



Alamogordo City Commission

NOTICE OF MEETING

Regular Meeting Agenda

September 8, 2026 - 6:30 PM

Donald E. Carroll City Commission Chambers
City Hall, 1376 E. Ninth Street

Sharon McDonald Mayor
Joshua Rardin Mayor Pro-Tem, District 4
Baxter Pattillo District 1
Stephen Burnett District 2
Warren Robinson District 3
Al Hernandez District 5
Mark Tapley District 6

Robert Stockwell City Manager
Vacant City Attorney
Rachel Hughs City Clerk

MISSION STATEMENT as Adopted by the City Commission on March 24, 1995.

The City of Alamogordo is a Municipal Corporation that exists solely for the purpose of providing the best possible services to our customers, the citizens of Alamogordo. We are committed to providing these services with honesty, integrity, compassion, fairness, and a commitment to excellence.

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

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

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

CALL TO ORDER & ROLL CALL

Announce the presence of a Quorum.

INVOCATION & PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PUBLIC COMMENT

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

CITY MANAGER'S REPORT

REMARKS AND INQUIRIES BY THE CITY COMMISSION

CONSENT AGENDA (Roll Call Vote Required for an Ordinance or Resolution)

All matters listed under the Consent Agenda are considered to be routine by the City Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

1. Approve the minutes for the Regular Commission Meeting on August 25, 2026. *(Rachel Hughes, City Clerk)*

ITEMS REMOVED FROM CONSENT AGENDA

PUBLIC HEARINGS

2. Consider, and act upon, whether the Alcoholic Beverage Control Division of the State of New Mexico should grant the applicant Sips on 6th, LLC, a transfer of ownership and location for an Inter-local Dispenser type liquor license number Dis-000927 with on-premises consumption and with patio service at 523 N. White Sands Blvd. *(Kyla Stoker, New Mexico Liquor Licenses LLC and Rachel Hughes, City Clerk)*

NEW BUSINESS

3. Comprehensive Plan *(Shelley Dowhanik-Baron, Community Development Director)*
4. Consider, and act upon, Resolution 2026-34, declaring 1620 N. White Sands Blvd., 801 Arapaho Trl., and 1803 College Ave. no longer ruined, damaged, and dilapidated, or a menace to public comfort, health, peace, or safety. *(David Kunihiro, Chief of Police, and Josh Sides, Code Enforcement Manager)* **(Roll Call Vote Required)**
5. Consider, and act upon, a Golf Course Fee Increase. *(Robert Stockwell, City manager)*
6. Consider, and act upon, Change Order #3 for Pavement Improvements at Fire Station #2 in the amount of \$143,368.79 *(Shelley Dowhanik-Baron, Director Community Development)*
7. Consider, and act upon, the award of IFB 2026-005 bid to Gary Childress for On-Call Commercial Lawn Equipment Repair and Maintenance Services for the City's Parks Department and the award of IFB 2026-006 to CT Custom Services for the On-Call Commercial Lawn Equipment Repair and Maintenance Services for the City's Golf Course. *(Heather Casebolt, Interim Parks and Recreation Director)*

EXECUTIVE SESSION (Roll Call Vote Required)

8. Recess into Executive Closed Session in compliance with 10-15-1(H)(2) NMSA (as amended) to discuss: Limited Personnel Matters (City Manager Performance Review) **(Roll Call Vote Required)**

ADJOURNMENT

AGENDA REPORT

CITY OF ALAMOGORDO
CITY COMMISSION

Meeting Date: 9/8/2026

Report Date: 08/25/2026

Report No: 1.

Submitted By: Rachel Hughs

Subject: Approve the minutes for the Regular Commission Meeting on August 25, 2026. *(Rachel Hughs, City Clerk)*

Fiscal Impact:

Amount Budgeted:

Fund:

Additional Fiscal Impact:

Recommendation: Approve the minutes.

Background:

This is required by the Open Meetings Act.

**CITY OF ALAMOGORDO, NEW MEXICO
CITY COMMISSION REGULAR MEETING MINUTES
6:30 PM, DONALD E. CARROLL COMMISSION CHAMBERS
August 25, 2026**

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

**AL HERNANDEZ, COMMISSIONER
MARK TAPLEY, COMMISSIONER
ROBERT STOCKWELL, CITY MANAGER
VACANT, CITY ATTORNEY
RACHEL HUGHS, CITY CLERK**

CALL TO ORDER & ROLL CALL

Mayor McDonald called the meeting to order at 6:31 PM. Roll Call was taken by the City Clerk. City Clerk Hughes announced there was a quorum present.

INVOCATION & PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

**Commissioner Burnett moved to Approve the agenda.
Commissioner Hernandez seconded the motion.
Motion Passed with a vote of 7-0-0.**

PRESENTATIONS

1. Labor Union Appreciation Week Proclamation. (*Sharon McDonald, Mayor*)

Mayor McDonald read a proclamation honoring the contributions of labor unions. She proclaimed September 6–12, 2026, as Labor Union Appreciation Week in Alamogordo and called upon residents to recognize the contributions of working Americans.

PUBLIC COMMENT

1. Tamara Hansen, president of AFSCME Local 3818, thanked Mayor McDonald for the proclamation. She noted that union members, along with the police and fire departments, are dedicated to protecting worker rights and safety. She also introduced Thaddius Gilmore as the city's most recently appointed union steward.

2. Russell Davis spoke regarding the upcoming Earth Day celebration at the Alameda Park Zoo scheduled for April 2027. He noted that scheduling conflicts between the 2026 Earth Day and the Holloman Air Show had hurt city vendors and expressed hope that the zoo would coordinate with the base to avoid future date conflicts.

3. Charles Burris spoke about municipal revenue and the local golf course. He proposed reviving Ordinance 1666 (the 5% lodgers' tax on short-term hotel and Airbnb stays), which had generated \$250,000 annually before being repealed. He suggested using these funds to cover outside golf course management fees, establish a regional pickleball facility on White Sands, construct a new municipal aquatic center, and add a Washington Park merry-go-round.

CITY MANAGER'S REPORT

1. City Manager Stockwell shared a photo of a local residential property exhibiting major maintenance concerns. He reported that a neighboring house had received four purchase offers, all of which were withdrawn because the prospective buyers refused to look at the dilapidated property daily. He noted that while code enforcement had taken initial steps under current ordinances, the property owner believed nothing was wrong. He asked Chief Kunihiro and Code Enforcement Manager Sides to outline existing tools and identify potential modifications to the municipal code.

Chief Kunihiro clarified that code enforcement falls under the police department. He noted that three vehicles on the left side of the photo were illegally parked in the alleyway and that citations had been issued. Code Enforcement Manager Sides reported that only two violations in the photo were enforceable under current codes. He shared that other New Mexico communities restrict residential yard parking; for example, the City of Albuquerque limits residential parking availability to 400 square feet.

