

**CITY OF ALAMOGORDO, NEW MEXICO
CITY COMMISSION REGULAR MEETING MINUTES
6:30 PM, DONALD E. CARROLL COMMISSION CHAMBERS
March 24, 2026**

**SHARON MCDONALD, MAYOR
JOSHUA RARDIN, MAYOR PRO-TEM
BAXTER PATTILLO, COMMISSIONER
STEPHEN BURNETT, COMMISSIONER
WARREN ROBINSON, COMMISSIONER**

**AL HERNANDEZ, COMMISSIONER
MARK TAPLEY, COMMISSIONER
STEPHANIE HERNANDEZ, ACTING CITY
MANAGER
DARRELL MORI, CITY ATTORNEY
RACHEL HUGHS, CITY CLERK**

CALL TO ORDER & ROLL CALL

Mayor McDonald called the meeting to order at 6:30 PM. Roll Call was taken by the City Clerk. Mayor Pro-Tem Rardin was absent. Commissioner Burnett was initially absent, but later joined in person at 6:40 PM. City Clerk Hughs announced there was a quorum present.

INVOCATION & PLEDGE OF ALLEGIANCE

The Invocation was given by Pastor Jerry Martinez, and the Pledge of Allegiance was led by Commissioner Pattillo.

APPROVAL OF AGENDA

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

PRESENTATIONS

1. Statutory Compliance with the New Mexico Open Meetings Act, Governmental Conduct Act, and Ethical Standards for Public Officials Training by New Mexico Municipal League. (Clinton Nicely, Risk Services Director, Darrell Mori, City Attorney)

Mr. Nicely gave his presentation.

Commissioner Burnett joined the meeting at 6:40 PM.

Recusals (true or perceived) and Abstentions (OMA)

Commissioner Robinson said at the last training with you, you said we should not abstain if we do not have to. You really should go one way or another. Mr. Nicely said that was correct. I do not wish to suggest that abstentions are weaponized when I say that, because I do not think they are, but you are in your role to weigh in on these topics. Sometimes it is uncomfortable. Sometimes you may not wish to weigh in on these topics. Unless you have a really good reason to recuse or abstain, which is different, you should be weighing in with a yea or nay vote. An abstention is just the absence of a vote. You do not have a reason to recuse yourself because you don't have a conflict of interest, but you can not vote on that item for some other reason. An abstention is a non-conflict-related reason that you cannot vote.

Commissioner Robinson said he had previously attended the Municipal Officials Leadership Institutes Levels 1 and 2 hosted by the New Mexico Municipal League, and came back more tenacious. We really need continual training. It would not hurt us to go over these things and be accountable for the service we give to the public.

2. Presentation of Golf Course Maintenance Update. (Michael Bradley, Golf Course Superintendent and Belinda Bass, Parks and Recreation Director)

Golf Course Superintendent Bradley gave his presentation.

Commissioner Tapley said when we met a few weeks ago, one of the main concerns you had now was with the watering process. Many people do not understand or know that spin cleans are probably a big issue. Golf Course Superintendent Bradley said they are huge. Commissioner Tapley asked if those were three weeks out. Golf Course Superintendent Bradley said probably four, but five to six is more realistic. The order has been placed, but I do not know how many people were in place before us. We are still tracking down components. A company had said they could supply the hose, but then they could not, and so we are looking at other possibilities right now. I have tried to communicate all our pumping issues to the Pro Shop, so if they are asked, they can address them as well.

Commissioner Pattillo asked what had been learned from the irrigation project. Golf Course Superintendent Bradley said he believed that things were done out of order prior to myself and Parks and Recreation Director Bass. We were blessed with financial grants. The pumps were horrible, and when we cleaned out the wet wells for those units, it was not sediment from pond water. Rust and decayed metal were brought out. I think going through the purchase with CES was a mistake because that set us back \$350,000 off the top that we could have used elsewhere. Everything else went well. Last year, we drained the ponds and tore apart the spin cleans, which had no maintenance records. We had everything functioning flawlessly, and it worked for about three months before they showed issues. The spins that we had before those new ones were bought, were rated and constructed, regardless of material, to be in clean water. Our water is anything but clean. We are addressing that with what we have now.

Commissioner Pattillo asked what the history of effluent water was on the course, up to the present, and what the future looks like. Golf Course Superintendent Bradley said the analysis of the water was over one thousand parts per million. I do not know how much that fluctuates in testing; that is only an average. The soil is well over two thousand parts per million. The water level itself isn't as concerning as it would be, compared to if you were to drink it, but salt water is thirty-five thousand parts per million. Over the years that we have used it, it has made the soil either non-responsive or non-supportive to much life. Plants that are hanging on continue to do so. Some areas are doing better because they receive overspray from when we put out acids to wash and rinse through and alleviate the salts. With any acid, you need a reliable system. When the pump that puts out the water shuts down, the chemical pump doesn't know that, and it will build up pressure in the line. You don't want to eat holes in the line. The water's effect on the soil is drastic. With the chemicals I used, I saw quick results on the back nine. They treat the water and the soil. At the rates we are putting out, it will cure the soil to a level close to normal within a year of twelve full calendar months. We could probably push it, but we should not hurt the existing plants. The vegetation will be better for it. Next year, it is just treating water, so expenses go down.

Commissioner Burnett said regarding the presentation that Parks and Recreation Director Bass gave last year regarding things to implement, where are we on those? Parks and Recreation Director Bass said this presentation addressed quite a bit of that. We have windmills, and aeration is going on. We are still seeking grants and funding for the pond realignment, as well as for driving range improvements. Big things are for NPDES compliance and to offer golf-adjacent activities. We also need new driving range nets for other reasons. We are constantly seeking out funding for anything we can apply for.

3. Presentation for RFP 2026-001 Golf Course Operations and Management Services. (*Maxim Golf, American Golf, and Kemper Sports Management*)

Acting City Manager Hernandez said Maxim Golf will go first. American Golf and Kemper Sports Management can follow Parks and Recreation Director Bass to the conference room. For procurement purposes, we have to keep them sequestered so no one company has the benefit of hearing some of the questions, and everything is fair and equal. After Maxim Golf presents, they will leave the room. Then the next presenter will present, who will then leave, and so on. After that, they can all come back and watch our meeting.

Maxim Golf

CEO Bryan Minnis and Director of Marketing Griffin Mott gave their presentation.

