

**CITY OF ALAMOGORDO, NEW MEXICO
CITY COMMISSION REGULAR MEETING MINUTES
6:30 PM, DONALD E. CARROLL COMMISSION CHAMBERS
April 14, 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. 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 Burnett.

APPROVAL OF AGENDA

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

PRESENTATIONS

1. Purple Up Day For Military Kids Day Proclamation. (*Sharon McDonald, Mayor*)

Mayor McDonald presented the proclamation to a military family alongside Chief Master Sergeant Ford of Holloman Air Force Base. She proclaimed Wednesday, April 24, 2026, as Purple Up for Military Kids Day in Alamogordo and encouraged all citizens to wear purple in its observance.

2. Presentation of an award by the Veterans of Foreign Wars (VFW) and Police Chief David Kunihiro to White Mountain Drug Task Force Deputy Commander Travis Jones. (*David Kunihiro, Chief of Police*).

The Veterans of Foreign Wars, alongside Police Chief Kunihiro, presented the VFW National Law Enforcement Award, an Exceptional Duty Award, and the Chief's Commendation Award to White Mountain Drug Force Deputy Commander Travis Jones.

3. Presentation of suggestions for Alameda Park, Zoo, and Train Depot Improvements and Collaboration. (*James Perry, Citizen*)

Mr. Perry said the noise of the train passing through the Zoo is damaging to the animals. We need to improve that by installing noise barriers between the train and tracks, like how it is done in El Paso. Barriers are not expensive and could be secured through a federal grant. We could also use native plants and landscape mounds as sound barriers. We could also install speakers for natural sounds to drown out the train noise. We could also reinstitute Deer Park into Alameda Park. People could get on the train to ride into Deer Park, which would be a petting zoo with deer. We could encourage local ranchers to donate acceptable livestock. We need an aesthetically pleasing fence on the back side, from the military memorial down past the train museum. We could have a snack bar inside the park, down the road. I will return with other ideas I have.

4. Presentation on the Alameda Park Zoo: progress, current status, and path forward toward accreditation and long-term sustainability. (*Kate Maes, Zoo Manager and Belinda Bass, Parks and Recreation Director*)

Zoo Manager Maes gave her presentation. She said they will be able to apply for accreditation next Spring. The biggest setback to that was the fence, which was not up to USDA standards. By Christmas, we had achieved that, and now the entire perimeter fence meets USDA regulations.

Acting City Manager Hernandez asked how many visitors the Zoo receives. Zoo Manager Maes said 60,000 a year. Acting City Manager Hernandez said we have put over \$1,000,000 into the Zoo, but we could not have done that with our State legislators. If you haven't been to the Zoo, I encourage you to go.

PUBLIC COMMENT

1. Tamara Hansen said she was the Records and Archives Clerk for the City and was here to announce that she was now the President of the City's Employee's Union, AFSCME 3818. We care deeply about this community and take pride in the job we do for it. Our Union is present, engaged, and an important, viable voice for the City's workforce. The union has been a part of the City for a long time, and we seek to maintain a mutually respectful relationship with City leadership. We want employees, divisions, departments, and the community to succeed. We do not exist as your combatants; we exist as your partner in making Alamogordo a city we are all proud to call home. I wish to remind everyone that the union is here, workers are organized, and their voice matters. Seated together at the same table, management and workers can make good decisions that result in good things for everyone. I am always available to meet with any of you to answer your questions.

2. Tiffany Miller said the Natatorium is a project that the City's residents, whom you represent, voted to approve almost two years ago. They recognized the need, made their choice, and trusted you all to carry it out. Every single day, we have a swim team full of dedicated, exhausted kids who travel to Holloman Air Force Base after school to use their pool in the winter. We also have to bus to White Sands Missile Range, Ruidoso, and even Albuquerque. They sacrifice their evenings, energy, and focus to represent a city that is failing to provide them with a place to train. This delay feels like reopening an old wound or *deja-vu*. Almost ten years ago to the day, Commissioner Hernandez suggested we close the pool in the winter. The delay in buying a new pool cover led to the pool's closure in winter. New environmental rules came in, and money set aside for the pool was used elsewhere. Back then, the Commission delayed, and the pool was canceled. It feels like the same thing is happening again today with the proposed delay. The Recreation Center has outlived its lifespan, and if it weren't for dedicated staff keeping it going, we wouldn't have anything at all. If you vote to delay funding, we could end up without a pool at all, even in the summer. With rising costs of materials and labor, waiting only makes the project more expensive, maybe even too expensive to build at all. You all have the opportunity to honor the trust that was placed in you. Please, do not be the Commission that delays a dream into oblivion. Fund the Natatorium as planned.

3. Cheyenne Cervantes said she has been swimming and practicing under the swim teams of Alamogordo for the past decade. I have come to show my support for the much-needed Natatorium. I remember the hope and excitement back when the vote to build a new Natatorium was cast and won. I am here once again to speak up for the pool that was already decided on. The Natatorium was already supported by the people of Alamogordo. Now it is to be delayed, or in other words, it may never happen. Costs will rise, and we will never have the funding for it again. The REC Center has served Alamogordo for decades, but its age will soon catch up with it, and maintenance will be too hard to keep up with. I implore you to listen to your voters and go through with the promised plan.

4. Jan Brending said she wanted to urge the Commission to move forward with funding the pool. In my past experience as a city administrator, I have dealt directly with this situation. We had an aging pool that we had to close. That city is still without a pool and is only finally realizing funding after ten years. I would hate to see the City of Alamogordo not have a pool. Your current pool is failing. The residents of the City voted for a new pool. I encourage you to move forward with the funding of this pool as soon as possible. A new pool will only be more expensive as the days go on.

5. Angela Codwallader said she was a past board member of the Alamogordo Friends of the Zoo. The Zoo has done a good job in moving forward with projects. Complete veterinary care to USDA standards has been a big plus. They have taken time to talk to students, and the Junior Zookeeper is a good place for student education. The Zoo is doing more late-night events for families. The infrastructure for the Grey Wolf is a good project. The Reptile Room is awesome, and kids love it. The South Chamber building was a great addition and has been great for the community.

6. Crystal Moncada said the Zoo opening at night is amazing for my family. My daughter is autistic, and it gives her a great opportunity to enjoy the animals with a lower sensory impact. In autism, sensory overload and stimulation can be a lot to process. Wednesday night visits are the best. The Zoo is doing a great job. Thank you for allowing them to do that.

