

**CITY OF ALAMOGORDO, NEW MEXICO
CITY COMMISSION REGULAR MEETING MINUTES
6:30 PM, DONALD E. CARROLL COMMISSION CHAMBERS
September 23, 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
DARRELL MORI, 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. Commissioner Guthrie and Commissioner Tapley were absent. City Clerk Hughs announced there was a quorum present.

INVOCATION & PLEDGE OF ALLEGIANCE

The Invocation was given by Pastor Charles Hanks of First Baptist Church, and the Pledge of Allegiance was led by Commissioner Burnett.

APPROVAL OF AGENDA

Mayor Pro-Tem McDonald moved to approve.
Commissioner Robinson seconded the motion.
Motion Passed with a vote of 5 - 0 - 0.

PRESENTATIONS

1. Overview of Projects in Construction phase, Utilities Department - Engineering (*Justen Boyle, Senior Project Manager*)

Senior Project Manager Boyle gave an overview of the projects in the Construction phase. He said there was one additional project to mention, the F-4 Project.

New York Great Blocks

Mayor Pro-Tem McDonald asked for an update on the concrete. I heard there was a delay. Senior Project Manager Boyle said there was no delay. Mesa Verde is scheduled to work every day for the next three weeks except October 1st. Commissioner Robinson said he was also told about a delay in the same meeting, and it was related to the flooding of a plant in Ruidoso. Senior Project Manager Boyle said yes, flooding washed out that whole plant. Commissioner Robinson asked if Mesa Verde was making up for that. Senior Project Manager Boyle said yes, they are working hard and doing everything they can.

Commissioner Burnett asked if 9th Street, where New York Avenue goes, was no longer a through street. Senior Project Manager Boyle said 9th Street will remain a two-way street. Commissioner Burnett asked about going north and south. Senior Project Manager Boyle said on New York Avenue, on the south side of 10th Street, it will be southbound only. On the north side of 10th Street, it will be northbound only. Commissioner Burnett said he was referencing where the sidewalk is on 9th Street. Will that be concrete all the way through? Senior Project Manager Boyle said yes, for the sidewalk. Commissioner Burnett said he was asking about across the road. Acting City Manager Hernandez asked if he was asking about the area between 8th and 9th Street. Commissioner Burnett said yes. Acting City Manager Hernandez said there will still be a block for traffic to go through. Commissioner Burnett said he was talking about 8th Street, where concrete goes across the road, like the second picture in the presentation. Senior Project Manager Boyle said that the picture was of an ADA ramp next to Alamo Jump. Commissioner Burnett said that is on the road. Senior Project Manager Boyle said that it is not on the road. Senior Project Manager Boyle asked if he was talking about the concrete fillet. Commissioner Burnett said it looks like it is in the middle of the road. It's concrete, right? Senior Project Manager Boyle said there was concrete in the road next to 8th Street. That is the concrete fillet to help the asphalt not get torn up as people turn. However, the picture is a sidewalk next to the road, next to Alamo Jump.

Commissioner Rardin asked if the drainage issues there had been addressed. It used to flood extensively when it rained hard. Will there be pond or flooding issues? Senior Project Manager Boyle said there was a crown in the road design going into the valley gutters on both sides. The parking will come back up, but the sidewalks will come back down to the curb. It is sort of a "W" shape where everything will flow down the sides, not the center. The road was more rounded before.

Desert Lakes Golf Course Irrigation Replacement

Senior Project Manager Boyle said this should be completed by October 17, 2025. Mayor Payne asked if the whole thing would be completed, including the front and back nines. Senior Project Manager Boyle said the back nine is done except for maybe three sprinklers that need to be fixed. There will be a small order that will not come before the Commission because it is less than ten percent, to get the windmills and concrete pads in place. That change order will add another thirty days, but it will not close any holes. Golfing will continue.

Commissioner Burnett asked if we were waiting until the next season to reseed. Senior Project Manager Boyle said I believe they will reseed it in the spring.