Mayor McDonald asked if they had improved a course like ours, and if so, what were the numbers before and after for revenue growth, rounds played, expense control, and timeline? Mr. Minnis said the Spring Valley course in Neosho, Missouri, was a great example of that. When we took that course over, it had significant course condition

issues. Probably not as severe as here. We have been there for about two and a half years. Revenues are up about \$350,000 over last year. It was originally about \$550,000, but this year it will do just under \$900,000. It sits in a community of twelve thousand people. I believe they played around 14,000 rounds, and we are around twenty-one thousand rounds today. Another example is Green Hills. I believe the revenue was originally around \$400,000. This year, it will do just over \$750,000. It was sustaining losses from \$150,000 to \$250,000 a year. We have had cash flow in the last four of the five years of operating that course. That one year we didn't, in 2024, we lost \$31,000.

Mayor McDonald asked what authority they needed and what would stay with the City. Mr. Minnis said they would consider themselves partners with the City. It is your asset, and we work for you. That's the bottom line. We will advise you and hope you take our advice. When you want to do something with your asset that you believe is in the best interest of the property and taxpayers, then we will swing in that direction to the best of our ability. A collaborative effort is always best. Mayor McDonald asked if that included pricing control, staffing decisions, vendor selections, and private carts. Mr. Minnis said yes, that is a complicated question. On almost all our properties, we use a yield management dynamic pricing structure. On June 30th, when budgets have to be in place, there is no way you have any idea what your golf course will be worth on October 3rd or March 5th of the following year. It is a decision for this Commission to determine whether or not tee times can be yield managed, but they certainly have an influence. The customer sets the value of anything and everything. You may think we set the value, but it's really our members and patrons who do. They write the check and pay the fee. They vote on whether or not it is priced correctly. When it comes to procurement and vendors, the City has control of that, and if there is anyone they do or do not want to do business with. We will avail all the procurement. When it comes to buying golf carts or working with food or merchandise vendors, we have a lot of buying power. We want to extend that opportunity to the operation, but we do not mandate it. In our sample contract, we allow for the joint approval of the Head Golf Professional or Director of Golf, a Food and Beverage Director, and a Superintendent. You cannot make me hire someone that I do not want to hire, and I cannot hire someone that you do not want to hire. So the agreement says that in these key leadership positions, we will agree that the person to be hired is acceptable to us and to you.

Mayor McDonald asked what incentives they had to improve performance in areas like paid flat fees, revenue share, and performance bonuses. Mr. Minnis said they do performance bonuses in one of two ways. We have done bottom-line or top-line performance bonuses. In this instance, a top-line performance bonus makes sense. We would look at historical revenues over the last several years and set a benchmark. Let's say total revenues, including food and beverage, are nearly \$2,000,000. We may say that if we get to \$2,200,000, we get 10% of that difference. That would be something we work on collaboratively in the contract. We love incentive bonuses, but the ultimate motivation is to have a long-term relationship. We have never lost a client.

Mayor McDonald asked what the transition from the current contractor to your management company looked like. Mr. Minnis said it takes 90 days to make a true transition. We can begin operating immediately; the true transition would involve things that are ongoing, and they cannot typically be determined by the deadline of signing a contract. If you picked someone tonight to start on May 1st, I would tell you it would be reasonable to expect the full transition to happen sometime in early July. We have an exhaustive transition list that we provide. We will also have staff here from our corporate office in the beginning to ensure a smooth transition and give on-ground staff needed support.

Commissioner Burnett said the maintenance aspect wasn't in the RFP, but what is important about having complete control of the golf course? All the functions? Mr. Minnis said it is not always important to have complete control. It really depends on the collaborative effort if there is no complete control. I listened closely to the previous presentation, and I would agree with the things said regarding existing challenges for getting this golf course into really good condition. I want to be clear. If we have any influence, our goal is that it would become pristine. I do not believe there is anything that can keep it from doing that. I am not a trained agronomist, but I am knowledgeable in this field and have worked directly in it. Effluent water is tricky. High sodium content is a problem for grass. Consistent aerification, applications of gypsum, and other things can go into the soil to make the plant healthier. That will take time. We are not really interested in managing the golf course if we do not at least have a voice at the table. Our reputation is very important to us. You can look at our products and make phone calls. We are very good on the agronomic side. We have intelligent people who can work with your intelligent people to solve the problem. Commissioner Burnett asked if they had ever partnered with a golf course where they did not have a seat at the table on the maintenance aspect. Mr. Minnis said yes, one time. That is why I will not do that again. We can have the friendliest people and best food to make hamburgers, but if the actual hamburger meat isn't any good, it doesn't matter. We have had in-depth

conversations with our agronomic teams to determine if this was something we could help fix, and they have assured me it can be fixed.

Commissioner Pattillo said given your experience in eleven municipalities, on the transition front, how would you describe that? What would you say you need for a transition? Mr. Minnis said we would need open dialogue and time with City staff. We need to understand the team operating there today and what their desires are to continue working there. We do not know them well, but from our brief interactions, I think they are tremendous people who do an excellent job. We can help them do a better job and provide a better product. We need access to those people and find out who will lead this place going forward. We need a lot of communication.

Commissioner Hernandez said without a seat at the table or complete control of the maintenance part of it, what would you think your chances are of surviving a four-year contract? Mr. Minnis said anybody who would not want us to have at least a voice. A voice is different than control. If control isn't an option, that's fine. We do not really understand the dynamic today, but we presented it that way in case it was going to be desired or requested. We can perform that duty. Many hands make a heavy load light. We should be at the table. We are experienced operators and run impressive properties. I think it would be unwise for someone to say they got this and did not need our help. I do not want to work in that environment. Commissioner Hernandez said he had seen the condition of the grounds daily for the last ten years. I do not know if I could run a golf course like that. Mr. Minnis said Google is powerful; you can review our properties. We are not perfect, but we know a lot.

Commissioner Burnett said the topic of private carts came up when the City proposed taking over the golf course internally. They proposed taking away private golf carts. What is your take on that? Mr. Minnis said that it is a City decision, but I wouldn't encourage it to be made. I do believe that private carts should be compliant, and there should be an appropriate trail fee paid. I think you have a fleet of around 40 gas golf carts. Private carts can serve a great purpose and can help keep the fleet down. Private carts are a privilege, not a right. We manage several properties with private carts, and it has not been a challenge for us to do so.

Commissioner Tapley said there is concern regarding tournament play leagues. What is your take on that? Mr. Minnis said league play is very important. We try to develop as many leagues as we can play. There are members, passholders, and public patrons. We have been very deliberate in ensuring we have plenty of daily feed tea times opportunities available to the general public. We have moved a lot of tournaments to weekdays. We have been told many times we need to move those to weekends, but most of the time, that is not true. We move tournaments to weekdays. We have had to cap memberships and move tournaments to find the right balance to ensure that people who play golf infrequently have the right kind of access to do so.