7. Shelley Dowhanik-Baron said she was a patron of the Alamogordo Pool four to five times a week. I am passionate about investing in quality of life amenities that make Alamogordo more livable and appealing. Last week, our aging pool could not open on the projected date because the heater did not work. I was disappointed that a short-sighted motion was approved at the last Commission meeting that delayed the approval of the ordinance for the new Natatorium. Delays are not cost-free. For every month the project is postponed, the City is exposed to rising construction costs and the risk of paying more in the future for the same facility. In the first two months of 2026, steel increased 4% in cost. Concrete also increased. Construction pricing is not trending downward in 2026 and 2027, and no one wants to increase the taxpayer burden by delaying action on this project. Thank you to our Acting City Manager and Finance Director for their exceptional leadership that allowed our City to obtain an AAA bond rating. Their disciplined fiscal management has positioned Alamogordo to access favorable financing options when delays closed other doors, like with the New Mexico Finance Authority. Prudent fiscal management means moving forward in a timely way, controlling costs, and not delaying a project until it becomes more expensive. The people of Alamogordo voted on and approved this Natatorium project because they understand both its value and cost to the community. I urge the Commission to approve the ordinance and move this project forward.

8. Jason Casey said he was with the VFW and also the US Veterans Motorcycle Club. Twice a year, we bring back local veterans from El Paso National Airport. This year, we have Lucio Vasquez and Chris Hall, who are both Vietnam-era vets. Honor Flight is Mission 21. They take them to Washington D.C., where they meet up with veteran buddies whom they have served with, and they spend a couple of days up there. When they come home, we like to make a big deal about them. The return is on April 25th, from 7:00 PM to 9:00 PM, at Patron's Hall. We have previously had support from the Police and Fire Departments, and we would love that support again.

CITY MANAGER'S REPORT

Acting City Manager Hernandez made the following comments:

1. Budget Workshops will be on Monday, May 4th, and Tuesday, May 5th, from 5:30 PM to whenever the Commission wishes to call it for the night. I believe we will get through it in two nights.
2. We will be doing Coffee and Connections at the Inkwell on May 8th. Most of the Directors will be there. It is a chance for anyone to ask questions to our departments. Tomorrow, we will go to Rotary.
3. We had to pull the Golf RFP because it now involves union employees. Per RCBA, we have to give the union the opportunity to have input on that.
4. To follow up on Commissioner Hernandez's previous comments, I am looking at the issue with the dump trucks. The problem is that there is a lot of trash in the City, and so they start earlier. We are going to see if we can adjust those hours in accordance with what they say on their website, and with the noise ordinance.
5. I want to follow up on Water Billing, which we all know is an issue. We only have two staff members. We have tried to hire more, and we have interviewed more, but nine individuals have not passed background or credit checks. That area deals with a lot of cash. We have adjusted duties to take some off the two current staff members so they can focus on customer service. We are going to have to sit down and really look at those jobs, which are challenging. You are not just taking money. You are reading ordinances, interpreting law, and dealing with upset people and 13,000 accounts.

REMARKS AND INQUIRIES BY THE CITY COMMISSION

Mayor Pro-Tem Rardin said a constituent called him about a road issue at his house at 3206 Summer Avenue. I drove up there to check it out. The constituent told me it had been there for six months. It looks like a heck of a water leak that we have let leak for a long time. 3120 Sunrise, 3224 Sunrise, 3001 Sunrise, all patches. They have been fixed, but never been repatched. There is one on 1302 Dewey, which I have noticed for about two months. A different constituent emailed me about the status of Puerto Rico Avenue and when it would be repaved. I have not seen the SMP list in a number of years. Notify me of where we are on that one. Separately, we harp on our residents about keeping their weeds down, but on Sunday, I saw that Washington Park is horrible. The weeds were about a foot and a half tall. I had a different gentleman call me about a ditch that is north of Aspen, between Washington and Jefferson. The weeds there are three to four feet tall. You all put a brand-new stop sign on the corner of Black Street and

Mayflower. Someone has already run that sign over.

Commissioner Pattillo said we recently did the RFP for weeds and drainage maintenance. Please explain the differences and similarities between that RFP and the union. Acting City Manager Hernandez said there really isn't any difference. The difference is, when we did that during budget, you did not all see the process. All the proper notifications were given before. With this one, the Commission made the decision in a meeting. We started doing the RFP and then had to backtrack because we skipped that step. We forgot about that step because we do not get rid of departments often. So there really is no difference; they happen the same. It was just that the notifications happened differently. Commissioner Pattillo asked what the plan was for the transition plan with the extended timeline. Acting City Manager Hernandez said it is a thirty-day delay. We have spoken, but I have not spoken to Mr. Dalpes about this. I want to see what management company the Commission decides on and how soon they can take over. We can consider this an emergency due to two different components, which are the Commission's vote and the union's participation. We would be able to extend the current contractor, G&L Golf, an extra thirty to sixty days to allow for that transition. Again, I have not spoken to Mr. Dalpes about this. Commissioner Pattillo asked if we have had any correspondence or interaction with the vendors and contractors. Acting City Manager Hernandez said no. Commissioner Pattillo asked if they had any concerns. Acting City Manager Hernandez said not that she was aware of.

Commissioner Hernandez said he spoke last time about project signage on roads. I spoke to Senior Project Manager Boyle today about White Sands and the Fairgrounds project. If you look at it now, the detours go around all the businesses. I know that is partially a State project and they have a lot of say with it, but I think that when we do large projects like this, we should allow and show access to these businesses. As a construction worker, I have concerns about how they have it set up now, where you can go through barricades. It is actually encouraged to get to those businesses. As a construction worker, that is not a good thing. People could end up getting complacent with that and not really care. Going from White Sands to Tractor Supply or Murphy's, there is nothing that says to turn here or go there. There could be an accident where someone turns in before the barrel, someone turns above that barrel, and hits them. I have a concern about weeds. I was given a Notice of Violation, where I was given fifteen days to correct or else a \$200 administration fee and then the correction cost. What I have seen contractors doing is spraying weeds, and then they end up like mine, dead. The violation was for dead weeds. I do not see why the City is not aggressively maintaining that. I have had many complaints from constituents. I got calls from a gentleman like the Mayor Pro-Tem did, out at Walker Road. I think we need to hit that hard. I also got a call regarding the Paratrooper Memorial at the park. There is an area in the back where benches are, and there are a lot of homeless people starting to migrate there. Regarding the trash trucks, I understand there is a lot of trash and work to do. If I were building a house or building, the ordinance falls from 7 AM to 10 PM. I was once told by my commissioner that an ordinance is an ordinance. It is what it is. On Friday, I made a trip to meet for the COG Board. We had presentations from our legislators, and one of the big outcomes from that was regarding how the southern part of the State really finances the whole state with gas and oil. We received funding for less than a hundred miles of road on the southern part of the state. It is a big fight for us, and they said they would continue to fight to bring in as much money as they could to us.

