaces at the property located at 3200 N. White Sands Blvd. to service the patrons and employees of the proposed business. (Stella Rael, City Planner)

City Planner Rael said the property owner, Amber Hartman, resides in Irving, Texas. She is requesting to be granted a variance to decrease the parking requirement per ordinance from one hundred and three parking spaces to forty-seven parking spaces. These parking spaces will only serve the patrons and employees of the proposed business. This location is the old Peppers Grill. The new business plans to demolish the building and rebuild it. The size of the new building will be five thousand five hundred and ninety-one square feet. This location is next to the Fairgrounds, of which the City of Alamogordo owns the south part. When Peppers Grill was active, they used to utilize a lot of our space as parking. I am making sure this business is within their lot lines. They feel that with the size of the lot and building, they cannot meet that parking requirement. She proceeded with the findings of fact.

Commissioner Rardin asked what sort of business would go in there. City Planner Rael said it would be a plasma facility. Mayor Payne asked if that was like donating plasma. City Planner Rael said yes.

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

10. Consider and act upon, Case V-2025-0002(A)-The property owner, Murphy Oil USA Inc., is requesting to be granted a variance to decrease the parking requirement per ordinance from 27 parking spaces to 14 parking spaces at the property located at 223 S. White Sands Blvd. (Stella Rael, City Planner)

City Planner Rael said the property owner is requesting a variance to decrease the parking requirement per ordinance from twenty-seven parking spaces to fourteen parking spaces. The applicant and owner of this location is Murphy's Oil USA Incorporated. This location is next to the Murphy's located on White Sands Boulevard. They are proposing to build an oil-changing facility, and the reason for the decrease in parking spaces is that there will not be any customer waiting rooms. You stay in your vehicle while the oil is being changed. It is called a stacking oil change. She proceeded with the findings of fact.

Mayor Payne asked where exactly this was. Commissioner Burnett said it is to the south of the Murphy's where the gravel area is. Commissioner Rardin said it was where the old Pizza Mill used to sit. Mayor Payne asked if it would fit there. City Planner Rael said the site plan was provided, and yes, it would fit and meet the setback requirements in that zoning district. Commissioner Burnett said it was only fifteen hundred square feet.

Commissioner Rardin asked how they would egress. Would they come around the building and then come back out on New York Avenue? Would they enter through the Murphy's parking lot? City Planner Rael said yes, they will enter through that parking lot and come in. Commissioner Rardin asked if there would not be traffic coming out into New York or into White Sands. City Planner Rael said no. Commissioner Rardin said you would, but from Murphy's parking lot. City Planner Rael said yes. Commissioner Rardin said it sometimes gets congested with McDonald's and Murphy's right next to each other. Mayor Payne said it does. City Planner Rael said when this was presented to the Technical Review Committee, we looked at all that. Police and Fire are both part of my Committee. We looked at all the different what-ifs, and everyone was okay with it. Commissioner Rardin asked if they will utilize the existing

exits. City Planner Rael said correct. Murphy's gas station is okay with them utilizing that.

Commissioner Rardin moved to approve.
Commissioner Robinson seconded the motion.
Motion Passed with a vote of 7 - 0 - 0.

11. Consider, and act upon, the award of RFP 2025-001 Operation & Maintenance of the Family Fun Center to the Inn of the Mountain Gods. (*Stephanie Hernandez, Acting City Manager*)

Acting City Manager Hernandez said she would stand for any questions and staff recommends approval.

Commissioner Rardin said I have a contract with a large general contractor that has a contract with Mescalero. If anyone has a problem with me voting, I will abstain. I am a sub of a general, and we are working on a project up there. I wanted to disclose it since it is the same entity, but it is not a direct conflict. It could be conceived as an indirect conflict. Mayor Payne said she did not have an issue with it. No one had objections.

Commissioner Robinson moved to approve.
Commissioner Guthrie seconded the motion.
Motion Passed with a vote of 7 - 0 - 0.

12. Appointments to Boards and Committees. (*Susan L. Payne, Mayor*)

Mayor Payne appointed Billy Don Childs to the Alamogordo Public Library Board based on a recommendation and Rebecca Miller to the Senior Volunteer Programs Advisory Council. No one was opposed.

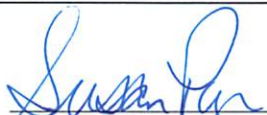
EXECUTIVE SESSION

13. Adjourn into Executive Closed Session in compliance with 10-15-1(H)(2)NMSA (as amended) to discuss: Limited Personnel Matters (City Manager).

Commissioner Robinson moved to Adjourn to Executive Session.
Mayor Pro-Tem McDonald seconded the motion.
Motion Passed with a vote of 7 - 0 - 0.

ADJOURNMENT

ATTEST:



Mayor Susan Payne



City Clerk Rachel Hughes

(Prepared by Dylan Aleshire, Deputy Clerk)
Approved at the Regular Meeting held on April 25, 2025.