Mayor Pro-Tem Rardin asked how a square-footage restriction would impact citizens who own multiple operable, registered, and insured vehicles, noting he parks three at his home. He agreed that a nearby property with a Cadillac on jack stands and trash was an eyesore and recalled that the Commission had addressed RV parking on private property around 2012 or 2013. Code Enforcement Manager Sides stated there is nothing in the ordinances on parking in your front yard.

Commissioner Hernandez expressed concern about adding new parking restrictions, noting that he personally parks five registered trailers, a motor home, and two Bobcat skid-steer loaders on his lots. He said the only issue he has is a lack of enforcement of existing ordinances, citing a 4-wheel-drive vehicle next to a police lieutenant's house that had been sitting on blocks for 5 to 6 years, as well as an unresolved sidewalk obstruction on Ohio Street. Code Enforcement Manager Sides replied that the vehicle on blocks had been cited and taken to court, but the owner chose to pay municipal court fines rather than remove the vehicle, creating a "vicious cycle". Commissioner Hernandez stated that the future City Attorney needed to enforce these ordinances and seek the maximum municipal penalties of a \$500 fine or 90 days in jail, rather than minor \$25 or \$50 fines, to ensure compliance.

Commissioner Pattillo asked if staff had determined where the alleyway property lines officially ended. Chief Kunihiro confirmed they used a city GIS map to identify the 20-foot dedicated public right-of-way. Commissioner Pattillo emphasized that dedicated streets and alleys are public city property and recommended recovering the property lines and enforcing encroachment regulations.

Mayor Pro-Tem Rardin asked City Manager Stockwell to bring back a discussion item in the next few weeks or months to evaluate options to address trash and yard storage. City Manager Stockwell noted that code enforcement's biggest challenge is balancing limited resources while managing complaint-driven enforcement. He confirmed that amendments to the zoning ordinances addressing outdoor storage were already being drafted.

Commissioner Pattillo suggested consulting County Attorney Nichols and Sheriff Black about right-of-way protections and urged the city to survey lines prior to enforcement.

Mayor McDonald suggested compiling a list of active code enforcement complaints to systematically resolve safety-related line-of-sight violations at municipal intersections, rather than focusing on individual properties.

Commissioner Pattillo asked for staff recommendations to help with ordinances. Chief Kunihiro stated that they have some drafts they will send to the city manager. In response to a question from Commissioner Pattillo, Chief Kunihiro confirmed that blocked alleys and public rights-of-way pose an active safety risk by preventing fire engines and utility trash trucks from accessing properties.

City Manager Stockwell clarified that while the city currently lacks an in-house attorney, it has a contract attorney who is actively prosecuting code violations in municipal court.

2. City Manager Stockwell asked Code Enforcement Manager Sides and Police Chief Kunihiro to present an update on the Tinsley Trailer Park located at 1620 N. White Sands Boulevard and 215 16th Street.

They focused on several key areas, including its condemnation status, crime rates, property cleanup, and ongoing legal proceedings. The park was originally condemned in September 2023 due to severe structural and sewer line violations. Code Enforcement Manager Sides reported that as of the meeting date, all violations pertaining to the condemnation had been corrected, either through selective demolition by the property owners or as a result of a recent fire on the property.

Chief Kunihiro reported that in June and July, the police responded to the area 27 times, averaging about half a call per day. From August 1 to August 18, there were only four medical calls, one of which was an overdose death. He clarified that while there were rumors of a drive-by shooting at the park, the police department was never called and had no record of any such incident. The local narcotics task force has remained active in the area, executing over 20 cases or warrants. Chief Kunihiro noted that state bail reform continues to present challenges, as offenders are often released from custody before an officer's shift ends or by the following morning.

Mayor Pro-Tem Rardin asked if the city could place one of its mobile camera trailers in the right-of-way or on a neighboring lot to monitor the area. Chief Kunihiro confirmed this was possible but cautioned that placing trailers with highly visible flashing lights usually causes criminal activity to temporarily migrate just out of the cameras' line of sight.

Code Enforcement Manager Sides said the fire-damaged former thrift store building at 1640 White Sands remains fenced off. He said the main Tinsley property has been cleaned of the burnt trailers and buildings from the recent fire. Code enforcement has tried to contact the owner via certified mail, but the letter was returned. They will likely bring a resolution to the Commission to condemn the building so the city can clear it and place a lien on the property. Commissioner Burnett asked if they had plans to clean it up. Code Enforcement Manager Sides said that was in the pipeline, in the resolutions presented. Commissioner Robinson asked for a timeline to clean it up. Code Enforcement Manager Sides stated it was in the probate court process and did not know how long it would take.

3. City Manager Robert Stockwell announced that he and the Community Development Director are actively negotiating the city's Transportation Master Plan to scale it back to approximately \$2 million. The primary objective of scaling back this contract is to reallocate the \$2 million in savings directly toward physical street repairs rather than spending it on the extensive consulting and planning work that was originally scheduled.

REMARKS AND INQUIRIES BY THE CITY COMMISSION

Commissioner Pattillo asked for clarification regarding reports that the city's utilities had assisted Tularosa with its recent water supply issues. City Manager Stockwell clarified that it was not the City. Holloman Air Force Base chose to assist Tularosa by allowing them to draw water to fill their raw water reservoir. It was improper and should not have been done that way. We have clarified the situation with the Air Force regarding the limitations on using water from the Bonito line. Utilities Director Nunnelley stated that as soon as he got wind of it, he put a stop to the unmetered draw. He emphasized that the Bonito water right dates back a long time and that the city must diligently protect its shared water rights with Holloman Air Force Base.

Commissioner Pattillo asked for an update on the city attorney recruitment. City Manager Stockwell stated he interviewed an applicant for the position and determined not to offer the position. They will try one more time and do a one-month recruitment to generate additional applicants. If they do not result in adequate applicants, they will come back to the commission with a recommendation that the city contract out its legal services for comprehensive services.

CONSENT AGENDA

Commissioner Robinson moved to Approve the Consent Agenda.
Mayor Pro-Tem Rardin seconded the motion.
Motion Passed with a vote of 7-0-0.

2. Approve the minutes for the Regular Commission Meeting on August 11, 2026. *(Rachel Hughs, City Clerk)*

- 3. Consider, and act upon, an agreement with the New Mexico Department of Cultural Affairs for receipt of a reimbursable General Obligations Bond award in the amount of \$167,218.90 for the Library for the purchase of library collections, equipment, and furniture. (*Eileen Flint, Community Services Director and Kim Underwood, Library Manager*)**
- 4. Consider, and act upon, approving the Investment Report for the quarter ending Jun 30, 2026, in accordance with the City of Alamogordo Investment Ordinance. (*Evelyn Huff, Finance Director*)**
- 5. Consider, and act upon, Resolution 2026-32 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 August 25, 2026. (*Evelyn Huff, Finance Director*) (Roll Call Vote Required)**

NEW BUSINESS

- 6. Consider and act upon Resolution 2026-31, declaring 1221 Cuba Ave. to be so ruined, damaged, and dilapidated that it is a menace to public comfort, health, peace, or safety and ordering its abatement. (*David Kunihiro, Chief of Police, and Josh Sides, Code Enforcement Manager*) (Roll Call Vote Required)**

Code Enforcement Manager Sides presented a resolution to condemn 1221 Cuba Avenue. He noted that the property had been monitored since 2024, and after losing contact with the owner, he obtained an administrative search warrant in June 2026 to inspect the interior. The inspection revealed deplorable conditions, including extensive roof holes, collapsed ceilings, and broken windows. He noted that the owner of record was deceased, left no next of kin, and owned five other similarly dilapidated properties in town.