Commissioner Tapley said if we decide to work with your establishment, and you do not have a say in the maintenance part of it, let's say Mr. Bradley says it's very dry in May, and we need to put the card in the car. Is that an issue? Mr. Minnis said not if he is right. We may not agree. I do not know him, but I want to believe we would work well together. We are pretty aggressive in our organization about releasing golf carts onto the grounds. 95% of the time, superintendents are more restrictive. A good superintendent wants to protect the golf course, but we also have to protect the business. People at the golf course may think they will be careful where they drive, but they do not always do that. That is part of this business. This golf course is not in good condition, and when you tell people that they cannot drive out there, they will just look at you like, really? You have to get the course in good shape. I would also recommend getting lithium battery golf carts. The cart barn is definitely electrified. With electrified carts and GPS, you can restrict them and keep them where you want them to go. We try to be as unrestrictive as possible. Commissioner Tapley asked if GPS was something they were looking to implement. Mr. Minnis said absolutely. They are very helpful. They show the golfer where they are, and it also shows the golf shop where they are, too. It is a very valuable tool.

Commissioner Pattillo asked if there were other dealbreakers. Mr. Minnis said he did not think so.

American Golf Corporation

Senior Vice President Paul Ballam gave his presentation with Vice President of Business Development Scott Scozzola and National Director of Agronomy Marc Lilleberg.

Mayor McDonald asked them to show or tell about a course like ours that you have improved. What are the numbers before and after for revenue growth, rounds played, expense control, and timeline? Mr. Ballum said we have three courses that are similar in scope and size that we have taken over in the last two years, which have in excess of 25% revenue growth. It's an improvement in rounds growth and in many cases an improved rounds mix. The unused tee times are no longer going unused, so we are increasing revenue because we are managing the T-sheet better. We are filling those times at a lower dollar rate, but adding up to a higher revenue. We see our Players Club program average about 500 players club members at courses, and we are seeing driving range revenue as a result of that increase by 50% to 100%. Commissioner Pattillo asked for the names of those courses. Mr. Ballum said they were the Alandre Golf Course, Marshall Canyon Golf Course, Knabe Golf Course, and El Carioso Golf Course.

Mayor McDonald said she believed the plan for the next twelve months was on the actual sheet. Mr. Ballum said yes, we actually provided 4 years of projections.

Mayor McDonald asked what authority they needed now to take over the golf course, and what would stay with the City. Mr. Ballum said we would take over the golf course after the signing of a management contract. We would hire all the employees, who would become American Golf employees immediately. Then we would need to utilize existing equipment and golf carts. The title of those items would stay with the City. Over time, we could work with the City to use our preferential pricing with national account vendors to purchase or lease new golf course maintenance equipment. We have a great program with Toro and some of the best pricing in the industry due to the amount we purchase from them. We also have a national account program with EasyGo. When we are ready to replace the existing fleet, preferably with electric, EasyGo's RXV Elite is our golf cart of choice. We have around 3,000 golf carts in our fleet, and less than 10% of them are gas. Mayor McDonald asked how he felt about private carts. Mr. Ballum said it is not very common with public golf courses, but given that it is something that is ingrained here, we can work with it. I think we could grandfather those carts in as currently allowed, and not allow new carts over time. A challenge with privately owned carts is that it is hard to police where they go. That's the balance we have to manage through.

Mayor McDonald asked what incentives you have to improve performance. Are there going to be flat fees? What is the revenue share, and the performance bonuses? Mr. Ballum said we are proposing a base flat annual fee that does not escalate over the term. We would have a percentage of positive cash flow from the property as an incentive fee. A \$100,000 base fee is on the lower side of a management contract. We believe we can come in with a lower fee because we believe there is upside. That also eliminates the need for any escalation in the guaranteed base fee, because we believe we are going to be able to deliver for you and participate alongside the City. Mayor McDonald asked if there were performance bonuses other than the incentive fee. Mr. Ballum said the only folks who would have a performance bonus are on-site management staff as part of their compensation structure.

Mayor McDonald asked what the transition from the current contractor to your company looked like in the timeline. Do you keep current staff for food and beverage? What is the City's responsibility to make this a seamless transition? Mr. Ballum said we would very much like to work with the current operator and interview his team and staff to join our company. We could get a transition done in as little as 30 days. I think we would need the City's help interviewing any City employees who work on the course maintenance staff, should they wish to join and meet the requirements. We have a full human resources department behind us and are very capable of posting jobs, assigning temporary personnel, and ensuring a timely transition.

Commissioner Burnett asked if any courses were managed without maintenance. Mr. Ballum said no, we do not. Commissioner Burnett asked why it was important for them to have maintenance. Mr. Ballum said it is the number one product of the facility, and all other departments rely on the success of the golf rounds. That all relies on the quality of the golf course maintenance. We feel we need to be in charge of that. Otherwise, our other businesses would be too at risk. It would not be a viable bet for us to take on operations that rely heavily on someone else's expertise or lack thereof. Commissioner Burnett said our golf course needs heavy work. That is the number one topic among golfers. Is that a dealbreaker for you all? Mr. Ballum said it is not a dealbreaker. Mr. Lilleberg said the irrigation system is the most important thing, and will be what keeps the turf viable. What you have built is very nice, and I see a lot of potential in areas that do not have grass now to turn natural. The goal is a sustainable and economical approach to getting the course to standards that will hold repeat customers. Mr. Ballum said to get to the point, it is not a dealbreaker for us. It is a challenge. Commissioner Burnett said we are about to recede on the City's side. If

you got the contract, how would you go about that? Would you shut down all 9 holes for 6 weeks, then open up and shut down another 9 holes? Or would you just rope off certain areas? Mr. Lilleberg said the plan would involve discussions between our leadership and you all to figure out the best way to continue bringing revenue in and also improve the product. I do not think we need to close, but there would be some temporary obstructions for carts. Closing the course is not what we want. Mr. Ballum said they understood the risk in running golf courses. We bring that mentality to the table in our golf contracts. We want to limit disruption to the golf course's ability to generate revenue. We have experience in rerouting folks and doing things in phases to minimize the impact on the public, but still achieve results over time. We would not look to close the golf course for grassing.

Commissioner Pattillo asked if electric carts with GPS are a must for us. Mr. Ballum said no, but it is a nice option. They have no emissions and do not require oil changes or petroleum products. They are also quieter for our neighbors. It would be a decision we would make together, and the City would have the ultimate final say because it is a financial decision.