Commissioner Burnett said a few meetings ago, Commissioner Pattillo had asked about LEDA applications and the estimates on construction for the removal of some buildings. Where are we on that? Acting City Manager Hernandez said I believe I put that in a weekly report, but if I did not, it will be on the April 28th meeting because we are not doing the Golf RFP. You will get the applications, and then the quotes for La Placita, Oregon, and Holiday Inn. We were trying to work privately with the owners and developers of the Holiday Inn. We are about to get a default judgment on the Holiday Inn. Once we do that, it becomes a little more difficult. It would be easier if the owner sold it to a developer. My understanding is that there hasn't been interest in that, so we are going to do a default judgment. Commissioner Burnett said he would like to congratulate the eight young women from Xtreme Amplitude who qualified for regionals in Loveland, Colorado, and Galveston, Texas.

Commissioner Tapley asked what the timeframe was for getting the RFP back out. Is it exactly thirty days? Acting City Manager Hernandez said she did not remember the exact dates, but on day thirty-one, we will get it out, depending on comments that come back from the union and what changes need to be made. We have to get that RFP ready, which will be on a Monday that they get the comments back. We have to have the RFP done by May. It would be a Wednesday, and then advertised on that Saturday. Two subsequent Saturdays, two fourteen-days, and then it would come back. We are going to do a simplified scoring, and then it will come back in front of the Commission at the next meeting. We could also call a Special Meeting. The RFP should come back before the end of May, and

then we should be able to get it in a Special Meeting somewhere between the 25th and the 31st.

Mayor McDonald said the City's Annual City-Wide Cleanup will be on July 18, 2026. This year, we will have all six communities represented. We will have the same type of competition for weight. We will still do cleaning of the yards for seniors, the disabled, and the military. Shredding will be done at the Dudley Community Center on Maryland Avenue from 10 AM to 12 PM. If you sign up as a volunteer, you will have to fill out a form. If you sign up to have your yard cleaned, you will also need a form. We will put those on the website. When we have applications or flyers, they will have a QR code on there so you can go directly to the needed form. On April 7th, we used the Dudley Community Center for a base planning commission. Two people from Alamogordo participated on that Board. They were very impressed with the facility. Hopefully, we will have everything in order to have that officially open for use by the community. I was recently asked to meet and chat at Owen Chapel along with other community leaders. We have a new pastor in town, and her church, through the Methodist Church, has received a grant to help with cleaning up the three or four blocks surrounding them. They have sent letters to people in the neighborhood to make them aware. The church is on the corner of 5th and Delaware. They want to make the area more appealing, and they plan to work with us on July 18th to do some cleanup. We want to ensure we have an effort people out there. A significant thing about the church is that they appointed a female bishop who represents District 5. She will come to District 5 to look at the community where the church is at. In 130 years of the Methodist Church, this is the first time we will have a bishop of that level come to Alamogordo to look at the area. Thrive will be having a concert on the night of July 18th. We will have a drawing to have four people participating in the cleanup for a chance for one of those tickets.

Acting City Manager Hernandez said to further clarify the RFP for Commissioner Tapley, the union has until May 10th. That gives the City the 11th, 12th, and 13th to get it ready. It will be advertised on the 16th, and then on the 23rd. You have to give so many days. I was hoping to have a Special Meeting on maybe Tuesday the 2nd.

Commissioner Hernandez said regarding the cleanup, I was thinking we could get containers placed out at Walker that day. Mayor McDonald said they will be at the baseball field in the parking lot.

CONSENT AGENDA

5. Approve the minutes for the Regular Commission Meeting on March 24, 2026, and the Special Meeting on April 7, 2026. (Rachel Hughs, City Clerk)

6. Approve the statements related to the Executive Closed Session of the Special Meeting held on April 7, 2026. (Rachel Hughs, City Clerk)

7. Consider, and act upon, Resolution 2026-09, authorizing acquisition of a decommissioned T-38 aircraft to serve as a static display at the Alamogordo-White Sands Regional Airport. (Troy Orr, Airport Manager) (Roll Call Vote required)

8. Consider, and act upon, approval of Change Order 1, in the amount of \$135,750.20, excluding NMGRT, to Crosstown Construction, for waterline replacement and new bypasses, additional concrete work for sidewalk, and additional materials. (Joseph Samora, Project Manager)

Commissioner Hernandez asked for Item 8 to be removed.

Commissioner Burnett moved to approve Items 5, 6, and 7.

Commissioner Robinson seconded the motion.

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

ITEMS REMOVED FROM CONSENT AGENDA

8. Consider, and act upon, approval of Change Order 1, in the amount of \$135,750.20, excluding NMGRT, to Crosstown Construction, for waterline replacement and new bypasses, additional concrete work for sidewalk, and additional materials. (Joseph Samora, Project Manager)

Project Manager Samora said it was determined that the existing conditions did not match the last set of drawings from over twenty years ago. Due to this, materials had to be urgently ordered to keep the project going. If the project were to be put on hold for the normal approval processes, the public would have a high chance of low pressure or no water.

Commissioner Robinson asked if there were adequate funds for this. Project Manager Samora said yes.

Commissioner Pattillo asked what would happen if this were not done. Project Manager Samora said the infrastructure would fail from that tank to Callahan. Commissioner Hernandez said it was his understanding that they have existing drawings, but they are not as-built drawings. For example, an existing drawing will show an eight-inch line, but they did not do an as-built drawing, which will show that it is actually a different size. That is what happened here. Existing drawings weren't as-built and did not match existing conditions. Project Manager Samora said yes sir.

Mayor Pro-Tem Rardin asked if any of this work had already been performed. Project Manager Samora said yes, it has. Mayor Pro-Tem Rardin asked how far the line was actually being replaced. Project Manager Samora said he was not sure. Mayor Pro-Tem Rardin asked if it was the line from one tank to another. Project Manager Samora said yes sir. It is not 100% my project, and so I am short on some details on it.

Commissioner Hernandez moved to approve.