Mayor Pro-Tem Rardin stated that the resolution draft lists the address 311 Virginia, which needs to be corrected.

Commissioner Hernandez asked how properties are prioritized for demolition and if the list is complaint-driven. Code Enforcement Manager Sides explained they use a 3-2-1 ranking system, with level three representing severe hazards. Cuba was categorized as a level-two moderate-to-severe hazard, prompted by persistent neighborhood complaints. Commissioner Hernandez expressed concern regarding other severely dilapidated properties, listing 504 New York, 311 New York, 400 New York, 101 Texas, and 102 Maryland. He noted that 311 New York had been crumbling for ten years. Code Enforcement Manager Sides responded that 311 and 313 New York had already been condemned and were scheduled for private demolition next month. He added that 151 properties were on the active municipal dilapidation list. Commissioner Hernandez stated that when the city demolishes structures, the remaining lots are frequently neglected, becoming overgrown with weeds and looking worse than before. He cited a city-demolished lot at 1501 Ohio that was overgrown with weeds and requested that code enforcement follow up on cleared lots. He also requested a report on the available balance of the demolition fund to understand how many structures the city could afford to clear. He asked that they be kept up. Code Enforcement Manager Sides stated it should have a lien, but that is with the Legal department. Commissioner Hernandez said we should be a bit more up to date on what is happening between departments as a follow-up.

Commissioner Pattillo asked for a cost and timeline estimate to condemn and demolish a standard residential property. Code Enforcement Manager Sides estimated that a standard demolition costs approximately \$40,000. Under the International Property Maintenance Code, owners are given 30 days to correct violations or submit a rehabilitation plan, which can grant up to two years to complete. If they fail to comply, a resolution is brought to the Commission. Once approved, the owner has 10 days to commence demolition; on day 11, the city can execute a contractor task order to clear the property. Commissioner Hernandez noted that placing a \$40,000 demolition lien on a vacant lot valued at only \$15,000 to \$20,000 ensures the property will remain empty, as no developer could recoup their investment. City Manager Stockwell reported that staff is exploring a joint partnership to obtain private financing. This would allow the city to package and sell vacant lots at prices that make building single-family homes or duplexes financially viable. Commissioner Hernandez expressed support for the concept. Mayor Pro-Tem Rardin requested that the city establish a proposal to rehabilitate homes with "good bones" rather than demolishing them. He noted that a neighborhood resident on 15th and Cuba had concerns about 5-foot-high weeds on a city-owned

lot. He also noted that the city was writing off \$250,000 in uncollectible demolition costs from a prior meeting. City Manager Stockwell clarified that writing down the debt on the write-off list does not release the municipal lien or ownership. Code Enforcement Manager Sides said the weeds on 15th and Cuba were on city property and that the city has a contractor to maintain them regularly.

Commissioner Burnett asked Finance Director Huff what the average sale they make when they auction off property. She stated that courthouse auctions generally yield between \$1,500 and \$5,000, which does not cover the city's demolition costs.

7. Consider, and possible action, regarding implementing security improvements at Bonito Reservoir (Robert Stockwell, City Manager; David Nunnelley, Utilities Director; Heather Casebolt, Interim Parks & Recreation Director and Evelyn Huff, Finance Director)

Finance Director Huff reviewed the reservoir's historical background, noting that it was completed in 1931. She stated that sediment issues are a recurring challenge, dating back to a record flood in 1941, as well as numerous historic forest fires in the watershed (1939, 1941, 1945, 1948, 1950, 1952). The city and the Department of Defense purchased the reservoir in 1954 and operated an 88-mile pipeline to deliver gravity-fed water to Alamogordo and Holloman Air Force Base. The City has primary responsibility for maintaining the reservoir, and the DoD shares the pipeline with us, but we are the sole creators of the Bonito reservoir. Following the 2012 Little Bear Fire, monsoons washed up to 48 feet of ash and sediment against the dam. FEMA paid \$20 million to clear 581,000 cubic yards of sediment and complete long-term infrastructure improvements, including replacing the original 1943 valves and installing a modern intake tower catwalk. The lake was stocked with fish and scheduled to open in May 2024, but the Blue Two Fire delayed the opening until August 30, 2024. To mitigate ongoing flood risk, the city constructed 25 debris retention basins in Kraut and Littleton Canyons, which have successfully captured tons of post-fire sediment during the heavy 2026 monsoons.

Finance Director Huff explained that the current "Open Gate" agreement with New Mexico Game and Fish requires public access from dam to dam. They said that public access creates substantial municipal liability due to tripping hazards on the unimproved ADA ramp, dilapidated staircases, and trespassing on the high-hazard dam spillway in violation of State Dam Safety Bureau regulations. Furthermore, Fund 88, the campground fund, only contains \$424,288, which is insufficient to rebuild the campground or clear the massive debris flows in Rodamaker Canyon. The agreement is also unacceptable as it mandates access to the areas that could not safely be accessed under the current conditions. The purpose of the Bonito reservoir is to provide a safe, reliable, and quality water source for the citizens of Alamogordo and for Holloman Air Force Base. She stated that with this purpose in mind, staff recommended (1) the cessation of the Open Gate agreement; (2) closing the reservoir to all recreational activities; (3) allocate the remaining Fund 88 balance to secure the reservoir; (4) securing the reservoir with fence that meets our current security standards; and (5) continuing the efforts to make debris mitigation solutions permanent.

Mayor MacDonald asked if this meant no more fishing. Finance Director Huff confirmed, no more fishing. Commissioner Tapley asked Finance Director Huff if she was saying that every reservoir in the United States has a fence around it. She stated, it does not.

Mayor Pro-Tem Rardin asked how many miles they were looking at building. They have the money to build a fence but not to make the improvements, and that is probably a million-dollar fence. Finance Director Huff stated that there are different levels of improvement.

City Manager Stockwell interjected, emphasizing that the campground and the fishing were recreational facilities that benefited the citizens of Alamogordo, who never exceeded 10 percent of their use. It was subsidized the whole time that was going on. The revenue generated did not cover all the costs of maintaining the campground and providing fishing access. As a result of the fires and flooding over the years, we have been able to put the lake back with assistance. The reason it was originally built was to collect water that ultimately enters the City of Alamogordo for our water system. The reservoir was built as a source of water, not as a recreation facility. Reservoirs built for water facilities are routinely fenced, and access is restricted primarily for this reason to ensure the water is of the highest quality.