Commissioner Rardin asked who designed the slabs for the windmills. Did you guys design them? Senior Project Manager Boyle said yes, our landscape architect did. The design was for the windmills and the right pad for them. The pads will be completed properly. Commissioner Rardin asked if the contractor would pour them. Senior Project Manager Boyle said yes. The contractor doesn't necessarily do windmills, but they could do it with a small change order. Commissioner Burnett asked if they were strictly for aeration. Senior Project Manager Boyle said of the ponds, yes. Commissioner Rardin asked how many there were. Senior Project Manager Boyle said seven ponds. Commissioner Burnett asked if they had already been bored for piping. Senior Project Manager Boyle said no. We will be sending them a change order this week. Commissioner Burnett asked if the ponds would be drained. Senior Project Manager Boyle said he was not sure.

Otero/Greentree Regional Landfill Cell #6

Commissioner Burnett asked what the timeframe for this one was. Senior Project Manager Boyle said construction will probably start within two weeks. I believe this one was ninety days. A lot of the dirt is already gone.

Discussion

Commissioner Burnett asked if there was a possibility of putting storm drains on the east side of 10th Street. Acting City Manager Hernandez asked if he was talking about the Zoo. He said no, on 10th Street from east to west. Senior Project Manager Boyle said not that he was aware of. The only drainage I have been working on is for White Sands and 10th Street, which is already in design. It is actually ready for construction, but I am trying to space out projects so everything isn't thrown together. We are looking at the Washington Canal as well. Once that canal is completed, it should take the rain from Washington Avenue towards the east. Commissioner Burnett asked what about Florida Avenue and Scenic Drive. Senior Project Manager Boyle said that was a future step we are looking into. That intersection would have to be raised a foot at a minimum to get where we need to be. Two culvert boxes there would also need to be addressed. The property in the northeast corner of Scenic Drive does not belong to us, but for the area to drain properly, a basin would need to be built there. Acting City Manager Hernandez said part of it is on our ICIP list, I believe it is for the culverts. Commissioner Rardin said we looked at that channel years ago. We planned to start at the bottom of it, where it intersects with Canal Street. We were going to build box culverts starting there. We were setting aside around \$250,000 to \$300,000 a year to start working on this. I do not know what happened with that. Senior Project Manager Boyle asked if the work would be on the channel itself or the culvert. Commissioner Rardin said we were going to start with a box culvert at Canal Street. Senior Project Manager Boyle said he believed that it had already been designed and was brought before the Commission in 2022. It is the same one on the ICIP list now. It is fully designed. Acting City Manager Hernandez said there was no project or anything set aside for that. I am not sure where it changed. Commissioner Rardin said we set money aside for a couple of years. Did any of that stay in effect, or did it go by the wayside? Acting City Manager Hernandez said it must have gone by the wayside. I am sure the funding went to the fund balance, which is what we are using to develop these projects.

PUBLIC COMMENT

1. David Scott said he was the Executive Coordinator of Alamogordo MainStreet. He wanted to acknowledge all the hard work done by everyone regarding the MainStreet makeover project in the New York area.
2. David Scott said he was speaking on behalf of Brenda Barber, who could not be here tonight. Mrs. Barber had

stated that their family had owned Victoria at 1913 New York Avenue for more than forty years. She wanted to thank everyone for the MainStreet makeover project in the New York area.

3. David Scott said he was speaking on behalf of Rachel Anderson, who could not be here tonight. Mrs. Anderson stated she owns Infinity Sweets Bakehouse & Cafe in the downtown area. The project has been difficult for us and our bottom line, but she wanted to recognize the city team and contractors for how they handled things. They have gone out of their way to minimize the impact on us.