Commissioner Pattillo asked if control of the maintenance was a must. Mr. Ballum said that it is a must. Commissioner Pattillo asked if opening seven days a week was a must. Mr. Ballum said he thought it was as a business practice. Commissioner Pattillo asked if there were any other musts. Mr. Ballum said no. I am assuming the City owns the existing maintenance equipment and the cart fleet. Mr. Bradley said not the carts. Mr. Ballum said we would need to come up with a solution for the carts, like leasing. Having the maintenance equipment is a must in the current market. There is usually a six to eight month lead time in ordering new golf course maintenance equipment.

Commissioner Tapley said tournament play has been important in this community for years. What is your take on tournament play and leagues in your structure? Mr. Ballum said it was particularly important for municipal golf courses. We have a lot of clubs and leagues we cater to. They are active golfing residents that we do want to cater to. We are very much in favor of that. We would like to grow the number of tournaments, but we would like to balance that so as not to interrupt resident play. My understanding is that Desert Lakes used to do a lot more tournaments than it currently does. There is likely an opportunity to do more. We are very much in favor of it.

Commissioner Tapley asked if there would be a golf cart fleet. Is that something you think the City will have? Mr. Ballum said yes. Ultimately, the golf cart fleet in a management contract would be an expense of the City and built into the projection. So the question is, do we do a lease or an outright purchase? The golf carts would be assets of the City.

KemperSports

Vice President of Business Development Josh Ward, Regional Manager Michael Russ, and Painted Dunes Golf Course General Manager Michael Singleton gave their presentation.

Mayor McDonald asked them to show a course like ours that they have improved. What were the numbers before and after for revenue growth, rounds played, expense control, and timelines? If you want to use Clovis, that is fine. Mr. Russ said we began 2020. That was when we started working with the club. Their profit line was a negative \$417,000, which was all being subsidized by the city to just keep the golf course afloat. At the time, their revenue was about \$685,000, and rounds were at 21,500. As of now, we are projecting \$168,000 in profits for them in 2026. Revenue jumped from \$685,000 to \$2,200,000, and rounds went from 21,500 to over 35,000. Most of this was attributed to course conditions. Clovis isn't easy to bring people into, but we found an eager superintendent who worked with our agronomy team and has become a superstar. That is a key part of the success. Mayor McDonald asked what the timeline was. Mr. Russ said the timeline was over six years.

Mayor McDonald asked what authority they needed from the City, and what they wanted to stay with the City, as far as things you need on the golf course. Mr. Ward asked if this was for the maintenance side of things. Mayor McDonald said it was for pricing control, staffing decisions, vendor selections, and private carts. Mr. Ward said want to have great communication and be a partner with the City. We want to come to you and say, here is what we think, what do you believe, what do we have to enact, and then we take that back to create a plan. Pricing is an example of that. We work with municipalities in a vast array of different ways. Some we control pricing, others the city council controls pricing. We can do either one. For the rate question, that is a conversation that needs to happen. We certainly want

input on that. From a maintenance perspective, we would like to have some type of control over the product. We want to be able to price that accordingly and ensure we can fix the course or do things that need to be done. Mr. Russ said staffing decisions are about finding the right service mentality. We have an array of vendors with whom we have negotiated pricing, and that gets passed along to each property. In terms of private carts, every property is different. They can reduce the need for a greater cart fleet. We have many properties with privately owned carts. There is no need to move away from that type of program if it is currently working.

Mayor McDonald asked what incentives they had to improve performance. Are they paid by flat fee, revenue share, or performance bonuses? Mr. Ward said regarding incentives, we put in the proposal that incentives were to be determined. Our job is to work with you to find the best approach for that. Certain metrics are more important to some cities and communities than others, and we want to understand what your most important metrics are. Typically, an incentive structure for us works by a portion of net operating income or total revenue. We will work together to find those metrics. Many properties do survey results like total revenue or how much programming we did. What was our actual utilization with youth camps? How successful were we? We are able to look through different KPIs to understand these metrics, and then say what the potential pool is. That pool would be a percentage of the net operating income of total revenue.

Mayor McDonald asked what the transition from the current contractor to your management company looked like in terms of timeline. Would you keep the current staff for golf operations and food and beverage? What is the City's responsibility to ensure this is a seamless transition for the golfing public? Mr. Ward said we want to ensure that staff feel welcome and that they understand they have a place to be. We will offer employment to every staff member there today. We have a 99% retention rate with the staff we are transitioning. Timelines can vary. We are able to transition in as little as two weeks, but the longer the transition is, the more successful it usually is. We will bring a group of people to the property to start engaging with the staff. We want to let them know what pay and benefits look like. We usually do a one-to-one match. They have been doing a good job with the golf course, and we want to keep that continuity. Our checklist is to understand all the different reporting that have come in over the years. We want to really break this down to ensure nothing is missed. That is what allows us to have successful transitions. We will have over a dozen people on-site to do that.

Commissioner Burnett said maintenance is a big issue among the golfers. Why is it important for you to have the maintenance part of it? Mr. Ward said the product of the golf course is vastly important. Pricing and amenity spending come directly from the product. We need to make sure the product is in a good spot. We need to understand the fine line of what is wanted by this community. When we find that, we need to make it repeatable. By us controlling all those factors, it is also allows pricing to be implemented in a more favorable way because of our national buying power. We can really compare and understand all the pieces going in, and complement each one effectively. Commissioner Burnett said a majority of golfers would say that just progress is good. Regardless of the course conditions, we are always out there playing. We support the golf course no matter what. Mr. Ward said we agree. If we had not done that, we wouldn't have a tenure with clients over ten years long. Our brand is important to us. Everything we do is custom.

Commissioner Burnett asked if they managed any golf courses where they did not have maintenance. Mr. Ward said we do, at the Portland Golf Course in Portland, Oregon. We have partnered with five of their courses up there. It is a bit of a fight, but we have a structure to work within those boundaries. Commissioner Burnett asked what the relationship with that was like. Mr. Ward said we have a very good relationship with that city, and we are doing very well financially. It is a well-functioning team, and we have the right people there. That city understands we cannot control all the different pieces. Everyone understands it could be a lot better if we controlled the maintenance there. Two of the golf courses are sub-par, and our rates and utilization are struggling, but they are better than they have been. We are doing programming and working around it for solutions. We built that relationship under restrictions, but it could be better, and we are always having conversations with that city. Commissioner Burnett asked if they had a seat at the table. Mr. Ward said they do. We both have to mutually align on different pieces.