Commissioner Robinson asked whether there would be liability if someone broke the rules and whether there would be supervision. Finance Director Huff stated that the liability decreases with postings, and there will be no supervision because it would require staff.

Mayor Pro-Tem Rardin strongly opposed the closure, noting that Bonito Reservoir is a major tourist attraction similar to Grindstone or Alto lakes. He said he doesn't think we should close it to recreational use. I mean, if the campground's not in order and usable, let's close the campground. But as far as fencing that off, I can't support that." Finance Director Huff noted that, as a tourist attraction, the city does not collect gross receipts tax or lodgers' tax from the reservoir because it is located in Lincoln County. City Manager Stockwell added that the reservoir's primary, legal purpose is to collect pure water for the citizens of Alamogordo and the Department of Defense, not to subsidize out-of-county recreation at the expense of local utility payers. He stated that municipal water supply reservoirs are routinely fenced across the country to protect water quality.

Commissioner Pattillo asked about the frequency and outcomes of the Dam Safety Bureau audits. Utilities Director Nunnelley stated they are audited annually, and the city is currently receiving strikes because the public has unrestricted access to the high-hazard dam spillway. Commissioner Pattillo asked for a list of concrete benefits of fencing the reservoir. Utilities Director Nunnelley said the fencing costs were estimated at \$600,000. Fencing would also make tampering with the water supply a federal offense. Finance Director Huff said that the remaining balance is funded by Fund 81, the water and sewer operational fund.

Commissioner Pattillo asked how frequently the reservoir is visited and requested historical metrics. Finance Director Huff said a three-year-old survey of 1,079 respondents, where 62% were non-residents, and noted that while they do not have physical counters, cell phone tracking software (Placer) could be used to estimate tourism traffic.

Mayor Pro-Tem Rardin asked how many additional staff this would require. Utilities Director Nunnelley stated none. Commissioner Pattillo asked for a short benefit list. Staff listed three key benefits: securing a critical municipal water source, reducing public liability from flash floods in unimproved parking areas, and preserving the surrounding habitat, which has flourished as a wilderness area since the campground's closure.

Mayor Pro-Tem Rardin asked for the number of usage and for a list of historical safety incidents or liability claims at the reservoir over the past 60 years. Finance Director Huff noted they would have to research historical tort records, as no major claims had been recorded since the campground closed in 2012. He asked if Holloman Air Force Base had been included in these closure discussions. She said they had not, as the City of Alamogordo holds sole operational responsibility for the reservoir.

Commissioner Robinson moved to approve all five. The motion died for lack of a second.

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

ADJOURNMENT

Commissioner Rardin moved to Adjourn at 09:19 PM.
Commissioner Tapley seconded the motion.
Motion Passed with a vote of 7-0-0.

ATTEST:

Mayor Sharon McDonald

City Clerk Rachel Hughes

(Prepared by Rachel Hughes, City Clerk)
Approved at the Regular Meeting held on September 8, 2026.

AGENDA REPORT

CITY OF ALAMOGORDO CITY COMMISSION

Meeting Date: 9/8/2026

Report Date: 08/21/2026

Report No: 2.

Submitted By: Rachel Hughs

Subject: Consider, and act upon, whether the Alcoholic Beverage Control Division of the State of New Mexico should grant the applicant Sips on 6th, LLC, a transfer of ownership and location for an Inter-local Dispenser type liquor license number Dis-000927 with on-premises consumption and with patio service at 523 N. White Sands Blvd. *(Kyla Stoker, New Mexico Liquor Licenses LLC and Rachel Hughs, City Clerk)*

Fiscal Impact:

Amount Budgeted:

Fund:

Additional Fiscal Impact:

Recommendation: Approve the application.

Background:

The Alcohol Beverage Control Division of the NM Regulation and Licensing Department has given this application preliminary approval. In accordance with Section 60-6B-4 NMSA of the Liquor Control Act, the Division must refer the application to the Governing Body for approval or disapproval. This public hearing is for the purpose of considering the application.

The Notice of Public Hearing was published in the Alamogordo Daily News on Thursday, July 30, 2026, and Thursday, August 13, 2026. The publications met the State regulations of publishing a notice twice prior to the hearing, with the first publication 30 days before the Public Hearing. The nearest church is more than 1,000 feet away, meeting the 300-foot rule.

July 20, 2026

Certified Mail No.: 7021 2720 0001 2204 6736

City of Alamogordo
Rachel Hughs
1376 East Ninth Street
Alamogordo, NM 88310
rhughs@ci.alamogordo.nm.us

RECEIVED

JUL 24 2026

CITY CLERK

Lic. No. /Appl. No.: DIS-000927/BLA-0000021863
Name of Applicant: Sips on 6th, LLC
Doing Business As: Sips on 6th
Proposed Location: 523 N. White Sands Blvd., Alamogordo, New Mexico 88310

The Director of the Alcoholic Beverage Control Division (ABC) has reviewed the referenced Application and granted **Preliminary Approval**. It is being forwarded to you for Local Option District approval or disapproval of the Liquor License Application.

Notice of the Public Hearing required by the Liquor Control Act shall be given by the governing body by publishing a notice of the date, time, and place of the hearing **twice during the 30 days prior to the hearing** in a newspaper of general circulation within the territorial limits of the governing body. **The first notice must be published at least thirty (30) days before the hearing. Both publications must occur before a hearing can be conducted.** The notice shall include:

- (A) Name and address of the Applicant/Licensee;
- (B) The action proposed to be taken;
- (C) The location of the licensed premises.

In addition, if the Local Option District has a website, **the Notice shall also be published on the website.**

While the law states that “within forty-five (45) days after receipt of a Notice from the Alcoholic Beverage Control, the governing body shall hold a Public Hearing in the question of whether the department should approve the proposed issuance or transfer”, we recognize the potential for conflict between the requirement for publication of 30-day notice and the 45-day hearing requirement.

With that in mind, when a local governing body receives a liquor license application from ABC, that governing body has a couple of options:

- 1) Hold a hearing on the license application within the statutory time frame of forty-five (45) days, as required by the Liquor Control Act, and comply with all other statutory and regulatory procedures and notify ABC of your decision within thirty (30) days of the hearing.
- 2) Request from ABC an extension of time, past the forty-five (45) days, designating how much additional time will be needed to conduct the hearing in compliance with all statutory and



regulatory procedures. After the extension is granted and the hearing is held, notify ABC of your decision within thirty (30) days of the hearing.

ABC has no preference in the option you choose.

The governing body is required to send notice by certified mail to the Applicant of the date, time, and place of the Public Hearing. The governing body may designate a Hearing Officer to conduct the hearing. **A record shall be made** of the hearing.

THE APPLICANT IS SEEKING A TRANSFER OF OWNERSHIP AND LOCATION FOR AN INTER-LOCAL DISPENSER TYPE LIQUOR LICENSES NO. DIS-000927 WITH ON PREMISE CONSUMPTION AND WITH PATIO SERVICE.