4. Claudia Loya said she had been the owner of Elite Memories Boutique for eleven years and wanted to share her experience with the Great Blocks Construction Project. As a business owner, it has not been easy, and I have lost revenue. I have also seen genuine efforts by the City and contractors to recognize and reduce the impact on us. As the President of Alamogordo MainStreet, I see what happens behind the scenes. I can say that everyone has gone above and beyond to find solutions and make this project go as smoothly as possible. I believe that when the project is complete, we will see the payoff in a stronger district, thriving small businesses, and a downtown we can all be proud of.

CITY MANAGER'S REPORT

Acting City Manager Hernandez made the following comments:

1. She wanted to give a shout-out to Senior Project Manager Boyle and the Executive Director of Alamogordo MainStreet, Nolan Ojeda. They are there to hear concerns and explain. People want to know what is going on. It all comes down to communication, and they are very good at that. We knew this was going to be a huge project that would take a long time.

2. We have been working with Senator Paul regarding the Lodger's Tax. When we opened Bonito Lake, we did not have a dedicated funding source. One of the qualifications for the Lodger's tax is to allow for tourist facilities. We can prove that Bonito Lake is our one true tourist facility, but the statute states that it has to be within the municipality. Bonito Lake is not in our municipality or even our county. We are working with Senator Paul to see if we can update that language. If that happens, we will be bringing the Lodger's Tax back so we can have a dedicated revenue source for the campground and a dedicated person up there.

3. The Alamogordo Public Schools have started the Businesses in School program, where they can get kids and the community engaged with the schools. The City signed up for that. I have told all departments that they need to have a school they sponsor. Whatever you want to do to work with the schools, you can do it. I want to open that up to the Commission too, to see if they want to do it. I would be more than happy to connect you to any school you want.

REMARKS AND INQUIRIES BY THE CITY COMMISSION

Mayor Payne recognized the passing of John Gardner, a realtor who was very involved at Holloman Air Force Base and an Honorary Wing Commander. Judge John Barber also passed away. He was the Municipal Court Judge for thirty-two years. Ashlie Myers, who ran for State Representative and appeared before the Commission a few times, passed away last week. I also attended the POW MIA Ceremony at the Base last Friday. It was a great tribute.

Mayor Payne said she would like to know why we are not having a balloon festival this year. Acting City Manager Hernandez said to be clear, the Balloon Festival is not a City of Alamogordo event. We just support it. It is put on the Balloon Invitational Committee. In 2023, the Commission approved \$25,000 to help them get back on their feet. That year, the City also partnered with them to organize and revitalize an event. In 2024, the Invitational was on the same day as the Fair, and the City did not want to compete with the Fair, so we chose not to do anything. However, they still did it because it was their event. We also paid them the rest of the \$25,000. In the first year, they took \$15,000, and in the second year, they took \$10,000. Moving forward to this year, at the beginning of our budget cycle, the City set aside money in case we were to partner with them again. They had decided to change the date from September due to other balloon festivals and events, but there was not a lot of participation from the balloonists on the chosen date. Again, that had nothing to do with the City. We tried to reach out to them. We had money for advertising regarding the tourism portion of this, but we never got a response. Mayor Payne asked if that was all documented. Acting City Manager Hernandez said yes. We have emails; there was an MOU we sent to them, and we gave them the application for \$25,000, but we never got that back. As to why it was canceled, that is on them to answer. I am just telling you what I heard through bigger meetings. Tourism Specialist Flint is involved in that. Mayor Payne said to clarify for everyone, "bigger meetings" refer to the Business Impact Government Relations Meetings that they have on the second Tuesday of every month at the Chamber of Commerce.

Mayor Payne said years ago, the Washington Park Dome was torn down. It was iconic but crumbling. Could you briefly explain it? Acting City Manager Hernandez said it was officially called the Amphitheater. It was knocked down

in November 2015. In July 2014, an engineer's report stated that it was better to demolish the building, and it would have been cheaper to build a new one. Back in 2014, it would have been \$1,200,000 to design and build something new. The City Manager at that time made the decision to demolish the building.