Commissioner Pattillo said across all your facilities, percentage-wise, how many of them have electric carts with GPS attached? Mr. Ward said he did not know the number, but we are significantly moving more towards electric carts. Mr. Lilliberg said there is a cost associated with those that get passed through in what you are charging for car rental. You just have to weigh it to see if it is beneficial. Commissioner Pattillo asked if a minority of those facilities had gas

carts. Mr. Ward said as of today, yes. Commissioner Pattillo asked if it was a flexible deal. Mr. Ward said yes. We do not have to go down a particular path. Commissioner Pattillo asked if the majority of facilities were open 7 days a week. Mr. Ward said yes. Commissioner Pattillo asked if they had taken a tour of Desert Lakes. Mr. Ward said they were there for a site visit, and another time to look around. Commissioner Pattillo asked if they saw anything out there that wouldn't fit in the Kemper model. Mr. Ward says nothing scares him about that. We are confident in our abilities. The infrastructure is there. We still need to evaluate the team.

Commissioner Tapley said one of the projects the City is looking at is realigning a few ponds. How would that interfere with your management? Mr. Lilliberg said he did not think there was any interference. It gives another area we can oversee. We have experts we can lean on. That is nothing new and is part of the life cycle of the course. Mr. Ward said it is our job to balance closures with construction work so the community stays open as much as it can.

Commissioner Tapley said we are looking at a thirty to ninety day transition period with Mr. Dalpes contract being up on June 31st. Is that correct? Acting City Manager Hernandez said June 30th. Commissioner Tapley asked how we transitioned from G&L Golf to the new management company. Acting City Manager Hernandez said once you make the selection, whether that is tonight or another night, we will start the next day. We would start getting the management contract going, go into negotiations, and then we would work with Mr. Dalpes and the new management company to do the transition. All three companies are involved in a transition plan with Mr. Dalpes and the City. I believe ninety days is a good time frame to get going. Commissioner Tapley said if we do the maintenance and they manage the golf course, how do we co-exist. Acting City Manager Hernandez said that it is contract negotiation. The golf course superintendent would have to be right there with them. Whatever decision we make needs a good working relationship between us.

Mayor McDonald called a five-minute recess at 9:46 PM. The meeting resumed at 10:00 PM.

PUBLIC COMMENT

Scott Frederick said he was a retired military member and property owner at the golf course. I retired here because of the golf course, the course community, and the people of Alamogordo. All of this has been in jeopardy the past few years. You have competitive interests with the community. From pilots, maintainers, a pro shop that wants to let golfers play golf, and a superintendent and grounds crew that want to get the golf course in the best position. The wing at Holloman solves problems between operators and maintenance by having one person in charge who makes decisions. You are the elected officials and one voice that makes a decision. The hardest choice as a leader is to turn back when the road is going in the wrong direction. I urge you to put this aside and not vote on it tonight. There are three experts who presented this evening, and a fourth expert who has run the Pro Shop and taught my daughter to play golf, who has told you that you need to have the entire pie under the control of one organization. When you awarded the bowling alley to the Inn of the Mountain Gods, you did not tell them to run the alley while we maintained the lanes. That is what we are doing at the golf course. We had some transparency last year when we started this conversation. I sent emails to you last year, or previous versions of you, and got a mixed review. Our membership has gone from over two hundred and fifty to less than one hundred and eighty this year because of course conditions in the foreseeable future. Please table this vote. Put out an RFP that includes maintenance. One expert said they will not do it. Another said we have an alpha and bravo, and strongly suggests bravo. The third said they can do either. This is a short-term solution, and bad decisions are made with short-term thinking. Continue the contract if needed. Kick it out, bring the maintenance under one person who runs this. Make the smart, tough decision as our leaders.

CITY MANAGER'S REPORT

Acting City Manager Hernandez made the following comments:

1. We are doing well with development in Alamogordo. Things that have gone through TRC and are getting approved are a new Domino's North in the Fairgrounds Subdivision, a new Whataburger on South White Sands next to Pizza Hut, and the COPE plans for the new COPE building. Ollie's Bargain Outlet is opening at Big Lots. A Five Below is opening soon, and a Take Five in the Fairgrounds Subdivision. As far as homes, we are working on Phase II of Somerset with French Brothers for 50 or 60 homes. Hermosa del Sol is on its way with about 20 lots, and the Granada Subdivision is about 30 to 40 lots.
2. With a generous donation by Miss Lynn Rice, the Zoo has a brand new Reptile Learning Center. It looks amazing. It started off slow, but people are enjoying the late night at the Zoo. Zoo Manager Maes will be presenting at the April

14th meeting to talk about more Zoo stuff going on. We are looking at getting accreditation back.

3. We are doing two more workshops for the subdivision. They will be here in the Commission Chambers. I sent invites for Monday. It is optional. It's the last workshop we will have before bringing it to the Commission in April.

REMARKS AND INQUIRIES BY THE CITY COMMISSION

Commissioner Hernandez said he has a neighbor who lives at 508 on 5th Street. When they did the sidewalk project, they had an approach that was removed, and they put a regular curb and gutter back in. He asked to see if there was a way to get that replaced to the original standards. Most of you guys got a call from 1801 Oregon Street. I think we need to revisit that. I have not seen the plans, but on the east side of the road, a lot of curb and gutter was removed and replaced. According to the homeowner, they did not have that water issue, but now they do. On the Oregon project, there is no business traffic control. There is no way to know how to get to those businesses on Oregon Street. They are suffering. I tried to get to one, but couldn't get there easily as they are getting ready to pave and stuff. I am pretty sure the contractor had traffic control in their budget. If they did not, on future projects like this, we need to ensure that it is in place. In any other town, when they restrict access to businesses, they have signage that says go this way. It is really hurting these small businesses. I heard a trash truck at 5 AM slamming the dumpsters. I know we have an ordinance. I am not sure if this fits them, but 5 AM is ridiculous. Southwest Disposal's card says you have to have your can out by 6:30 AM. Our noise ordinance is from 7 AM to 10 PM. We need to look at that. I am not picking on Southwest, and I do not know whose truck it was. It is pretty much daily, but 5 AM in a residential area is crazy. Last Friday, I came in to finalize my paperwork for onboarding. As I was standing there, a constituent told me about his water bill that went from \$74 to \$124. I asked if he had checked for leaks, and he said he did. I asked him to give City staff the opportunity to look at it, and he said when? They are closed. His biggest complaint wasn't the water bill jumping; it was that there was no one to talk to. This was at 10 AM. I think that is a bad deal. He was on foot, so he had to leave and come back after 1 PM. The other complaint is that when he would come back, there would be a line. We really need to address that quickly.