Commissioner Burnett seconded the motion.

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

NEW BUSINESS

9. Consider, and act upon, the final publication of Ordinance No. 1722 authorizing up to \$12,865,000 in bonds or a loan to fund improvements to the City's natatorium, with repayment from the 0.125% Municipal Infrastructure Gross Receipts Tax. (Chris Muirhead, Modrall Sperling and John Archuleta, Bosque Advisors) (Roll Call Vote Required)

Finance Director Huff said we are here to discuss funding of the new Natatorium. We have Chris Muirhead here from Modrall Sperling, along with Mark Valenzuela from Bosque Advisors. Mr. Archuleta could not be here tonight. They will speak on some differences in funding. Our previous funding proposal was going through the New Mexico Finance Authority and their bond sale. That would have happened after the last meeting, but it wasn't an option after that meeting. NMFA removed us from their bond sale, which gave us the opportunity to look at different financing. This is still the second reading of the ordinance, but we want to ensure the changes are highlighted. We also have Rob Price here from ASA Architects. He can answer questions about design and construction.

Mr. Valenzuela proceeded to give his presentation, followed by Mr. Muirhead giving his presentation.

Commissioner Pattillo said the bond underwriters will require a bond rating and official offering documents. Does the City have a bond rating? Mr. Valenzeula said in this case, we would have to have it re-rated. We would have to go out and get a new rating. Commissioner Pattillo asked if we had one currently. Mr. Valenzeula said the City has been rated in the past, but I think it was withdrawn at the City's request. Commissioner Pattillo asked what needed to be done to obtain a bond rating. Mr. Valenzeula said we would work with your team to put together a presentation and engage with either S&P or Moody's, whichever we thought would be best suited to evaluate this credit. It would take two to three weeks to evaluate and pull together all the financial information we need. Then we would meet with the rating agencies, who would deliver an opinion about two weeks afterward. So, at the quickest, maybe four to five weeks. That process would extend the timeline compared to commercial banks. Commissioner Pattillo asked when the last time we had a bond rating was. Finance Director Huff said back in 2017, when we did the Fun Center bond. To be fully transparent, our bond rating would likely be impacted by the fact that we had a late audit, but I am not 100% sure. Commissioner Pattillo asked when the audit would need to get done to get a bond rating. Finance Director Huff said the 2024 audit is what is causing the issue right now. We have a phone call tomorrow to finalize some things. We believe that the audit will be done by the first week of May. That would kind of correspond with the timeline that Mr. Valenzuela is talking about with getting all the documents together. We would get that submitted, and that would substantially help our bond rating. Commissioner Pattillo asked if we would have been able to go to NMFA without that. Finance Director Huff said yes. We had already spoken with them and disclosed everything.

Commissioner Pattillo said so not having an audit done hasn't had any negative impacts on what we are looking for with state and private. Finance Director Huff said correct. When we put out the RFP that the banks responded to, we did disclose that. We disclosed our current audit status and everything through the gross receipts tax. Mayor McDonald said that it would only be required for Piper Sandler and Hilltop. It would not be required for the Bank of Albuquerque, the NMFA, and Capital One. Finance Director Huff said correct. We would not need a bond rating for those three.

Mayor Pro-Tem Rardin asked how many other municipalities utilize private funding instead of the NMFA. Mr. Muirhead said it varies. Ruidoso does not use the NMFA, they go through Hilltop as their municipal advisor. They always do private lenders for their general obligation bonds. Larger cities will go to a capital market themselves because they do not need the credit boost that may come from the Finance Authority. Cities smaller than Alamogordo routinely use NMFA because it is convenient. I see multiple options used between capital markets given the size of the city. I have done lots of deals with Capital One, the Bank of Albuquerque, and the New Mexico Finance Authority, which is what the City has done lots of deals with. I would say the Finance Authority is more common amongst municipalities, but it is not uncommon or shocking to see a private placement with a bank. Mayor Pro-Tem Rardin said he was a little concerned looking at the numbers. If we go with NMFA, it looks like we pay \$8,100,000 in interest, but going with any of the other ones, we will pay about \$1,000,000 to \$1,500,000 more. Another issue is that we need to have that reserve if we use NMFA. That is just money sitting in an account. Mr. Muirhead said that is not uncommon. The NMFA requires that of a lot of lenders or borrowers. Mayor Pro-Tem Rardin asked how much the tax revenue, the 1/8th of a percent, generated in revenue a year. Is it still around \$1,100,000? Acting City Manager Hernandez said yes sir. Mayor Pro-Tem Rardin said we are borrowing \$12,000,000. From past discussions with this pool, we said to keep it between \$10,000,000 and \$12,000,000. What about the other \$4,000,000 that was rededicated? Where is that at? When does it come into play? Finance Director Huff said of that additional \$4,000,000 we moved over, we have spent a little over \$1,000,000 on the design, around \$450,000 on upgrading the plumbing and connections that needed to be done during the Oregon SMP. So we currently have about \$2,500,000 as contingency. Since that tax was rededicated, that money has been going into the Quality of Life Fund, so that has been growing as well, and that money can be used as additional contingency and for RPR services that will be needed to ensure the pool is constructed properly. So that is the accounting of the \$4,000,000. It is there, it is protected, and it is not being used for anything else other than specific things needed in terms of getting ready to build the Natatorium.

Commissioner Pattillo said he was worried about the balloon. Can you speak to what risks we would have running that option, the recommendation of the Bank of Albuquerque, and what we could potentially get locked into with interest rates that do not change and refinance options. What is your outlook on that? Mr. Muirhead said there is no crystal ball as to how that works. Interest rates, from a legal perspective, would be an obligation to do it in year seven in that amount. There would have to be planning. The final terms with the Bank of Albuquerque say you can repay it anytime, year four or five. At that point, the City, through its advisors, would begin actively looking to see about, whether it is the Finance Authority or the Bank of Albuquerque, going to capital markets to refinance it. It would always be the plan to refinance it because gross receipts tax, borrowing something unforeseen, would not produce enough money over the next seven years to make that \$10,000,000 payment. You would be looking at a legal obligation at year seven. The uncertainty is interest rates. There are no guarantees.