Within thirty (30) days after the Public Hearing, the governing body shall notify ABC of their decision to approve or disapprove the issuance or transfer of the license by signing the enclosed original Page 1 of the Application. The original Page 1 of the Application must be returned together with the notices of publication. **If the Governing Body fails to either approve or disapprove the issuance or transfer of the license within thirty days after the Public Hearing, the Director may issue the license.**

If the Governing Body disapproves the issuance or transfer of the license, it shall notify ABC within thirty (30) days setting forth the reasons for the disapproval. A copy of the Minutes of the Public Hearing shall be submitted to ABC with the Notice of Disapproval (*Page 1 of the Application, noting disapproval*).

Respectfully,

Trinidad Maes Digitally signed by Trinidad Maes
Date: 2026.07.20 15:42:25 -06'00'

Trinidad Maes
Hearing Officer
NM Regulation & Licensing Department
Alcoholic Beverage Control Division
Phone: (505) 469-3172
Email: trinidad.maes@rld.nm.gov

Enclosures:

1. Application (Page 1) (*must be signed and returned w/notices of publication*)
2. Premises Information (Page 2)
3. Copy of Floor Plan
4. Zoning Statement





Alcoholic Beverage Control Division
Dispenser Intake Application
Application Number: BLA-0000021863



Business Information

Business Information

Business Name: Sips on 6th LLC
Business Structure: Limited Liability Company
State Tax ID Number: XX-XXXXX3-00-0
Business Email: angcolmenero@yahoo.com

Type of Business: Alcohol
FEIN: XX-XXX7993
Business Phone: 5759377772

Contact Person Information

Contact Person Name: New Mexico Liquor Licenses LLC c/o
Kyla Stoker
Contact Person Email: kyla@newmexicoliquorlicense.com

Contact Person Phone: 5059805614

Business Mailing Address

Mailing Street: 423 White Mountain Meadows Drive
Mailing State: NM
Mailing Country: US

Mailing City: Ruidoso
Mailing Zip Code: 88435

Ownership Transfer Type

Specify the appropriate reason for filing this ownership transfer application?

- ☒ Applicant Business is buying/acquiring licenses from other business
☐ Applicant Business has a Change in Ownership

If there are new shareholders holding 10% or more ownership interest OR If stock is transferred among existing shareholders and there is a person/business who previously held less than 10% and is now holding 10% or more ownership interest, select "Applicant Business has a Change in Ownership."

Once you navigate to the next screen, you will not be able to change response of this question.

Local Option District Use Only: Local Governing Body of _____ City, County, Village

Public Hearing held on _____ 20_____. Please check one: ☐ Approved ☐ Disapproved

Signature of City/County Official: _____ Title: _____

Alcoholic Beverage Control Division Use Only: ☐ Approved ☐ Disapproved _____

Signed by Director: _____ Date: _____



Alcoholic Beverage Control Division
Dispenser Intake Application
Application Number: BLA-0000021863



Premises Information

License Information

Specify the type of transfer you are applying for?

- ☒ Transfer of Ownership and Location
☐ Transfer of Ownership

License Number: DIS-000927

License Expiration Date: 6/30/26

Current DBA Name: O'Niells Pub, Inc

Dispenser Type: Inter-Local Dispenser

License Type: Dispenser

Current License Owner: RSO PROPERTIES, LLC

Current Lessee: O'NIELL'S PUB INCORPORATED

Current Premises Address

Physical Street: 4310 Central Ave. SE Ste B

Physical State: NM

Physical County: Bernalillo

Physical City: Albuquerque

Physical Zip Code: 87108

Local Option District: Albuquerque

Proposed DBA Name

Do you want to change the license DBA Name? Yes

Requested DBA Name: Sips on 6th

Proposed Premises Physical Address

Is the license moving out of current Local Option District (LOD)? Yes

Physical Street: 523 N. White Sands Blvd

Physical Zip Code: 88310

Physical County: Otero

Physical City: Alamogordo

Physical State: New Mexico

Local Option District: Alamogordo

"Local Option District" means a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, OR an incorporated municipality that falls within a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, OR an incorporated municipality of over five thousand population that has independently voted to approve the sale, serving or public consumption of alcoholic beverages under the terms of the Liquor Control Act or any former act.

Ownership

The land and building which is proposed to be the licensed premises is: Leased by Applicant

The following information is required to ensure the issuance of a license to this location will not result in the violation of a county or municipal ordinance.

Specify Owner(s) of the land and building: Collision Pros Inc.

Specify Date and Terms of Lease/Operating Agreement: 1/1/2-12/31/30

Zoning

Is the proposed premises location zoned? Yes

You will be required to upload "Copy of Zoning Statement" issued by the local municipality or county. If not applicable, you will be required to upload "Copy of Zoning Statement" or Letter from local government to indicate that there is no zoning for the proposed location.

Specify the zone for proposed premises location (example C-1): C-3



Alcoholic Beverage Control Division
Dispenser Intake Application
Application Number: BLA-0000021863



Distance from nearest School

Name of School: St Johns Day School
School City: Alamogordo
School Zip Code: 88310

School Street: 505 E 11th St
School State: New Mexico
School Country: United States

School Distance (in feet): More than 1000

Specify the shortest direct line distance from the nearest point of the proposed premises to the nearest point of the property line of the school.

Distance from nearest Church

Name of Church: Immaculate Conception
Church City: Alamogordo
Church Zip Code: 88310

Church Street: 705 Delaware Ave
Church State: New Mexico
Church Country: United States

Church Distance (in feet): More than 400 but less than 1000

Specify the shortest direct line distance from the nearest point of the proposed premises to the nearest point of the property line of the church.

Premises Information 2

Please specify the appropriate option for the premises that you have specified in the application?

- ☐ A license has never been issued to the location of the proposed premises.
☒ A license was once issued to the location of the proposed premises but is no longer being operated at the location.
☐ Alcohol operations are currently being performed at the proposed premises by the applicant business.
☐ Alcohol operations are currently being performed at the proposed premises by a business other than the applicant business.

Please provide more details for the option selected in above question?

You can specify more details such as license has become expired non-renewable, business ownership has changed, planning to extend operations of existing premises or planning to buy premises etc.

Previous owner operated at this location but there is not relationship to the new operators

Licenses at Proposed Premises

Please specify the active New Mexico licenses currently held by the proposed premises.

If you need to view, edit, or delete any records, click the down arrow under action for that specific record.

No records to display.

Questions

Has the applicant business ever had a liquor license denied, suspended, revoked, surrendered, or had any other form of discipline or disciplinary action by a licensing agency in another state or jurisdiction?	No
Has the structure and/or ownership disclosure for the applicant business changed since last reported to the department?	No
Does the applicant business own any (direct/indirect) interest in a liquor license?	No



City of Alamogordo

CD-005-2026

March 24, 2026

Angela Colmenero
423 White Mountain Meadows
Ruidoso, NM 88345

RE: **Sips on 6th**

523 N. White Sands Blvd.

Legal Description: ALAMO BLOCKS, LOTS:13, 14 BLOCK:5, Alamogordo, Otero, New Mexico

Parcel Number: 01N4055094075323

To Whom it may concern,

At your request, we have researched our records and determined the zoning classification of that certain real property, which has the street address of **523 N. White Sands Blvd.**, is within the corporate boundaries of the City of Alamogordo. This is written, in accordance with the provisions of Section 2-01-030(j) and Section 29-01-010 of the Code of Ordinances of the City of Alamogordo, New Mexico, to provide a Certificate of Zoning Classification regarding the property.

