

**CITY OF ALAMOGORDO, NEW MEXICO
CITY COMMISSION REGULAR MEETING MINUTES
6:30 PM, DONALD E. CARROLL COMMISSION CHAMBERS
December 2, 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. City Clerk Hughs announced there was a quorum present.

INVOCATION & PLEDGE OF ALLEGIANCE

The Invocation was given by Commissioner Robinson, and the Pledge of Allegiance was led by Commissioner Tapley.

APPROVAL OF AGENDA

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

PUBLIC COMMENT

None.

CITY MANAGER'S REPORT

Acting City Manager Hernandez made the following comments:

1. None.

REMARKS AND INQUIRIES BY THE CITY COMMISSION

Mayor Payne said the ribbon-cutting for Alamogordo MainStreet was on Saturday night. It is exciting to see it open. The business owners are very enthusiastic. I also attended a memorial on Saturday morning for one of our employees, Sam Petrie, who passed away. Also, to address rumors, I have no desire, intention, or plan to be the City Manager of Alamogordo.

Commissioner Burnett said there was a hole on Florida Avenue in front of the school. What is the timeline on that? Acting City Manager Hernandez said she would check on it. Commissioner Rardin said to add another hole; there is one on South Florida Avenue between Mimosa Avenue and the next street.

CONSENT AGENDA

1. Approve the minutes for the Regular Commission meeting on November 18, 2025. *(Rachel Hughs, City Clerk)*

2. Consider, and act upon, the award of RFP 2025-015 On-Call Drainage Maintenance Services to K E & G Construction and White Mountain Brush Control. *(Jimmy Vargas, Public Works Director)*

3. Consider, and act upon, the award of RFP 2025-010 Water Law and Water Rights to Stein & Brockmann. *(Dave Nunnelley, Utilities Director)*

4. Consider, and act upon, Resolution No. 2025-36, allowing the Alamo Senior Center (ASC) to submit a Request for Proposal to the New Mexico Non-Metro Area Agency on Aging (NMAAA) and authorizing the

Director of Community Services to sign and execute all documents between the ASC and the NMAAA related to the four-year plan for senior services. (Magdalena Morales, ASC Manager, and Eileen Flint, Community Services Director) (Roll Call Vote Required)

5. Consider, and act upon, approving Supplementary Employment to teach at Holloman Air Force Base. (Stephanie Hernandez, Acting City Manager)

6. Consider, and act upon, Resolution 2025-37, establishing a six-month moratorium on new off-premise billboards for the City of Alamogordo. (Shelbe Abbott, Assistant City Planner) (Roll Call Vote Required)

7. Consider, and act upon, the award of Public Works Bid No. 2025-007, Alameda Park Zoo Duck Pond Improvements Project No.ZO2401, to Lancon, Inc., related to the Alameda Park Zoo Duck Pond Improvements Project for an amount not to exceed \$134,800.54, including NMGR. (Justen Boyle, Project Manager)

Commissioner Burnett said he wished to pull Items 2 and 7.

Commissioner Robinson moved to approve the Consent Agenda as amended.

Commissioner Guthrie 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 2025-015 On-Call Drainage Maintenance Services to K E & G Construction and White Mountain Brush Control. (Jimmy Vargas, Public Works Director)

Commissioner Rardin asked what the fiscal impact of this would be. It does not give us a number. It just gave us the scoring sheet. Public Works Director Vargas said the actual bid amount was around \$400,000. Commissioner Rardin asked if that was for everything in town. Public Works Director Vargas said yes, that it is just going to be for the maintenance of all the ditches. Commissioner Rardin asked if this was for one year or one go around. Public Works Director Vargas said one year. Commissioner Rardin asked if there were any other responsive bidders. Public Works Director Vargas said there were two. Commissioner Rardin asked what the other came in at. Public Works Director Vargas said he was not sure, but that would be more for weed abatement in the Spring. It wouldn't really be for maintenance. Finance Director Huff said she could clarify how this was procured. This was on an on-call contract and will be on a task order basis. The money he has for these two contractors to do task orders is \$400,000. Commissioner Rardin asked if that was up to \$400,000. Finance Director Huff said correct. They submitted their cost sheets and for how much for what they are doing. Once we know the areas, we will provide the scope of work and the cost of the scope of work, based on the pricing provided in the RFP. They did not actually provide prices for every competitive bid. There were only two that responded. They are both qualified and can do this work.