Commissioner Burnett said a citizen contacted me about the alleyway between Puerto Rico Avenue and Iowa Avenue on 25th Street. It is raised about a foot higher than the curb. When it rains there, all the water floods into his yard. Could we get a grader to knock it down a little? Acting City Manager Hernandez said that Public Works Director Vargas has been working with him regularly to figure out a solution.

Commissioner Rardin said on Florida Avenue, to the south of Catalina Lane, they patched the road where they had dug up a water line. It is more like a speed bump than a patch. Could you take a look at that and have them fix it? Senior Project Manager Boyle said his inspector drove over that same bump. They are going to rip it out and redo it. It did not pass. Commissioner Burnett said there is another bump in front of the North school. It is by the hydrant. It was flat, but now it is a dip. Senior Project Manager Boyle said he would have an inspector check it out. Acting City Manager Hernandez said it is right in front of the gate on North. It was a leak. It looks like there was an indentation with water seeping under it. Commissioner Rardin said there was another indentation by a storm drain on White Sands Boulevard by the New Mexico School for the Blind. I do not know if we can do a lot since it is DOT. I know that staff has put asphalt in it. It goes all the way across the road. Senior Project Manager Boyle said he had spoken to DOT, which wants to get back with the City and go back on their contract. They want a new contract because the current one is very old. At this moment, the City is not responsible for any major infrastructure on White Sands Boulevard, only for small maintenance. Tearing out a big portion would require going through DOT. Commissioner Rardin said our failing infrastructure is causing the problem. Senior Project Manager Boyle asked if this was a water line break. Commissioner Rardin said it looks like the storm drain. Senior Project Manager Boyle said that it is still something DOT would have to fix. On the contract, it was originally White Sands Boulevard and the bypass. We gave those to DOT in exchange for New York Avenue and Scenic Drive. I think that was done back in the 1980s. So when that was done, they became responsible for big infrastructure. For this, there will need to be communication between DOT and Public Works Director Vargas.

Commissioner Rardin asked if the area on 1st Street between Lavelle Road and the bypass was City or County. Public Works Director Boyle said he thought that was County. Commissioner Rardin said there are several large potholes in that area. Public Works Director Boyle said there are County maintenance signs there. It is County. Acting City Manager Hernandez asked if the area here was on 1st Street or McDonald Road. Commissioner Rardin said both. It is at the intersection. Some of that is ours, and some is County.

Commissioner Burnett asked about connecting Indian Wells Road to Eddy Drive. Can we move that over of the big crash we had on the bypass this weekend? I watch semi-trucks turn at the light and make a U-turn on Indian Wells Road to get back out to White Sands Boulevard. Have we heard anything about that? Acting City Manager Hernandez said we have talked about it. Senior Project Manager Boyle said former Engineer Bob Johnson did a written and drawn-up proposal to connect that. I do not know if anything else happened with that. We still have a folder on it. Acting City Manager Hernandez said we could only have so many crossings. Commissioner Burnett said this was just closing Eddy Drive and then connecting it. Senior Project Manager Boyle said the proposal showed Indian Wells Road going straight, looping to the north, another crossing on a ditch, then looping back to the west. It was a strange S-shaped road. Commissioner Rardin said in the original proposal that instead of closing Eddy Drive, we proposed sliding it south around five hundred feet to get it lined up for an actual intersection. Senior Project Manager Boyle said the problem I see with that is the property straight ahead on Indian Wells Road. Commissioner Rardin said the City owns that. Senior Project Manager Boyle said I saw a house there. Are you talking about straight? Commissioner Burnett said you could go straight across; there is nothing there. Back when former City Manager Cesar was around, they had stated that if we wanted to negotiate or talk with them anymore, we had to pay or something.

Mayor Payne said the Chamber of Commerce is supposed to be doing economic development for us as part of their contract, right? Acting City Manager Hernandez said yes. Mayor Payne said I would like them to come to the next meeting with a presentation showing us what we are getting for the money. I believe it is about \$60,000. Acting City Manager Hernandez said no, \$50,000 is the economic development one. Mayor Payne said I would like to know what we are getting for \$50,000. Acting City Manager Hernandez said she was meeting with the Executive Director of the Alamogordo Chamber of Commerce, Jarrett Perry, on Wednesday and would mention it to him.