Mayor McDonald said the Mayor Pro-Tem stated it would be about \$1,000,000 more. I know the balloon payment is a risk at the end of seven years. With the Bank of Albuquerque, the money would be required on an annual. It goes down substantially. They are looking at \$783,000 for the Bank of Albuquerque, as opposed to what the NMFA would be at \$829,000. Is that a true statement? Is it \$1,000,000 more? I am looking at the balance for seven years, where we would be at \$15,250,516. In looking at how this would even out, we are paying almost \$60,000 less each year. Even if we went with the Bank of Albuquerque, it is a lower interest rate than NMFA, and a lower amount per year that the City would pay for this pool. Mr. Muirhead said that is correct. It is, for that six-year period, roughly \$60,000 less. Mayor Pro-Tem Rardin said on page eight, it says our interest total will be \$8,195,000 for the Finance Authority. For Capital One, it says we would have \$9,865,000. For Hilltop, \$9,000,000, and for Piper, \$9,200,000. Mr. Muirhead said anything advertised is for the full twenty-five years. So, for everything but Bank of Albuquerque, the NMFA is the lowest. The Bank of Albuquerque is lower, given that they are advertising it for over twenty-five years, but looking at the seven-year period, the interest rate is less. Mayor Pro-Tem Rardin asked if there would be an early payoff penalty in their contract. Mr. Valenzuela said the terms have yet to be determined. Typically, with a seven-year final maturity, from years five to seven, there is no penalty for early payoff. If you want to go earlier, very likely, the bank will not say after one year. They would want to hold it for at least three years. At that point, they would start charging

a premium like 1% in year four to early prepaid. We are in an environment where short-term interest rates are higher than long-term rates. That is not normal. Our view is that, within a seven-year period, we will move back to a normal yield curve, where short-term rates are much lower than long-term rates. In that scenario, the risk of a seven-year final maturity is not that great. To the point about the annual payment, the excess cash from the current revenues you are collecting, that \$1,100,000, compared to that annual payment, if those additional revenues are being set aside for the next seven years, you will have about \$3,000,000 of cash to pay down on that \$10,000,000 due on year seven.

Mayor McDonald said the NMFA is requiring the \$12,845,000, which will be held. If we go with the banking, they won't hold that \$845,000. If we go to NMFA at the end of the seven years, it would be a lower amount held. Looking at the underwriter's discount, surety fees, and bond insurance, those things would not be a part of this if we went with the banking. So it is going to be structured like NMFA without the \$845,000. Mr. Muirhead said that is correct with the seven-year balloon. Mayor McDonald said so, we have savings there. The Bond Council on the NMFA is \$844,057. So we are not going to have that reserve fund either. Mr. Muirhead said no, that is for the reserve fund. Mayor Pro-Tem Rardin said the Bond Council and Municipal Advisor is \$50,000 each. Mayor McDonald said she was looking at the reserve fund. Their rates are the same no matter who we go with. If we were to refinance with NMFA, at the end of the seventh year, we would have less money that would be held, because the amount borrowed would only be the \$10,000,000. Mr. Muirhead said yes, depending on what you use with that excess over the seven years. The lower the amount is, the shorter the time you are borrowing, and the more flexible they will be about the reserve fund. Mayor McDonald asked how a loan at the NMFA would look at the end of seven years. How many years would we have remaining on that loan if we were to go with the bank? Mr. Muirhead said these are structured at twenty-five-year terms. If you were stuck with that term, and it did not change, you would be looking at eighteen more years. You could potentially advertise it over a shorter period because your revenues have increased. If the economy booms or you have more growth, you will see more in that fund, which allows you to make larger payments and reduce the term.

Commissioner Hernandez said you said that if we go to the bank, we have to put up \$350,000 to purchase the bond. Mr. Muirhead said no. Commissioner Hernandez asked what the charter rule was for a supermajority. Acting City Manager Hernandez said that would be five, but this is not a supermajority; it is 75%. Mr. Muirhead said yes. This is driven by state statute regarding revenue bonds. You need 75% of the entirety of the governing body. It would take six of the seven in favor. Commissioner Hernandez said you said if we approve this tonight, we would not have to come back as a Commission. The Mayor, Finance Director, and Acting City Manager could approve whatever you came up with. Mr. Muirhead said this would be the action taken by the Commission to approve the debt, up to \$12,865,000, then delegating to the Mayor and staff to make a determination in consultation with Mr. Valenzuela and myself. It would not come back to the Commission for additional action. It would come back as an informational item showing what we have done. Commissioner Hernandez said if this turns out to be a floozy ten years from now, it was not Commissioner Hernandez who approved it. Mr. Muirhead said the minutes would show that you approved incurring a debt up to \$12,865,000. Commissioner Hernandez said regarding a public comment, ten years ago, when we had the money to cover our pool, it was City staff that decided to spend the money elsewhere. It was not the Commission. The Commission approved it on its recommendation. We got rid of the pool cover because of the danger of the weight and the danger of hurting employees who would put it up and down. There was also an issue regarding the humidity of the pool, which they could not remove. That became an OSHA violation. Going back to this pool, right now, we are at 60% drawings. When would we have 90% drawings? Mr. Price said we are well beyond 65% drawings at this point. We are having our 95% review meeting tomorrow morning at 11 AM. I will know more after this meeting, but in thirty to forty-five days, we will have bid drawings. Commissioner Hernandez asked what the bid process for that would be. Let's say long-term, forty-five days. Finance Director Huff said let's say we have full drawings by June 1st. We would want to advertise this multiple times, at least twice. Then we would have a mandatory pre-bid. That would pull us out two to three weeks. We would probably leave it for at least thirty days for bids, and it may be better for even sixty days. So, ninety days of bidding time, which puts us at September 1st. I would say it would be brought to the Commission either in September or the first meeting in October, depending on how successful the bid process went. There is an element of cost and price. If they all come in over \$12,000,000, then we would have to do some adjusting. If everything goes well with that, we would probably look at breaking ground at the beginning of January, once we get the bond and everything in place. Commissioner Hernandez said if we had approved this at the last meeting through the NMFA, what was that interest rate? Mr. Valenzuela said it was 4.25%. Commissioner Hernandez said to be clear, I did not hold up this project, which is not even ready to bid at this point. It has been led to believe that staff put out that misinformation through the news media, which is disheartening. This project is not delayed. Mayor Pro-Tem Rardin said it was said that it would be about five months

before NMFA does another bond sale. We have plans. Can we start the bid process prior to us having funding? Mr. Valenzuela said no. Finance Director Huff said no. Per our Purchasing Ordinance, I cannot. Mayor Pro-Tem Rardin said five months from now would be mid-August. Finance Director Huff said we looked at that and where ASA Architects would be around June 1st. We would then sit on those plans for a couple of months. Mayor McDonald said there would be a continual cost increase because everything continues to go up, and we do not know where the interest rate will be.