Commissioner Burnett moved to approve.

Commissioner Tapley seconded the motion.

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

7. Consider, and act upon, the award of Public Works Bid No. 2025-007, Alameda Park Zoo Duck Pond Improvements Project No.ZO2401, to Lancon, Inc., related to the Alameda Park Zoo Duck Pond Improvements Project for an amount not to exceed \$134,800.54, including NMGR. (Justen Boyle, Project Manager)

Commissioner Burnett asked if this was Capital Outlay money or money we had moved. Senior Project Manager Boyle said it was a grant. Commissioner Burnett asked what was left for the Zoo besides the Duck Pond. Senior Project Manager Boyle said there is a sewer and storm drain project outside the Zoo on the south side. That would cover the storm drain from White Sands Boulevard to the tracks, and then the sewer from the Zoo to 10th Street. Another project is a design for a bear enclosure. We will have a contractor go out to the Zoo this week to determine where we are with the bathroom situation and see if it is possible to tie in or if the sewer must be replaced. I have

100% design on irrigation. Commissioner Burnett asked about the netting. Senior Project Manager Boyle said that was this item. Commissioner Burnett asked if the netting was for the whole pond. Senior Project Manager Boyle said no, the north end of the pond.

Commissioner Burnett moved to approve.

Mayor Pro-Tem McDonald seconded the motion.

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

PUBLIC HEARINGS

8. Consider, and act upon, the question of whether or not the Alcoholic Beverage Control Division of the State of New Mexico should grant the applicant, Pizza Patio, LLC, App. No. BLA-12559, a Restaurant A (Beer & Wine) Liquor License with On-Premises consumption and patio service located at 2203 E. First St. (*Rachel Hughs, City Clerk*)

Commissioner Burnett asked if they were just adding a liquor license. City Clerk Hughs said this hearing was for an alcohol license that Mr. Norwell already has at Pizza Patio. He just wanted to add LLC, but the Alcohol Beverage Control Division required him to begin from scratch. That is all this is, and he has changed nothing. He is present if you want to ask questions.

Commissioner Rardin moved to approve.

Commissioner Guthrie seconded the motion.

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

9. Consider, and act upon, the question of whether the Alcoholic Beverage Control Division of the State of New Mexico should approve or disapprove the issuance of a Restaurant B - Beer, Wine, and Spirits Liquor License with On-Premises consumption only with No Patio Service located 902 New York Avenue to OMG Alamo, LLC, dba Oppenheimer Gasthaus, App. No. BLA-0000011622. (*Dylan Aleshire, Deputy City Clerk*)

Clerk Hughs said to clarify, this is a new Restaurant B-type alcohol license.

Mayor Pro-Tem McDonald moved to Approve.

Commissioner Guthrie seconded the motion.

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

NEW BUSINESS

10. Consider, and act upon, the naming of the Natatorium. (*Belinda Bass, Parks & Recreation Director*)

Parks & Recreation Director Bass said we did the polls and put them out to the public to vote on. These are the top ten name choices, as chosen by the public. The public's top choice at 44% was Cactus Cove. The second choice at 13% was Alamogordo Aquatic Center.

Commissioner Tapley moved to name the Natatorium the Alamogordo Aquatic Center.

Commissioner Robinson seconded the motion.

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

11. Consider, and act upon, the approval of bowling lane upgrades at the Fun Center and direct staff to identify or pursue funding options. (*Johnny Adams, General Manager, Frizzell Frizzell Jr, Chief Operating Officer, Stephanie Hernandez, Acting City Manager*).

Mr. Frizzell Jr. said he was managing the contract for Rocket City. It has been four months since we reopened the Fun Center. We have handed a few revenue-sharing checks to Acting City Manager Hernandez. There have been staffing challenges, and we are overstaffed a bit as we want to see people come up to hospitality standards.

Overstaffing is typical when you first open a business. Our biggest challenges have been the old pinsetter machines. We have been able to purchase a new laser tag system out of our own budget, and we are installing it to get it running in a few days. We will roll out a new menu before Christmas. We have been experimenting with karaoke nights and doing some DJs in the backrooms. We also added pool tables and are getting arcade games switched out. I hope to get your approval to get changes done, because it will be a big difference in getting new business in.

