



# Alamogordo City Commission

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## NOTICE OF MEETING

### Special Meeting Agenda

August 28, 2025 - 5:30 PM  
Donald E. Carroll City Commission Chambers  
City Hall, 1376 E. Ninth Street

Susan L. Payne ..... Mayor  
Sharon McDonald ..... Mayor Pro-Tem, District 5  
Crystal Guthrie ..... District 1  
Stephen Burnett ..... District 2  
Warren Robinson ..... District 3  
Josh Rardin ..... District 4  
Mark Tapley ..... District 6

Stephanie Hernandez ..... Acting City Manager  
Darrell Mori ..... City Attorney  
Rachel Hughs ..... City Clerk

**MISSION STATEMENT** as Adopted by the City Commission on March 24, 1995.  
*The City of Alamogordo is a Municipal Corporation that exists solely for the purpose of providing the best possible services to our customers, the citizens of Alamogordo. We are committed to providing these services with honesty, integrity, compassion, fairness, and a commitment to excellence.*

*We are committed to the long-term financial stability and responsible growth of the City and all decisions will be driven by our commitment to provide the best services possible in a financially sound and responsible manner given the economic realities facing the City.*

*In accordance with Section 10-15-1.D, NMSA 1978 (2010 Cumulative Supplement), this agenda has been posted on the east bulletin board located in the south of the City Hall and in the glass case located outside the north entrance of the City Hall, distributed to the appropriate news media, and posted on the City website: <http://ci.alamogordo.nm.us> within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Alamogordo website: <http://ci.alamogordo.nm.us>*

*The Mayor and City Commission request that all cell phones be turned off or set to vibrate. Members of the audience are requested to step outside the Commission Chambers to respond to or to conduct a phone conversation. The Alamogordo Commission Chambers is wheelchair accessible. Other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Clerk's Office at 575-439-4100.*

### CALL TO ORDER & ROLL CALL

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*Announce the presence of a Quorum.*

### INVOCATION & PLEDGE OF ALLEGIANCE

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### APPROVAL OF AGENDA

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### PUBLIC COMMENT

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*Residents must sign up with the City Clerk to address the City Commission. The standard allotted time is 3 minutes, but the Mayor reserves the right to change depending on the number of public comments.*

**WORK SESSION**

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1. Presentation and discussion on Infrastructure as a Service for the replacement of water meters (*Ryan Mast, Sustainability Partners, Tara Trafton, Energy Systems Group*)
2. Discussion on City housing initiatives, limitations, and opportunities. (*Crystal Guthrie, Commissioner*)
3. Discussion of the process and listing of City properties regarding vacant, dilapidated, and abandoned structures. (*Crystal Guthrie, Commissioner*)

**ADJOURNMENT**

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# AGENDA REPORT

## CITY OF ALAMOGORDO

### CITY COMMISSION

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**Meeting Date:** 8/28/2025

**Report Date:**

**Report No:** 1.

**Submitted By:** Evelyn Huff

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**Subject:** Presentation and discussion on Infrastructure as a Service for the replacement of water meters (*Ryan Mast, Sustainability Partners, Tara Trafton, Energy Systems Group*)

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**Fiscal Impact:**

Amount Budgeted:

Fund:

Additional Fiscal Impact:

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**Recommendation:**

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**Background:** Ryan Mast and Tara Trafton will be on hand to present and answer questions on using Infrastructure as a Service to replace the AMI water meter system.



# Infrastructure as a Service<sup>®</sup>

## City of Alamogordo

08/28/25





SUSTAINABILITY  
PARTNERS

# Sustainability Partners (SP) a Public Benefit Company

We deliver sustainable essential infrastructure to states, municipalities, hospitals, schools, universities, and utilities.

# SP's Infrastructure as a Service<sup>®</sup> (IaaS): *A Modern Approach to Infra Funding*

- Zero upfront costs
- Can include 100% of funding, design, materials, installation, and ongoing care
- Asset use is entirely in your control
- Monthly usage fees aligned with revenue sources
- Expedited funding and project rollout
- Protects bond/credit ratings
- STOPS the “run to fail” cycle



# SP Adds Value & Mitigates Your Risks

## Capital

SP combines grants, incentives, budget and infra funds to ensure project completion regardless of size – all without debt

## System Design

SP collaborates with you to identify the best solution for you and your community

## Construction

No payment required until infrastructure is available for use, plus 30 days

## Performance

SP will repair or replace non-functioning assets from a dedicated support reserve