Commissioner Pattillo said a constituent was sent a text thanking me for addressing his concerns about trash overflowing in the New York Avenue cans. So, thank you. Acting City Manager Hernandez said thank the Parks Department.

Commissioner Burnett said there were weeds in the ditch at Desert Lakes Road. Let's get on those before it gets out of hand. Commissioner Hernandez said 1st Street and White Sands are also bad at the first median.

CONSENT AGENDA

4. Approve the minutes for the Regular Commission Meeting on March 10, 2026, and the Special Meeting on March 17, 2026. (Rachel Hughs, City Clerk)

5. Consider, and act upon, Resolution 2026-09 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 March 24, 2026. (Evelyn Huff, Finance Director) (Roll Call Vote Required)

6. Consider, and act upon, adoption and final publication of Ordinance 1722 authorizing the delivery of a loan agreement and intercept agreement for \$12,000,000 for the construction, equipping and furnishing of a municipal natatorium. (Evelyn Huff, Finance Director) (Roll Call Vote Required)

Commissioner Hernandez said to pull Item 6.

Commissioner Robinson moved to approve as amended with Items 4 and 5.

Commissioner Burnett seconded the motion.

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

ITEMS REMOVED FROM CONSENT AGENDA

6. Consider, and act upon, adoption and final publication of Ordinance 1722 authorizing the delivery of a loan agreement and intercept agreement for \$12,000,000 for the construction, equipping and furnishing of a municipal natatorium. (Evelyn Huff, Finance Director) (Roll Call Vote Required)

Commissioner Burnett asked when this project would start. Finance Director Huff said the most recent plan is the 60%, and they are working on getting to 90%, coinciding with about the same time we close on the loan. I think it will be ready to bid by the end of the summer, around August or September.

Commissioner Hernandez asked if there was an Engineer's Estimate or anything. Finance Director Huff said they have been instructed many times that it needs to be a \$12,000,000 pool. When they are finished with the final set of plans, we will do the final EOPC. If it does not come in at \$12,000,00, they will have to go and modify the design so that the EOPC will be \$12,000,000. Commissioner Hernandez asked what the total dollar amount available for this was, with the 105 and the \$12,000,000. Finance Director Huff said when we rededicated the tax, we moved \$4,000,000 of fund balance from 105 to the new 127, which was specifically for this. That was \$16,000,000. Of that, we have spent around \$1,000,000 for the design and another \$500,000 for all the tie-ins. The pool is shifting, so we had to shift the plumbing tie-ins. There are other small things that have come up to \$650,000. So far, they have spent \$1,650,000 on this, which leaves the balance of \$2,300,000. That is what we are building as the contingency. The perfect thing would be if we design a \$12,000,000 pool, then put it out to bid, and we get it within that range. Then that contingency can be used to outfit or make any differences. We try to limit change orders, but they happen. Commissioner Hernandez said during his selection process, something that came up was the fiasco of the bowling alley. Everyone can look at the voting record for that, and mine was clear. Finance Director Huff said she was here during that. It turned into a design, then a design-build, then back to a design, then back again to a design-build. We have been consistent through this process with the same architect who did all the conceptual, now doing all the design. Commissioner Hernandez said the people who spoke during my selection process had a serious problem with the bowling alley. This is not much different. \$16,000,000 is a lot of money and twenty-five years of financing. I do not think I can support that. I support the pool and its function, but that is a lot. The feedback I received during my selection process tells me a big story. Finance Director Huff said for perspective, I know you watched Commission meetings and were involved when you weren't on the Commission. We looked at as many alternatives as we could to building a new pool. We looked at building a cover over the current pool, and we looked at acquiring a new bubble, but the Environment Department said we couldn't do that again. We really had the pool checked out by structural engineers and experts, and they said we could not build over the current site. It would not support it. We looked at many options to utilize the facility we currently had, but when it became clear that was not an option, we started down the path of designing something new. Unfortunately, as much as I would like to save up and have a cash fund, at no point would we be able to do that. It just keeps getting exponentially more expensive, and we would never get up to that threshold. Commissioner Hernandez asked if the contingency is around 14% to 15% percent. Finance Director Huff said yes, I have \$2,500,000 in contingency. Commissioner Hernandez said he was not comfortable with that contingency, and the comment of "...I told them I need a \$12,000,000 pool" concerned him. Finance Director Huff said I have met with the architect multiple times and have been clear about the situation. If we get to the point where plans are complete, he does the EOPC, and says it is \$14,000,000, then we would have to go back to the drawing board. I will not put it out to bid without an EOPC that says \$12,000,000. Commissioner Hernandez said that was another concern. You are going to value an engineer to death, and then you get a smaller pool that isn't what the people think they voted on, because they do not know what they voted on. Then again, we did the wrong thing. Finance Director Huff said all she could do was continue to try to do the right thing. I do not expect to change your mind; I want to ensure you understand everything we have done behind it. The other thing is, because we are putting this out to bid, it is a competitive bid. It comes to the Commission for final approval. If it comes to you and you are not comfortable with what you are seeing, you do not have to approve. You can tell us to put it back out for redesign. At the end of the day, you have the final say on that. We are not awarding a contract without your approval.

Mr. Muirhead said given that this is a debt of the municipality, it requires a 75% majority of the voters to approve the ordinance. A simple majority wouldn't approve it. You would need six positive votes of the seven Commissioners. Commissioner Hernandez said if he approved this tonight, he would be very critical of the process forward, given the backlash he had received. Finance Director Huff said that was understandable.

Commissioner Pattillo asked for a summary of why it landed at \$12,000,000 and the factors for that. Finance Director Huff said when the initial idea came about of rededicating the tax, we gave ten years of historical numbers to John Archuleta, who is our Financial Advisor with Bosque Advisors. He asked for proof of the GRT, and we gave him the information. They ran the calculations, came back, and gave us six different scenarios of different amounts and years. This does not fit within a thirty year timeframe because most pools do not have a thirty year lifespan. We stayed more

in the 2025. We did \$11,000,000, \$12,000,000, and \$16,000,000, brought it to the Commission, and asked where everyone felt comfortable. We did that in conjunction with conceptual design submittals from ASA Architects, who are handling the design. We presented the design with the debt packages that we could have. The Commission at that time felt comfortable with the \$12,000,000 and twenty-five years.