The property at **523 N. White Sands Blvd.** is within the **C-3 Business District** as per the City of Alamogordo Zoning Map, which does not prohibit the sale of alcoholic beverages. Alamogordo Municipal Code Chapter 29, Zoning allows restaurants, bars and commercial businesses within this district.

Please contact me if you need more information. Note for a full understanding of what is permitted or prohibited by the Alamogordo Code of Ordinances please refer to the Code in its entirety. The City's website at www.ci.alamogordo.nm.us provides access to the entire Municipal Code. On the City's Home Page click on Government – COA Code of Ordinances.

Sincerely,

Shelbe Abbott-Leyva
Assistant City Planner
1376 E. 9th Street
Alamogordo, NM 88310
575-439-4220 x1
sabbott@ci.alamogordo.nm.us

ZONING ANALYSIS/ZONING COMPLIANCE APPLICATION



**ALAMOGORDO
PLANNING AND ZONING**

EG275

CD-005-2026 (A)



pnz@ci.alamogordo.nm.us
1376 E. 9th Street
Alamogordo, NM 88310
575-439-4220

MAR 23 2026

Date Received: _____

Receipt #: 9870

Fee \$50

Please, use this form to apply for a certificate of zoning compliance, with or without a building permit application for construction, continuation of a use, change of use, "rebuild letters," or confirmation of present zoning status. Use this form as a supplement to a building permit application. For analysis of any construction project, confirmation of zoning status, and as need be, for other requests, please submit a plat of survey, site plan and building plans.

(Print or Type) Map Code (from Real Estate Tax bill)

Property Identification

Address of Subject Property:	523 N. White Sands Blvd, Alamogordo, NM 88310.		
Map Code (from Real Estate Tax bill)	4-055094075323		
Legal Description	Alamo Blocks Lot: 13, 14 Block 5.		
Proposal, project or use for which you request zoning certification:			
Full liquor bar, for on premises consumption only.			

Applicant Information

Name:	Angela Colmenero
Address:	523 N. White Sands Blvd (business address)
Business Name:	Sips on 16th
Day Phone:	575 9377772
Evening Phone:	575 9371071
E-Mail:	angcolmenero@yahoo.com

Mailing address: 723 White Mountain meadows
Ruidoso, NM 88345.

ZONING ANALYSIS/ZONING COMPLIANCE APPLICATION

May we use e-mail to contact you regarding this request?	
☒ Yes ☐ No	
Are you the property owner?	Property Owner Name <u>Sergio and Angela Colmenero</u>
☒ Yes	Address: <u>423 White Mountain Meadows Drive</u>
☐ No	Phone: <u>575 937 7772</u> E-Mail: <u>angelcolmenero@yahoo.com</u>
	If not, what is your relationship to the property owner?

Property Use Information

The property currently is used for the following uses and/or business (such as: single family home, beauty shop, dentist office, gas station ...)

Dispenser full service bar, for on premises consumption only

Active

Account: R010808

Mill Levy 33.150000

Estimated Tax: \$4,230.80

Tax Year: 2026

Version: 01/29/2026

Parcel: 01N4055094075323

Account Type: B

Area ID: 01_NR

Previous ID: 01-01129

Property Location

COLLISION PROS INC
2409 N FLORIDA AVE
ALAMOGORDO, NM 88310

Situs: 523 WHITE SANDS BLVD
City, State, Zip: ALAMOGORDO, NM 88310
Neighborhood: C31

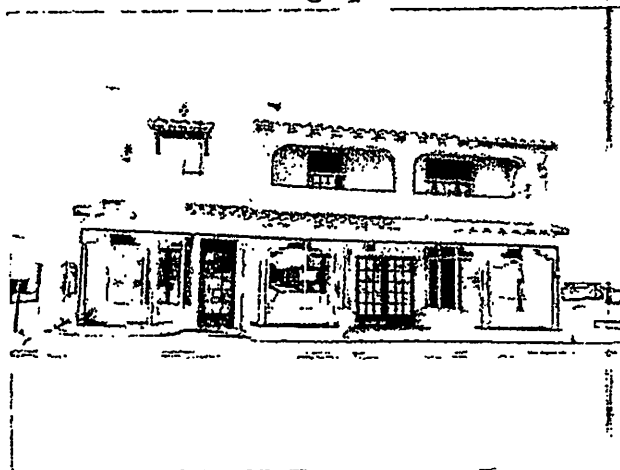
Subd: ALAMO BLOCKS Lot: 13, 14 Block: 5

2026 Tax Year	Full Value	Assessed Value	Gross Sq Ft	Acres	Taxable
Land:	48,088	16,029	6011.000	0.138	
Improvements:	334,791	111,597	4989.000		
Exemptions:		0			
Total:	382,879	127,626		0.138	127,626

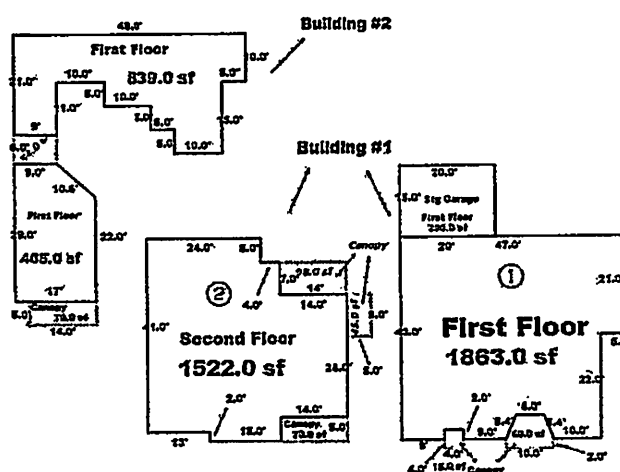
2025 Tax Year	Full Value	Assessed Value	Gross Sq Ft	Acres	Taxable
Land:	42,017	14,006	6011.000	0.138	
Improvements:	320,920	106,973	4989.000		
Exemptions:					
Total:	362,937	125,603			120,979