Commissioner Burnett asked what the cost of the actual structure was. Mr. Price said the building, including the pool, decks, offices, multi-purpose rooms, and fabric structure, are all in line with this \$12,865,000, depending on how much contingency and forecasting for inflation, which could bring that number up to \$14,000,000. Those are guessing numbers. I would be crazy if I told you I knew exactly what it would cost. We are inflating beyond that number you have for financing, but we will not know until bid day what the market-established cost of this project would be. Mayor Pro-Tem Rardin said based off what we have seen lately, prices are coming in higher than the engineer's estimate.

Commissioner Hernandez asked what the life expectancy of the facility would be. Mr. Price said the fabric structure and pool would have roughly the same lifespan at twenty to twenty-five years, which is what was initially explained when the Commission approved moving forward with design. Those have not changed. Commissioner Hernandez asked if it might last longer than the payment. It is a twenty-five year bond, and the pool is expected to last twenty-five years. Mr. Price said they are probably running parallel to each other.

Commissioner Pattillo asked what the options were if costs exceeded the \$12,865,000. Finance Director Huff said the main option is to see where it falls in with the contingency and cash available in the fund. If it came in at \$12,900,000, that would be within tolerance. If it came in at \$15,000,000, that would not be within tolerance. We would need to go back with Mr. Price and the REQ Center Team to cut down on things on the design part. This is a \$12,000,000 pool. If it does not pass the cash test, there is no point in bringing this forward. Commissioner Pattillo asked what the negative outcomes would be if we did not vote on this tonight. Mr. Muirhead said it would be a continuation of timing that ties back to the procurement and bid process. The Finance Director mentioned that if we wait five months for the NMFA, that would push procurement farther down the road, including potentially the cost. From a leg perspective, if you did not do this tonight, you could do it at the next meeting or month. I do not think there are legal implications in deferring it. I would not tell you that you must vote tonight. Commissioner Pattillo said if we say yes tonight, have the design meeting tomorrow, when would we find bids? Finance Director Huff said in October. Commissioner Pattillo said we cannot start bids without approving financing, correct? Finance Director Huff said we cannot put it out to bid until you vote on the budget. If approved tonight, we will prepare the budget revision once you approve the funding source you are going with. The budget revision would show the revenue. The first debt payment would not be in FY26 but FY27. It would be included in the preliminary budget to be presented in the first part of May. Commissioner Pattillo asked if there was any advantage of waiting until the budget meetings. Mr. Muirhead said as your consultant, I do not really have an opinion on that, but that would move this back a little bit. Acting City Manager Hernandez asked if the interest rates would change. Mr. Valenzuela said I do believe there is certainly market risk from waiting. Commissioner Burnett said say we approve tonight, and we get the proposal back within thirty days, but the interest rate goes to 5.5%. Can we say we do not want to do this at that point? Mr. Valenzuela said we absolutely do. Commissioner Burnett asked if they could direct staff to not do this at a certain interest rate percentage. Mr. Valenzuela said the ordinance before you tonight is already capped at 6%. If it goes above that, we would not meet the parameter. Through delegation with the Mayor and City Manager, you have the right not to move forward on a transaction. Commissioner Hernandez asked who set the cap at 6%. Mr. Muirhead said the statutory cap is 12%. Mr. Valenzuela said that after we put out the mini-RFP and saw the pricing, we were comfortable that a 6% cap would not be exceeded under that scenario. That is why we chose 6%. Commissioner Burnett asked if the interest rate would rise within the next thirty days. Mr. Valenzuela said frankly, we are in a very volatile market. I am advising clients that if they can lock in a fixed rate within a good range, we should be doing that. Mayor Pro-Tem Rardin said if we went with the NMFA tonight, is there an early payoff, or do we have to wait ten years? If rates come down, can we refinance it in two years? Mr. Valenzuela said no sir. They have a standard policy of a ten-year period. Mayor Pro-Tem Rardin said if we went with the Bank of Albuquerque, we could do it after five years. Mr. Valenzuela said the terms have not been set, but with most deals I have dealt with, five to seven years is the standard time frame that you would be able to start negotiating that refinance. There is a premium in doing it in year three or four. Finance Director Huff said with the Bank of Albuquerque proposal, in terms of the useful life, there is some flexibility there. Commissioner Hernandez asked if that would be a problem twenty-five years from now. Finance Director Huff said she believed we could make the pool last twenty-five years. This last one has lasted thirty-one years, which is pretty

amazing.

Mayor McDonald asked if any of the Commissioners had gone to look at the pool we have now. Finance Director Huff said she worked there for nine years. It has had a very rough life at different parts.

Mayor Pro-Tem Rardin asked if we needed to go out to get a bond rating with the Bank of Albuquerque. Finance Director Huff said no. Mayor Pro-Tem Rardin asked if we needed it with the NMFA. Finance Director Huff said no. Mayor McDonald said we did not need it for Capital One either.

Commissioner Pattillo asked if the unanimous consent from staff and advisors was that the Bank of Albuquerque would be the recommendation and the best way to go. Acting City Manager Hernandez said we talked about it, and that was our recommendation. I believe that it was Bosque Advisors' recommendation as well. Mr. Muirhead said he was not the City's municipal advisor and was prohibited, but legally speaking, it is a good structure. City Attorney Mori said based off the two options and the uncertainty of the financial future, I tend to agree with staff and the presentations. If a decision is made tonight, then Bank of Albuquerque.