Commissioner Hernandez said at this time, with 60% drawings, what size is the pool? Is it an Olympic-sized pool or smaller? Finance Director Huff said it is not an Olympic-sized pool. Eight or ten lanes. Commissioner Hernandez said so it can be used for competition. Finance Director Huff said it can. We made sure it was competition-approved. Commissioner Hernandez asked if the fee schedules for the pool had been looked at. Finance Director Huff said that it has not been discussed. Commissioner Hernandez said that was another concern. Can we use it? Finance Director Huff said that the fee schedule is the Commission's decision. You set the fee schedule. That will be another option that comes to you as well. Commissioner Hernandez asked when she thought it would be at 90%. Finance Director Huff said they want to be at 90% by the beginning of May, then do the final finishing touches in the June to July timeframe.

Commissioner Pattillo moved to table this matter for another meeting.

Commissioner Tapley seconded the motion.

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

Mr. Muirhead asked the Commission to let him republish this if you are going to defer. April 14th is the next meeting. Mayor McDonald said April 14th, then.

NEW BUSINESS

7. Consider, and act upon, the award of the RFP 2026-001 Golf Course Management and Operation Services to one of the following qualified vendors: Maxim Golf, American Golf, or Kemper Golf Management. (Belinda Bass, Parks and Recreation Director)

Parks and Recreation Director Bass asked the Commission to choose the next management company. Commissioner Pattillo asked her to explain the narrative of how the RFP went out and how we selected the bids for that. She said the RFP was developed, and we had lots of input based on what is lacking in current contracts and things we wanted to ensure were in there. Lots of other golf courses were consulted, and we reviewed the RFPs that they put out. We spoke to other golf courses to find what worked for them, what they did not like, and what they wished they had put in their RFPs. It took several months for us to build that. Then it was submitted. Management companies contacted us and wanted to be put on the list to ensure they got a chance to bid on it. Then it was published nationwide, so anyone could bid on it. I do not recall how many people were on the review committee, but there was a variety, along with an outside person, a golf professional, who is unrelated to the City.

Commissioner Pattillo asked how we settled on the scope and arrived at the different options for this evening. Parks and Recreation Director Bass said our directive was to go out for RFP for management of the Pro Shop and the restaurant. The scope of work was based on things we wanted to see happen at the golf course, like improvements. We built the whole thing based on what we learned from other golf courses and their RFPs, the things we took from the town hall meetings, input and calls from golfers, and one-on-one meetings.

Commissioner Pattillo asked how maintenance inclusion went down. Parks and Recreation Director Bass said maintenance inclusion was not put in there. I do not know if you received the emails regarding that. Maintenance was not included because we have put several million dollars into our new irrigation system. We have put a lot of time and money into training and developing our own workforce. We also have things coming up in the future, like realigning the ponds in the back nine. The golf course is at the point where we have put a lot of money into getting the products and developing the things we needed to. Now we are putting seed in the ground to get grass growing again. Last year, we tore up the course because we put in the new irrigation system. Commissioner Pattillo asked why one of the proposals contained an option A and B for inclusion or not included. She said she could not speak for the people who put in. I do not have any control over who submits the proposal. We specifically put in the RFP that it was just for the management of the Pro Shop and the restaurant. Acting City Manager Hernandez said that the

Commissioner's direction at the time was to go out for RFP for a management company for the Pro Shop and the restaurant. Commissioner Burnett said I asked for you to send it out two ways, with and without. That was before we were writing the RFP. Acting City Manager Hernandez said, but the Commission's decision was as a whole. You as one Commissioner, told me after the fact. Commissioner Burnett said I told you in public. It never came to us as an option after I asked. Acting City Manager Hernandez said you could have put it as an option. I brought it back to you. I think someone else also asked if we were not going to put that in as an option at this point. However, if that is the Commission's direction, we could.

Commissioner Pattillo asked if they understood why he still had questions after the presentation this evening. Parks and Recreation Director Bass said she could assume, but she did not watch the presentations. Commissioner Pattillo said that, based on the presentations, maintenance inclusion or not seems to be a big factor for all three vendors and how they would stage their approach. I saw one vendor that put in an option and two that did not. I am curious about the scope. Do we have an idea what that is? Acting City Manager Hernandez said once the RFP went out, we could not speak to any of the potential bidders. I do not know why they put it in there. I do not know if they spoke to someone from the golf course. That isn't a question we can answer, but you are free to speak to any of the three companies.

Commissioner Burnett said if we do not vote on this tonight, or if we vote to include maintenance, does that have to go back out for RFP? Acting City Manager Hernandez said she would think we would have to go back out to ensure all bids are equal for the same reasons. One included as a must, the others as maybes. To ensure bidding is equal, fair, and consistent, it would have to go back out. Commissioner Burnett said if we sent it back out for RFP, how long are we looking at? Acting City Manager Hernandez said the minimum we are allowed to do is 14 days. Parks and Recreation Director Bass said we would also have to rewrite the RFP to add that in. Commissioner Burnett asked if it would be 30 or 45 days before it went out. Acting City Manager Hernandez said it depends on the direction. Just adding the maintenance piece back in there? Commissioner Pattillo said it was an important cost consideration. Acting City Manager Hernandez said we would ensure we meet paper deadlines, but I do not think it would be 30 days. Parks and Recreation Director Bass said her concern was that this was grant-funded. If we send the maintenance out, we will be turning things we received grant funding for, to build and develop, over to a third party. I am not sure where that falls into things. There are rules. Commissioner Burnett asked if one of the contractors could clarify how that funding works with them and through a city. Did their grants stop coming in because you took over the maintenance aspect? Acting City Manager Hernandez asked if this was future or existing grants. Finance Director Huff said that for State money that has already been spent, it is fine. It would stay a City asset. We can enter into a contract for somebody to keep that. We, as a city, would not be able to sell it for ten years. In terms of the money that has been put into the irrigation system, that has to be managed only by the City. Commissioner Burnett asked about future grants. Finance Director Huff said it would be something we have to disclose if it were something submitted to the legislature that said we are asking for capital outlay funding. We would have to disclose that it was under a management agreement, but it would still become our asset. Parks and Recreation Director Bass asked about the equipment that had been bought. Finance Director Huff said if we bought equipment with that, we would have to do a lease agreement because the equipment would have to stay in our name. As long as it remains a City asset, and is not disposed of in the 10-year timeframe, we are fine.