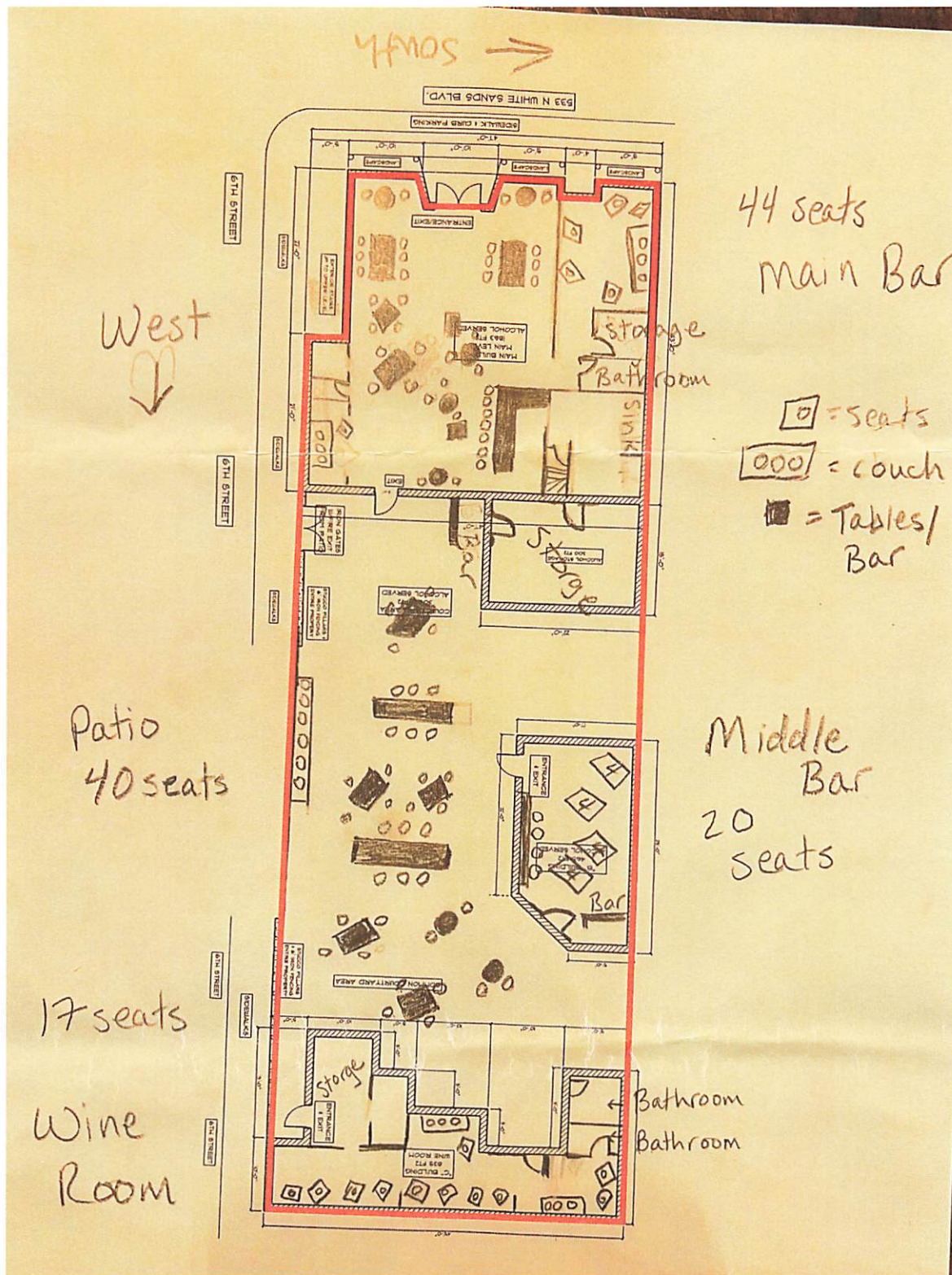
Public Remarks

Photograph



Building Sketch





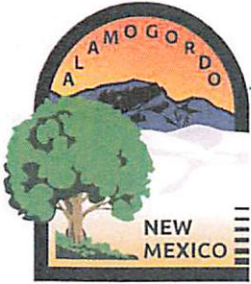
North ←

Sips on 6th LLC
DIS-000927

MAIN LEVEL FLOOR PLAN (GROUND)

Interior Main Level = 3,467sf
 Interior Second Level = 1,450sf
 Exterior Square Footage = 3,273sf
 Total square footage = 8,190sf

Interior Main Level = 3,467sf
Interior Second Level = 1,450sf
Exterior Square Footage = 3,273sf
Total square footage = 8,190sf



City of Alamogordo

OFFICE OF THE CITY CLERK
1376 E. Ninth Street • Alamogordo, NM 88310
(575) 439-4100 • Fax (575) 439-4396

July 24, 2026

VIA CERTIFIED MAIL 7006 3450 0001 8876 7875 and VIA EMAIL

Kyla Stoker
New Mexico Liquor Licenses, LLC
2539 Wyoming Blvd NE
Albuquerque, NM 87112

Re: Application No. DIS-000927/BLA-0000021863

Ms. Stoker,

The City of Alamogordo will hold a Public Hearing on the question of whether the Alcoholic Beverage Control Division of the State of New Mexico should approve or disapprove the issuance of a transfer of ownership and location for an Inter-local Dispenser type liquor license number Dis-000927 with on-premises consumption and with patio service at 523 N. White Sands Blvd., Alamogordo, New Mexico 88310. The applicant is Sips on 6th, LLC, c/o New Mexico Liquor Licenses LLC, Kyla Stoker at 8411-A Hardware Dr NE, Suite 1, Albuquerque, NM 87109, application DIS-000927/BLA-0000021863.

The Public Hearing will be on **Tuesday, September 8, 2026**, at 6:30 p.m. in the Donald E. Carroll Commission Chambers in City Hall, located at 1376 E. Ninth Street, Alamogordo, New Mexico. The Commission may have questions for you; therefore, it is advised that you attend the public hearing. You may enter through City Hall's Southeast doors, which open at 6:00 pm.

If you have any questions, please call (575) 439-4100, option 6, or email me at rhughs@ci.alamogordo.nm.us.

Sincerely,

Rachel Hughes, MMC
City Clerk



City of Alamogordo

OFFICE OF THE CITY CLERK
1376 E. Ninth Street
Alamogordo, NM 88310



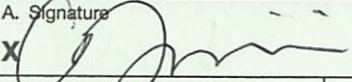
7006 3450 0001 8876 7875



quadrant
FIRST-CLASS MAIL
IM1
\$006.33⁰
07/24/2026 ZIP 88310
043M31267264

US POSTAGE

Kyla Stoker
New Mexico Liquor Licenses, LLC
2539 Wyoming Blvd NE
Albuquerque, NM 87112

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature  B. Received by (Printed Name) Courtney Timmer C. Date of Delivery 8/3/24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
1. Article Addressed to: Kyla Stoker New Mexico Liquor Licenses, LLC 2539 Wyoming Blvd NE Albuquerque, NM 87112		3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☒ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.	
2. 		4. Restricted Delivery? (Extra Fee) ☐ Yes	

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage \$ 6.33 Total	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Kyla Stoker New Mexico Liquor Licenses, LLC 2539 Wyoming Blvd NE Albuquerque, NM 87112	

7006 3450 0001 8876 7875

AFFIDAVIT OF PUBLICATION

Alamogordo Daily News
1301 N. White Sands Blvd, Alamogordo, NM 88310
(575) 437-7120

State of New Jersey, County of Camden, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Alamogordo Daily News, a Daily newspaper of general circulation, printed and published in City of Alamogordo, Otero County, State of New Mexico; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates.