Commissioner Tapley asked if it was normal practice on these excess funds to put them towards the principal. Finance Director Huff said we actually have never had excess funds. Commissioner Tapley said in the event we have excess funds, how do we use them? Finance Director Huff said it would be up to the Commission's discretion. As the GRT is projected and has been flowing, there will be additional money over the debt service that is required. You will have the options of either holding it or keeping it for debt service. You also have the option of dedicating money to a city-owned facility for a capital improvement project. As long as we restrict the cash that will cover the debt service, and review revenue to ensure it stays within projections, then you will have some disposable income in that fund. Mayor Pro-Tem Rardin said let's say it generates \$1,100,000. Could we authorize you to pay \$1,000,000 a year instead of the seven? Like if we went with Albuquerque. Acting City Manager Hernandez asked if we could do principal payments. Finance Director Huff said we have never prepaid, other than refinancing. When we are negotiating the terms, we can ensure that it is okay in the agreement. Mr. Valenzuela said the Commission can tell us how they want it to look, and we can put it together. Mayor Pro-Tem Rardin said he would like to see different numbers on that. Like, if we paid \$780,000 a year versus \$1,000,000, how fast would that be paid off? Would that be closer to seven or ten years? Mr. Valenzuela said we could provide the numbers to your staff. These terms have not been defined. The bank will want a certain minimum debt service coverage. NMFA would want that as well. So we have to meet that first, then we look at how we use that excess. Finance Director Huff said that direction would be given in the budget, because that is how we would then budget the debt service. Acting City Manager Hernandez said some of the excess is going to need to go for the maintenance of the pool to ensure we meet the lifespan. Mayor Pro-Tem Rardin asked if the maintenance would come out of the same fund instead of the budget. Acting City Manager Hernandez said it could, if any major repairs need to happen. Mayor Pro-Tem Rardin said he would not expect any major repairs for the first ten to twelve years. Acting City Manager Hernandez said you would hope not.

Commissioner Hernandez asked if there was an estimate of the construction duration period. Mr. Price said fourteen to sixteen months.

Commissioner Pattillo said if we approve this tonight, we will have thirty days to review the agreed-upon terms from Bank of Albuquerque, correct? Mr. Muirhead said the thirty days are for anyone to potentially challenge the adoption of the ordinance. Mr. Valenzuela said we are going to look into locking the rate and getting a final term sheet next week. Yes, you would have thirty days to understand what the terms are. Commissioner Pattillo asked when we would have a bond rating or audit completion. Finance Director Huff said the 2024 audit will be completed by the first week of May. We would not go out for a bond unless we have to. Commissioner Pattillo asked if refinancing with NMFA was an option. Finance Director Huff said after five to seven years. That would be if we wanted to bond it versus loan it. The NMFA numbers tonight were for a loan, but we are out of the bond game with NMFA at this point. We may be out of it, depending on how we look, at a point as well. It depends on the funding structure. Mayor Pro-Tem said once you have the loan terms and everything, and I do understand that we are delegating authority to the City Manager and the Mayor, but could you email that to us so we know what we are agreeing to. Commissioner Pattillo asked if the Bank of Albuquerque was Finance Director's Huff's recommendation. Finance Director Huff said yes.

Commissioner Hernandez moved to approve the ordinance and go with the Bank of Albuquerque. Commissioner Rardin seconded the motion. Motion Passed with a vote of 7 - 0 - 0.

10. Consider, and act upon first publication of Ordinance 1723 Declaring the Need to Designate Certain Property in Otero County as a Metropolitan Redevelopment Area. (*Chris Muirhead, Modrall Sperling*) (Roll Call Vote Required)

Mr. Muirhead said this was the second of these types of projects for MRA designation, so multi-family housing could be built and get the benefit of a property tax abatement for up to a fifteen-year period, subject to the terms of what the County enters into, and what the City wants. Count Attorney Nichols said there were presentations about this before, and some members of the Commission were at the groundbreaking ceremony of the Sendero Apartments, which was the original location of this MRA at the intersection of Mesa Village and Verde Ranch Road. Basically, the undeveloped part past the movie theater. It makes sense not to just do that parcel. There are 151 acres of undeveloped land out there that arguably qualify for this. You have market studies with Patriot Pointe and Sendero. The Sendero market study showed a shortage of apartment rentals by almost 1,500 units with the City and County. Patriot Pointe represents 114 units, and Sendero is 80 units, so we need 1,300 more units just to be in a healthy rental market. It meets the definition under the statute. I would request that you consider the larger area because more is needed.

Commissioner Burnett asked if the County needed more property. County Attorney Nichols said it makes sense if we are going to do it. The County will pay Mr. Muirhead and his team. If we are going to spend money and go through the effort, let's get the biggest bang for our buck. Not just the parcel for Sendero, but that whole area to benefit the community.

Commissioner Pattillo said as far as long-term goes, how does this work doing one lot at a time? Mr. Muirhead said in doing a larger area, you would not have to do all these steps every time. You would already have an area designated. Then the County, in consultation with the City, could approve projects to get that abatement without doing the entire approval. The first one the City did was unique in that small, but it was targeted. The common way to do this is to have a larger area, and that is more consistent with practice. Acting City Manager Hernandez said she believed we had two seats on the planning committee. I am not totally sure how it works, but I would designate two staff to give input on the MRA.

Commissioner Burnett asked if other areas were being considered like this one. County Attorney Nichols said yes, it is essentially the whole area of Mesa Village that is undeveloped. Sendero is west of the movie theater, but there is a lot of other land out there zoned for development that is not currently developed on the north side Mesa Verde Ranch Road. I essentially fit and included all that area I could that was undeveloped. Mayor Pro-Tem Rardin asked if that included the commercial area of their subdivision. Otero County Attorney Nichols said it does include some of the commercial that is open. The documents included in this meeting did not have a map, but they do have the parcels. Mayor Pro-Tem Rardin asked City staff to produce a map of the area. City Attorney Mori said absolutely. The first reading had a very different square area than the second, as the Commission decided to either expand or contract. If there is a desire to change the designated area, the Commission could still have that by the second reading.

Commissioner Hernandez asked if the City was looking to acquire any of this property. Acting City Manager Hernandez said we have not other than a possible Fire Station #8, due to the number of homes out there. I have already had a developer and a chain ask questions about the MRA. So it is doing what was intended, which was to pique interest and development in the area. Commissioner Hernandez said as the area is developed, they will not have amenities like a pool that the other side of town has. If it starts to fill up, it will be harder to acquire that property, especially for something like a golf course. Regardless of what we use it for, we need to look at it and lock that in. Acting City Manager Hernandez said we were told that they would donate land to us for Fire Station #8, which we really need to consider due to the population. Holloman Air Force Base can help us with that, not necessarily with funding, but with grants and a big OLDCC because it provides faster access to Holloman out that way as well. If you want us to seriously consider that, we would have to go into Executive Session to talk about us acquiring land. Commissioner Hernandez said the City looks like it wants to grow. If we do not start planning on these things, we will get locked out. Commissioner Pattillo said if a developer comes to the Chamber of Commerce and asks what

tax incentives there are to build in Alamogordo, who would we refer them to? Would we refer them to County Attorney Nichols? I am trying to understand how we are projecting this and what the plan is. I know we have a lot to figure out. Acting City Manager Hernandez said this is controlled by the County. I believe County Attorney Nichols can speak to the process.