Commissioner Pattillo asked for a summary of the financial impact the City would face if we tabled this or went out for RFP for maintenance inclusion. Acting City Manager Hernandez asked if the direction was to table and go out for RFP. Commissioner Pattillo said if we do this, I think we will table. If we go back out for RFP, I would like to know what our financial ramifications would be as a City. Commissioner Hernandez said I think we need to include maintenance. What do we do? Do we table this? Give direction to go out for RFP again? City Attorney Mori said both of those options are available to the Commission. You have a quorum here. If you want Mayor Pro-Tem Rardin to be part of that conversation, I suggest you table this. There are enough members here to take an action. It is up to whoever makes the motion to choose at the time.

Commissioner Hernandez moved to go out for RFP to include complete maintenance and operations of the golf course.

Commissioner Burnett seconded the motion.

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

Acting City Manager Hernandez asked if another full set of presentations would be required. Commissioner Burnett said it depends on whether more companies bid. How many bidders are you qualifying? Acting City Manager Hernandez said we took the top three. Five showed up, but four put in. Commissioner Burnett said so one didn't qualify. Finance Director Huff said they had a low score. Commissioner Burnett said if there are management companies other than these three, I would say to just hear the other ones. Commissioner Tapley asked if it could be put out with just the three here to adjust their proposals. City Attorney Mori said I would not do that. It is going for a new RFP, so we have brand new parameters, even if it is just a slight addition of adding maintenance. I would not limit it to just the three with the top score here. Commissioner Tapley asked how that affected the 60 to 90 day transition period and June 30th. Acting City Manager Hernandez said we cannot go back out. We cannot extend G&L Golf anymore. We already asked the State to extend it by a year over what was allowed. You are closing in on that. All three companies here said more time is better, but also that they can do it in a shorter time frame. Finance Director Huff said the earliest we could advertise it is next Saturday. That would be with a rewrite of the RFP language to include maintenance. That would have to get done as soon as possible. Commissioner Burnett asked if that meant just a subsection needed to be added. Finance Director Huff said yes. All the rest of the language is there. We just need RFP language for the maintenance part. With this one, we advertised it twice, gave them a mandatory walk-through, and then additional time after the walk-through. If you are not looking to have presentations, this can be quicker. Then we are just bringing proposals and not having people coordinate travel. I think thirty days at least.

Commissioner Pattillo asked for an option for what maintenance would look like, whether they want to throw two proposals. Acting City Manager Hernandez said so like a bid alternate, where to have it with, and a bid alternate without? Commissioner Pattillo said the companies could choose to include or not.

Commissioner Tapley said so this is going back out on April 4th. It would end on April 25th. Acting City Manager Hernandez said we would open bids on the 27th. Commissioner Tapley said we would see it at the first Commission Meeting on the 12th, which is during Budget. Finance Director Huff said after Budget. Budget is the first week of May. Acting City Manager Hernandez said that's the 4th through the 8th. Commissioner Tapley said so the first we would see this on the 12th, and we would have a forty-five day transition period. Acting City Manager Hernandez said you could call a Special Meeting, or we could put it in with the Budget. Finance Director Huff said it could go on a Budget Meeting. There is no reason it could not have a voting item on it. It just needs to be a special meeting rather than a hearing. Commissioner Tapley said with everything I am hearing, 60 to 90 days is a good transition period to make this successful. Finance Director Huff said another option is to have another person who could operate. It cannot be G&L Golf because of the procurement restriction, but you could enter into a professional service agreement with another entity to serve as an interim. You would most likely be talking 60 days, if assuming maybe \$10,000 a month, that would be under the professional services procurement threshold. Commissioner Tapley asked if 45 days was the bare minimum that would work for transitioning. Commissioner Hernandez said that would be for a full transition. We could have the main part of the transition done and work through the rest of it.

Commissioner Tapley asked if the presenters would come up.

Vice President Ward of KemperSports said a forty-five day transition is absolutely possible. I want to bring attention to the contracting period. If the 12th was the selection point, then we would have to go through a negotiation process, which takes a couple of weeks with a municipality, in our experience. Usually, the municipality does not want us to be heavily engaged at that time until we feel it's a very good point and will get signed. As long as the contracting period goes quickly, 45 days is doable.

Senior Vice President Ballum of American Golf said a suggestion is to ask the proposers to include a management contract, one that they have already entered into with another municipality. The City could view that and decide if that was something they would want to enter into. It would shorten the contracting period. I want to bring to everyone's attention that two of the three bids have been publicly published. Everyone knows what two of the three have bid. I would ask that the third bid be published in full disclosure. Then we would all be on a level playing field for the subsequent response from the reissue.

CEO Minnis of Maxim Golf said we are ready to do whatever we need to do.

8. Consider, and act upon, appointing three board members to the Otero County Solid Waste Authority (OCSWA) Board. (David Nunnelley, Utilities Director)

Finance Director Huff said this is also known as the Landfill Board, which meets once or twice a year in conjunction with the Green Tree Lincoln County Board. This is the oversight board for the combined effort we have at the Landfill. We are the Operating Manager, and as the operating entity, we get five seats on the board. Historically, those have gone to the City Manager, the director who oversees operations, and three members of the Commission. Last year, and in previous years, it was former Mayor Susan Payne, former Commissioner Sharon McDonald, and former Commissioner Josh Rardin. When the former Mayor left, that left a vacancy. Historically, when we have a vacancy, we just reappoint the three Commission seats. The meeting for this year is on Thursday at 6 PM. If you want to be on the board, you can attend that meeting, or you could give a proxy if you get appointed. It will be at Dudley School. Mayor Sharon McDonald said she would recommit to this. Finance Director Huff said you could also sign up the person who is not here. Mayor McDonald said she signed up Mayor Pro-Tem Josh Rardin. Commissioner Burnett said he wanted to do this, but could not be here. Finance Director Huff said he could proxy. Commissioner Burnett said he would do it. Acting City Manager Hernandez said the Mayor Pro-Tem is out of town, so we will not be able to get his proxy. Finance Director Huff said we could get this over the phone.

Commissioner Robinson moved to appoint Mayor McDonald, Mayor Pro-Tem Rardin, and Commissioner Burnett. Commissioner Hernandez seconded the motion.

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

9. Appointments to Boards and Committees. (Sharon McDonald, Mayor)

Mayor McDonald appointed Manuel Gonzalez Jr. to his seventh term on the Airport Advisory Board, and Lori Armstrong to her fourth term on the Parks and Recreation Board.

ADJOURNMENT

Commissioner Burnett moved to adjourn at 10:59 PM.

Commissioner Tapley seconded the motion.

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

ATTEST:



Mayor Sharon McDonald



City Clerk Rachel Hughes

(Prepared by Dylan Aleshire, Deputy Clerk)
Approved at the Regular Meeting held on April 14, 2026.