CONSENT AGENDA

- 2. Approve the minutes for the Special Commission meeting on August 28, 2025, and the Regular Commission meeting on September 9, 2025. (Rachel Hughs, City Clerk)**
- 3. Approve the statements related to the Executive Closed Sessions held on September 9, 2025. (Rachel Hughs, City Clerk)**
- 4. Consider, and act upon, acceptance of a grant agreement from the State of New Mexico Board of Veterinary Medicine, in the amount of \$40,000, to Alamogordo Animal Control. (Debbie Osborne, Grant Coordinator)**
- 5. Consider, and act upon, Resolution 2025-30 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 September 23, 2025. (Evelyn Huff, Finance Director) (Roll Call Vote Required)**

Mayor Pro-Tem McDonald moved to approve.
Commissioner Burnett seconded the motion.
Motion Passed with a vote of 5 - 0 - 0.

ITEMS REMOVED FROM CONSENT AGENDA

None.

NEW BUSINESS

- 6. Provide guidance for allocating the remaining fund balance in LEDA Fund 105. (Stephanie Hernandez, Acting City Manager)**

Commissioner Rardin asked if this could be pushed back to the next meeting, when the whole Commission would be here. I think all seven of us should be here for this. Commissioner Rardin said there was still about \$3,000,000 left in this. Acting City Manager Hernandez said no, it is about \$1,800,000. He said the budget revision was \$3,500,000. She said we have not paid out the two. He asked if she meant the two on New York Avenue. She said yes.

Mayor Payne said she would like some information. We do not have to make a decision right now. What are you looking for? Acting City Manager Hernandez said she wanted to know what the Commission's priorities were for the remaining funds. We have one LEDA application, but we also have the potential to use those LEDA funds. I have another request from Mr. Campbell, who is doing the Sindora Apartments. He is contracting directly with the DoD and qualifies for LEDA funding. If Patriot Pointe gets under an MRA, they technically would qualify as well. I am not sure how the Commission wants the remaining funds to be allocated. We no longer have the tax, so when it's gone, it is gone. Commissioner Burnett asked when the current LEDA application would be brought forth. Acting City Manager Hernandez said after the Commission gives the direction. He asked why the application had not been brought. If there is anything left, then we can allocate it. She said that because they all started around the same time. The last two came in 2023. LEDA is at the discretion of the Commission. Since housing is a huge conversation, I am asking for direction. He asked if the other two had applied for LEDA. She said that Mr. Campbell had. I have his request. Mayor Payne said for Patriot Pointe, I understand if it becomes a metropolitan redevelopment area. Acting City Manager Hernandez said we have the request from him as well. Mayor Payne asked if we needed to wait until everything went through. Acting City Manager Hernandez said yes. Mayor Payne said he would not qualify unless it was that kind of area. Acting City Manager Hernandez said yes. Mr. Campbell qualifies now, based on the fact that it is a service for a government agency. He will be contracting directly with the DoD. Mayor Payne said he had already started his project.

Commissioner Rardin said in the budget adjustment, we allocated \$385,000 out of Fund 105 for the fence. Are there other funds we could pull that out of, so we could leave that amount in Fund 105? Acting City Manager Hernandez asked if he was talking about the Zoo fence. He said yes. She said it would just be the General Fund. He said we

probably do not have enough in there to do that. She said yes. He asked if there was anything else we could use. She said no, not for that type of infrastructure. It is not a street, water, or sewer. It is just a fence to get us in compliance with the USDA.

Commissioner Rardin asked if there was anything in our ordinance regarding first-come, first-serve. Acting City Manager Hernandez said no. I have denied applications as well because they did not meet a job requirement. After I do an analysis, I bring it to the Commission, which makes the decision. I just want directions from the Commission because housing is a huge issue.