Commissioner Robison asked if the new marketing plan could be shared within the month or so. Mr. Frizzel Jr. said yes, we will need to get more regional people in there, like those passing through from out of town. We have a good marketing push we can share. We can email that to Acting City Manager Hernandez, who can share it with you.

Mayor Payne said that Mayor Pro-Tem McDonald said earlier that this says the existing lanes are thirty years old. I want to clarify that when the facility was built, it was built with used lanes. They did not put new lanes in there. They really are about thirty years old because they are used. The facility itself is almost nine years old. Mr. Adams said our biggest obstacles right now are that the lanes are old, and finding parts for them seems to be the hardest portion of it. The downtime with that hurts us a bit more. Mayor Pro-Tem McDonald asked how many lanes were in operation. Mr. Adams said I have twenty lanes operational right now, that is on a day-to-day basis, to make sure they stay operational. That also focuses on me holding up three to four technicians in there as well. Sometimes we run down to seven lanes knocked out for the night. Right now, we have 14 teams constantly showing up for leagues. We are moving in the right direction, but we are asking for help to get the proper equipment, which would let us hold more league nights and community events. Commissioner Rardin asked if they were looking to replace the lanes or just the pinsetters? Mr. Adams said the pinsetters. The lanes themselves are actually in very good shape. Some modifications may need to be done to the lanes, though. We received an 82% rating on the lanes, which is a silver rating. We would like to eventually get to a gold rating. However, the biggest issue right now is the pinsetters themselves. Commissioner Rardin said going back to the Mayor's comment, I believe the pinsetters were the refurbished equipment. The lanes themselves were new. Mayor Payne said yes, the lanes themselves are fine, it is just the equipment. City Attorney Mori said to clarify, it is not just the pinsetters, but also the scoring system as well, correct? Mr. Adams said the scoring system comes with the exact vendor. The vendors use the scoring system they built, and it is not compatible with anything else. As of now, we are compatible with the scoring systems if we keep these pinsetters. However, the pinsetters are thirty years old, and finding parts is a big challenge. Mayor Payne asked what the estimate for the scoring system would be. Mr. Adams said one vendor's total is \$585,273.44 with everything included. That is a complete remodel, takeout, and removal of the pinsetters, along with putting a new scoring system in. Commissioner Burnett asked how much downtime that would create. Mr. Adams said the vendor estimated a downtime of three weeks, but they will not start work until mid-January. It starts when they get the first deposit. If we were to go with that vendor, they assured me of a February 1st start. Mayor Payne asked if that was the vendor they wished to go with. Mr. Adams said that is the one he recommends. Mr. Frizzel Jr. said that it is the one that will last the longest, and it is top of the line. Mayor Payne said so, if we figure this out and it goes, will you give people plenty of warning that the lanes will be down for three weeks? Mr. Adams said absolutely. After that, we will be able to have 24 lanes open, which will allow us to bring in large tournaments. I have put in bids to host three State tournaments in 2027, but the catch there is that the 24 lanes need to be operational. With the new equipment, it will be 100% ready to go. We are talking around 150 participants at two different times, and revenue for hotels and restaurants in the area for the whole weekend.

Commissioner Robinson asked if modifications needed to be made for a lot of people to sit there. There isn't a lot of space for spectators. Mr. Adams said we are moving forward with that. We plan to put more seating so more people can watch. We have put more tables in there to see if that works, and there are more upgrades we could do for better seating. Fire Code won't allow me to put stadium seating in there. Mr. Frizzel Jr. said we have added one table per lane. Mr. Adams said we ended up with an extra four seats per lane minimum.