# SP's Infrastructure Asset Capabilities



Facility & Exterior  
LED Lighting



Boilers, Chillers,  
Cooling Towers,  
Air Handlers



HVAC,  
Building Envelope,  
Energy Efficiency



Smart Metering  
Solutions



Electrical Distribution,  
Storage, Optimization  
& Generation



## Water Systems

- Distribution
- Monitoring
- Wastewater Treatment
- Water Purification
- Desalinization



Controls, Sensors,  
Switches & Monitoring



Micro Grids,  
Transformers,  
Frequency Regulation



Rolling Stock  
(EVs, AVs, subway, buses),  
Charging Stations,  
Fuel Depots,  
Maintenance Facilities



Inter-modals, Rail,  
Switching Stations,  
Runways, & Taxiways



Plumbing – Controls,  
Conditioners, Pumps,  
Manifolds, Fixtures



Irrigation Systems –  
Controllers, Pipes,  
Pumps, Valves, Emitters



Sports Field Turf  
Sports Field Lighting



Roofs, Windows,  
Elevators, Escalators,  
People Movers, Kitchens



Central Station to  
Operator Networks,  
Security & Hardening  
Systems

# Benefits of Metering as a Service

- Complete turnkey deployment of an Advanced AMI Network
- Includes maintenance and training
- No upfront costs
- Usage-based billing vs. long-term debt
- Never any mark up on products & services
- Immediate positive cashflow
- If it's not working, you don't pay until it does\*
- Set monthly fee – no changes without your prior approval
- 30 Day Termination – no penalties and anytime option to take ownership of assets





## PROJECT SCOPE

### SP's Infrastructure as a Service<sup>®</sup> to:

- Fund, deploy, and maintain turnkey AMI meter system, software and leak detection
- Integration to current billing system
- Staff training, ongoing monitoring, and maintenance

[>>View Customer Testimonial](#)

## RESULTS & IMPACT



**Eliminated billing errors** with accurate, frequent data collection



**Smart, durable assets** with leak detection to reduce water loss



**Zero upfront cost** with usage-based, month-to-month billing – no impact on capital funds



**Ongoing maintenance** keeps assets reliable, safe, and continuously improving

**“It will be my honor to recommend SP to any other water utility.”**

*Ursula Parker. General Manager*

# Step-by-Step Customer Timeline



# How IaaS Creates Real Community Value

Usage-Based Infrastructure as a Service®	Value for Public Entities	Value for Communities
Streamlined deployment and procurement process	Quick wins with long-term savings	Safe, healthier communities
Optimized performance with reduced waste	Ongoing maintenance and monitoring ensure assets run efficiently and stay up-to-date	Lowers energy and water usage while supporting long-term environmental goals
Zero upfront capital; expense matches usage	Improves the balance sheet	Frees up funds for other priorities
Easy to scale across assets	Reduces complexity in procurement and accelerates project delivery	Enables seamless upgrades – even if behind the scenes

# THANK YOU!



**Ryan Mast**



**505-933-3327**



**rmast@s.partners**



**[www.sustainability.partners](http://www.sustainability.partners)**



# ESG's Commitment to Alamogordo Workforce

- ESG will identify scopes of work which may be performed by local contractors to provide bid opportunities or individuals to augment the team
  - Initial thoughts:
    - Communications Network & Electrical Pipe and Wire
      - Electrical installation, structural installation as needed
    - Large meter replacement
      - Support from local plumbers on meter installation of larger meters and additional plumbing work as needed
    - Look to bring on individual local skilled tradespeople
  - ESG will continue to reflect as scope is defined on other opportunities and will seek input from the City on contractors with track record of high performance

# AGENDA REPORT

CITY OF ALAMOGORDO  
CITY COMMISSION

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**Meeting Date:** 8/28/2025

**Report Date:**

**Report No:** 2.

**Submitted By:**

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**Subject:** Discussion on City housing initiatives, limitations, and opportunities. (*Crystal Guthrie, Commissioner*)

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**Fiscal Impact:**

Amount Budgeted:

Fund:

Additional Fiscal Impact:

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**Recommendation:**

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**Background:**

# AGENDA REPORT

CITY OF ALAMOGORDO  
CITY COMMISSION

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**Meeting Date:** 8/28/2025

**Report Date:**

**Report No:** 3.

**Submitted By:**

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**Subject:** Discussion of the process and listing of City properties regarding vacant, dilapidated, and abandoned structures. *(Crystal Guthrie, Commissioner)*

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**Fiscal Impact:**

Amount Budgeted:

Fund:

Additional Fiscal Impact:

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**Recommendation:**

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**Background:**