Mayor Pro-Tem McDonald said going back to the Sindora Apartments, would that money help them get invested in the apartments to be written for? Acting City Manager Hernandez said her understanding of those apartments was that they got the first NMFA loan, but it does not cover GRT. So, they will have to reduce the number of structures that cover GRT. Of \$15,000,000, I believe they have to cover \$1,500,000. The money would not necessarily speed it up. It would just allow them to maintain their number of units. Commissioner Rardin said they are potentially going to do an application to use tax money to pay taxes. She said yes, they can. It is allowable.

Mayor Payne said we could bring back GRIP. Commissioner Rardin said he thought that would be better. Acting City Manager Hernandez said that for GRIP, at least for this round, we would probably be able to allocate \$100,000 to \$150,000. It would come straight from the General Fund. I will have GRIP coming to the next meeting with a budgeted amount and a cap. Commissioner Rardin asked what the cap would be at. She said initial conversations were \$25,000. He said the number needs to be considerably higher. It will not be worth the developer's time and paperwork. She said that it is up to the Commission, but we only have so much in the General Fund. I can pull the numbers for the GRIPS we have done. I know the Home 2 Suites was about \$22,000. He said the mall and the McDonald's both had one. The big one that was going to hurt us was the hospital. Mayor Payne said I think the GRIP at the mall was for Subway, and was around \$20,000. Commissioner Rardin said the cap needs to be at the \$300,000 to \$500,000 range to be an incentive. Acting City Manager Hernandez said that because of Dispatch, we are paying one-time upfront costs. I think we need to discuss every year how much the Commission wants to allocate if we bring GRIP back.

Mayor Payne asked how much was left in the LEDA Funds. Acting City Manager Hernandez said about \$1,800,000. Mayor Payne asked how much the applications were requesting. Acting City Manager Hernandez said both were about \$2,000,000. Commissioner Rardin asked what the second request was. Acting City Manager Hernandez said the Sindora Apartments. He asked if they had already submitted all the paperwork and everything. She said yes. He asked when both came in. She said she did not remember when the Sindora Apartments came in, but I know the Extreme Amplitude one came in first. I believe Sindora Apartments came in within the month. He asked if we had \$2,000,000 allocated on New York Avenue for \$1,000,000 each. She said yes. He said so we have \$3,900,000 minus \$2,000,000 minus \$385,000, correct? She said yes. He said that is less than \$1,800,000. She said the \$385,000 had already come under the budget resolution last time.

Mayor Payne said she did not think the Patriot Pointe Apartments would be designated in time. I understand that it takes a minimum of eighteen months. Acting City Manager Hernandez said if the Commission chooses, we could allocate that money in a project. He asked for \$150,000, which is not outrageous. You can allocate that with the caveat that it needs to be designated MRA. LEDA is based on whatever the Commission's goals are.

Mayor Pro-Tem McDonald asked how close the Sindora Apartments were to completion. Acting City Manager Hernandez said they just started. Mayor Pro-Tem McDonald asked how many units there were. Acting City Manager Hernandez said I do not know the units, but it houses five hundred and thirty-eight individuals. Mayor Payne said they are dorm-style. I think it was about four buildings. Acting City Manager Hernandez said the job creation criteria do not apply to these apartments.

Commissioner Rardin said it would be best to wait until the rest of the Commission is here. Acting City Manager Hernandez said she would bring this back at the next meeting.

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

Mayor Payne appointed Kristina Marzano and Adam Montorio to the Parks and Recreation Board. No one was opposed.

ADJOURNMENT

Commissioner Rardin moved to adjourn.
Commissioner Robinson seconded the motion.
Motion Passed with a vote of 5 - 0 - 0.

ATTEST:



Mayor Susan Payne



City Clerk Rachel Hughs

(Prepared by Dylan Aleshire, Deputy Clerk)
Approved at the Regular Meeting held on October 14, 2025.