Mayor Pro-Tem Rardin said if we cross the bypass, and I am not sure of City limits there, but if it encompasses the land between the railroad tracks and bypass, south of the northern overpass, then maybe into White Sands Boulevard. Would that be feasible? There are even lots available at the Fairgrounds. Acting City Manager Hernandez said we previously touched on this a little, where we talked about taking on an MRA during our comprehensive plan. Is that something you want to do now, or go through another MRA? We need to look at the City as a whole. Mayor Pro-Tem Rardin said the area I mentioned may incentivize someone to buy the property and develop it. Acting City Manager Hernandez asked if that needed to be pre-approved by the Otero County Commission. County Attorney Nichols said no. We can do it between now and your next reading. Mayor Pro-Tem Rardin said he did not know if that was within City limits. County Attorney Nichols said he believes that goes up to Highway 82. Acting City Manager Hernandez said yes. County Attorney Nichols said for the purposes of this, it could be out in the County, too. Mayor Pro-Tem Rardin said we when get a map, look at encompassing that in there. County Attorney Nichols said as long as it reasonably ties together. Commissioner Burnett asked if they had to be in the vicinity of each other. Acting City Manager Hernandez asked if the land needed to be adjacent. Mr. Muirhead said no. Commissioner Burnett said if we are going to do it, we may as well do it all. County Attorney Nichols said to keep in mind a limiting factor. Once you get further along in the process, every property owner in the impacted area has to be notified via certified mail. Right now, that is basically one owner. Commissioner Pattillo asked if the way we have done this with Sendero and Patriot Pointe has been working with the County. What would you do differently moving forward? County Attorney Nichols said to be honest, I would not want to do it again. It just isn't the most efficient. If it is the City limits, and you all just roll with it, you do not have to do this extra step. The County Commission wanted to help and stepped in with these two. As far as within the City, that should be within your purview. Bring in investment and development where you know it is needed. There will be opportunities next year for us to work on things. This is a tool that has been underutilized. Commissioner Pattillo asked if County Attorney Nichols would do a workshop with the City Commission to help them figure this out. County Attorney Nichols said sure. Something else that Mr. Muirhead and I discussed was getting the actual numbers on the tax implications. We did not have that today, but it is important to know.

Mayor McDonald asked if this would be done like with Patriot Pointe. Will you forego the taxes for seven years? County Attorney Nichols said that would be the intent. Developers would not come here but for that break, and so we would not be getting that money anyway. Acting City Manager Hernandez said we are not necessarily losing it; we are freezing at the current rate. Mayor McDonald asked if this would be mostly apartments. County Attorney Nichols said that is the primary need. Hopefully, other things will come too, because of the increase in population. I do remember a parcel that was excluded for Fire and EMS, and that is excluded from this now. When we bring you the map, that will be the information to include. Commissioner Hernandez said the problem ten years ago was that the Fire Department on Walker was not manned. Why put a Fire Department building out there when we cannot even man the ones we have? County Attorney Nichols said nothing has happened out there, but stuff should have. That is an argument to incentivize building things out there.

Mayor Pro-Tem Rardin moved to approve.

Commissioner Hernandez seconded the motion.

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

11. Consider, and act upon, Resolution No. 2026-10, authorizing the Submission of an Application to the New Mexico Department of Transportation Local Government Road Fund Municipal Arterial Program for street rehabilitation of 1st St. from U.S 54 to S White Sands Blvd, planning and design project for the FY2026-2027 Funding Cycle. Funds Match \$81,250.00 (25%). (Jimmy Vargas, Public Works Director) (Roll Call Vote Required)

Acting City Manager Hernandez said we receive a lot of concerns about the road past the bypass on 1st Street. This would allow us to put in an application for a grant. We are looking for grants for other Streets projects that are not in our S&P. Once we come back, there is a 25% match on there. This is just for design.

Mayor Pro-Tem Rardin said that the road was redone less than twenty years ago. From the railroad tracks to 1st Street needs to be redone. Commissioner Burnett said it says from 1st to Highway 54. Commissioner Hernandez said from the bypass to the railroad tracks is fine. It's bad from the railroad tracks to the intersection. Commissioner Burnett said if we are doing this, we may as well look at the 10th Street one. Commissioner Hernandez said 10th Street from the railroad tracks to the bypass is pretty bad. 1st Street is fine. Acting City Manager Hernandez asked if the Commission wished to table this until Public Works Director Vargas could return. Mayor Pro-Tem Rardin said he had no problem in letting the City apply for it. I just want clarification on what we are actually doing. Can we also do an application for 10th Street also, from the railroad to the bypass? Acting City Manager Hernandez said yes. We would come back with a separate application; it would not be combined. Or can come back and redo this one. What would you like to do? Mayor Pro-Tem Rardin asked which was the most likely to get approved. Acting City Manager Hernandez said she did not know. This was from our consultants helping us look at grants we do not typically go through. Commissioner Pattillo asked if there was a time constraint on this. Acting City Manager Hernandez said there was a deadline in the packet. Commissioner Burnett said it says here the segment between the existing railroad crossing and White Sands Boulevard. Commissioner Tapley said so let's approve this one, and say we can throw out for 10th Street as well.

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

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

Mayor McDonald appointed Rhonda Alterson to her 3rd term on the Alamogordo Library Board, and Erich Wuersching to his 7th term on the Airport Advisory Board. No one was opposed.

EXECUTIVE SESSION

13. Adjourn into Executive Closed Session in compliance with 10-15-1(H)(2) NMSA 1978 (as amended) to discuss: Limited Personnel Matters (Discussion regarding the conduct of an employee in a supervisory/operational role within the Parks Department and related management oversight by the City Manager) and 10-15-1(H)(8) NMSA 1978 (as amended) to discuss: Real property known as the Fairgrounds Parking Lot, located at the corner of White Sands Blvd and Fairgrounds Rd (Roll Call Vote Required)

**Commissioner Robinson moved to adjourn into Executive Session at 9:48 PM.
 Commissioner Hernandez seconded the motion.
 Motion Passed with a vote of 7 - 0 - 0.**

ADJOURNMENT



ATTEST:

Rachel Hughes

 City Clerk Rachel Hughes

Sharon McDonald

 Mayor Sharon McDonald

(Prepared by Dylan Aleshire, Deputy Clerk)
 Approved at the Regular Meeting held on April 28, 2026.