Commissioner Tapley said a place in Ruidoso recently changed the lanes to string setters. Have you rolled on those lanes? Mr. Frizzel Jr. said he had. He was in the league there during the summer when they first switched. They went with the vendor we discussed, and it is an amazing system. It rolls just like regular pins. Many of the league bowlers were skeptical about going onto string pins, but once they started using them, they were fine with it. Nobody had any complaints, and some were happier because they felt they played a bit better. It is a slick, low-maintenance system that is best for the operators, the people who own the bowling alley. Their manager said their maintenance costs went down to nothing, and the service from the vendor was amazing. Commissioner Tapley asked if the breakdowns during bowling were minimal. Mr. Frizzel Jr. said there were practically none. In bowling three games for a league night, there were maybe two tangle-ups that night. It took the guy maybe ten seconds after going back

there to untangle them. Whereas right now, on our 24 lanes, you have 10 people back there. It is rather dangerous too. Mr. Adams said that with the safety measures on the new pinsetters, we do not worry as much. They have a very low voltage. Commissioner Rardin asked if these new ones used a conventional pin or not. Mr. Adams said it is a specific pin because of the drilling we have to do into it to ensure it stays within the string. Commissioner Rardin said so there is still an actual pin. Mr. Adams said yes. Commissioner Rardin said you said these were top of the line. Are they comparable to others? Mr. Adams said they are fairly comparable. We use the scoring system for US Bowling now, but they will never allow us to own the software. We will always be leasing it, and it is a decent amount per month. Brunswick has reached out a few times, and they would probably be my second choice. Commissioner Rardin said it looks like they are all comparable in price and within \$50,000 of each other.

Commissioner Burnett asked what our options were here. Acting City Manager Hernandez said this is a City-owned facility, and it is a quality-of-life. My go-to would be Fund 105, and we have money in that fund. Commissioner Rardin asked if that was the only place we could pull it from. Acting City Manager Hernandez said it would probably have to be the General Fund. Mayor Payne said she liked the Fund 105 idea. How long will these last? Mr. Adams said these will last 30 years, almost a lifetime. There will be 24/7 tech support with Qubica, which is top-of-the-line right now. Their equipment is in 15,000 facilities. We would have full ownership and a two-year warranty on parts and any maintenance. They are also fairly close, being in Arizona. It would be a day trip for them.

Mr. Frizzel Jr. said our biggest complaints right now are the customer experience part of it. They get on a lane, something breaks, and they have to move onto another lane. They get frustrated, do not want to play anymore, and they do not come back. If we have something brand new and they have a good experience, they will tell someone else. League bowlers especially hate it when something breaks.

Mayor Payne said to clarify for everyone, Fund 105 is the LEDA fund. I think using that is a great idea. The money is there, and we can use it for that. We should be investing in our assets. Why find the money somewhere else when we have it in that fund? This is something the entire community can benefit from.

Commissioner Guthrie moved to use Fund 105 to fund the upgrades necessary for the Rocket City Family Fun Center.

Commissioner Burnett asked if that motion was for Qubica. Mayor Payne asked if we were going with the recommendation from Mr. Adams and Mr. Frizzel Junior. Commissioner Guthrie said yes, I can modify the motion. Commissioner Guthrie said she moved to modify her motion for Qubica to be used, and to use and approve Fund 105. So what would the dollar amount be? Commissioner Rardin said do not put a dollar amount. Leave it open. Commissioner Guthrie said we could leave it open for whatever repairs are required.

Commissioner Guthrie moved to approve using IMG's recommendation of Qubica and take the funding from Fund 105.

Commissioner Rardin asked if a cap should be put on this. Are we pretty certain that \$586,000 is it? Mr. Adams said they were pretty certain. We have done extensive research on all of it. Commissioner Guthrie asked if there should be a specific amount. Commissioner Rardin said maybe \$600,000 or \$625,000. Commissioner Guthrie said so not to exceed a certain amount, \$650,000.

Commissioner Guthrie moved to approve using IMG's recommendation of Qubica and to take the funding from Fund 105 in an amount not to exceed \$650,000.

Commissioner Robinson seconded the motion.

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

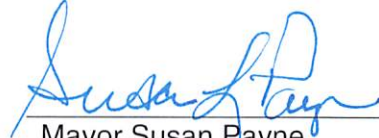
12. Appointments to Boards and Committees. (Susan L. Payne, Mayor)

Mayor Payne appointed Lee Scholes to his 4th term on the Airport Zoning Board. No one was opposed.

ADJOURNMENT

**Commissioner Rardin moved to adjourn.
Mayor Pro-Tem McDonald 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 December 16, 2025.