Publication Dates:

- Jul 30, 2026

Notice ID: uvSt8yJri46ilYx3eavM

Notice Name: Public Hearing Sips on 6th

Publication Fee: \$65.38

Anjana Bhadoriya

Agent

VERIFICATION

State of New Jersey
County of Camden

Signed or attested before me on this: 07/31/2026

Sharon E. Thomas-Pope

Notary Public

Notarized remotely online using communication technology via Proof.

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Alamogordo City Commission will hold a PUBLIC HEARING on **Tuesday, September 8, 2026**, at 6:30 p.m. during their regular Commission Meeting at the Donald E. Carroll Commission Chambers in City Hall located at 1376 E. Ninth Street, Alamogordo, New Mexico.

The purpose of this Hearing is to consider and act upon the question of whether the Alcoholic Beverage Control Division of the State of New Mexico should approve or disapprove the issuance of a transfer of ownership and location for an Inter-local Dispenser type liquor license number Dis-000927 with on-premises consumption and with patio service at 523 N. White Sands Blvd., Alamogordo, New Mexico 88310. The applicant is Sips on 6th, LLC, c/o New Mexico Liquor Licenses LLC, Kyla Stoker at 8411-A Hardware Dr NE, Suite 1, Albuquerque, NM 87109, application DIS-000927/BLA-0000021863.

The public may speak and submit comments during the Public Hearing. Inquiries regarding this Public Hearing should be directed to City Clerk Hughs at City Hall or at (575) 439-4100.

Date: 7-24-2026
City of Alamogordo, New Mexico
By: Rachel Hughs, City Clerk
Published in Daily News July 30, 2026.

119080

AFFIDAVIT OF PUBLICATION

Alamogordo Daily News
1301 N. White Sands Blvd, Alamogordo, NM 88310
(575) 437-7120

State of Florida, County of Orange, ss:

I, Ankit Sachdeva, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Alamogordo Daily News, a Daily newspaper of general circulation, printed and published in City of Alamogordo, Otero County, State of New Mexico; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates.

Publication Dates:

- Aug 13, 2026

Notice ID: twHxmVNj8Et420O3B98R

Notice Name: Public Hearing Sips on 6th second publication

Publication Fee: \$65.38

Ankit Sachdeva

Agent

VERIFICATION

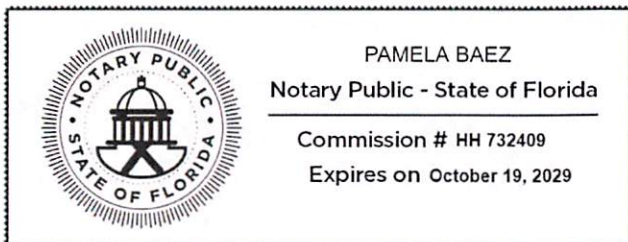
State of Florida
County of Orange

Signed or attested before me on this: 08/13/2026



Notary Public

Notarized remotely online using communication technology via Proof.



LEGAL NOTICE

NOTICE OF PUBLIC HEARING

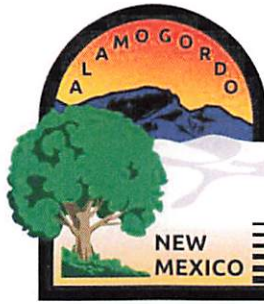
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The public may speak and submit comments during the Public Hearing. Inquiries regarding this Public Hearing should be directed to City Clerk Hughes at City Hall or at (575) 439-4100.

Date: 7-24-2026
City of Alamogordo, New Mexico
By: Rachel Hughes, City Clerk
Published in Daily News August 13, 2026.

119050



NOTICE OF PUBLIC HEARING

The Alamogordo City Commission
will hold a PUBLIC HEARING on:

**Tuesday, September 8, 2026
at 6:30 pm
during their regular Commission Meeting
at the Donald E. Carroll Commission Chambers
in City Hall located at 1376 E. Ninth Street
Alamogordo, New Mexico**

The purpose of this Hearing is to consider and act upon the question of whether the Alcoholic Beverage Control Division of the State of New Mexico should approve or disapprove the issuance of a transfer of ownership and location for an Inter-local Dispenser type liquor license number Dis-000927 with on-premises consumption and with patio service at 523 N. White Sands Blvd., Alamogordo, New Mexico 88310. The applicant is Sips on 6th, LLC, c/o New Mexico Liquor Licenses LLC, Kyla Stoker at 8411-A Hardware Dr NE, Suite 1, Albuquerque, NM 87109, application DIS-000927/BLA-0000021863.

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Date: 7-24-2026
City of Alamogordo, New Mexico
By: Rachel Hughs, City Clerk

AGENDA REPORT

CITY OF ALAMOGORDO CITY COMMISSION

Meeting Date: 9/8/2026

Report Date: 08/28/2026

Report No: 3.

Submitted By: Shelley Dowhanik-Baron

Subject: Comprehensive Plan (*Shelley Dowhanik-Baron, Community Development Director*)

Fiscal Impact: \$144,578.16

Amount Budgeted: \$0.00

Fund: 54520 - Contract Services

Additional Fiscal Impact:

Recommendation: Information only.

Background: The Community Development Department has retained Bohannon Huston, Inc. to prepare an in-depth study that will guide Alamogordo's future growth and development. The resulting **Comprehensive Plan** will serve as the City's long-range policy framework for decisions involving land use, transportation, infrastructure, utilities, housing, neighborhoods, parks and recreation, economic development, community facilities, and hazard mitigation.

Community and stakeholder engagement will play a central role throughout the planning process. Public input will help shape the Comprehensive Plan's vision, goals, priorities, and implementation strategies. As the City's governing body, the City Commission will participate in a special work session to establish its vision and policy direction for Alamogordo's future.

The completed Comprehensive Plan will include actionable recommendations and implementation strategies organized into three planning horizons:

- **Near-term:** 5 years
- **Mid-term:** 10 years
- **Long-term:** 20 years

The planning process is expected to take approximately one year to complete.



Let's Grow Alamo



City of Alamogordo Comprehensive Plan

City Commission Meeting
September 8, 2026

CONSULTANT & COST

- Contract awarded to Bohannon Huston as Task Order under On-Call (Engineering Services RFQ 2023-01)
- Task Order began March 17, 2026, to be completed by March 17, 2027
- Amount of Award: \$144,578.16 (excluding applicable tax)



PROJECT TEAM

City of Alamogordo

Shelley Dowhanik-Baron,
Community Development Director

Bohannon Huston

Liz Treat, Project Manager

Steering Committee

Robert Stockwell, City Manager

David Kunihiro, Chief of Police

Jerry Ramirez, Fire Chief

Eileen Flint, Community Services Director

Heather Casebolt, Interim Parks and Rec Director

David Nunnelley, Public Utilities Director

Jimmy Vargas, Public Works Director

Evelyn Huff, Finance Director

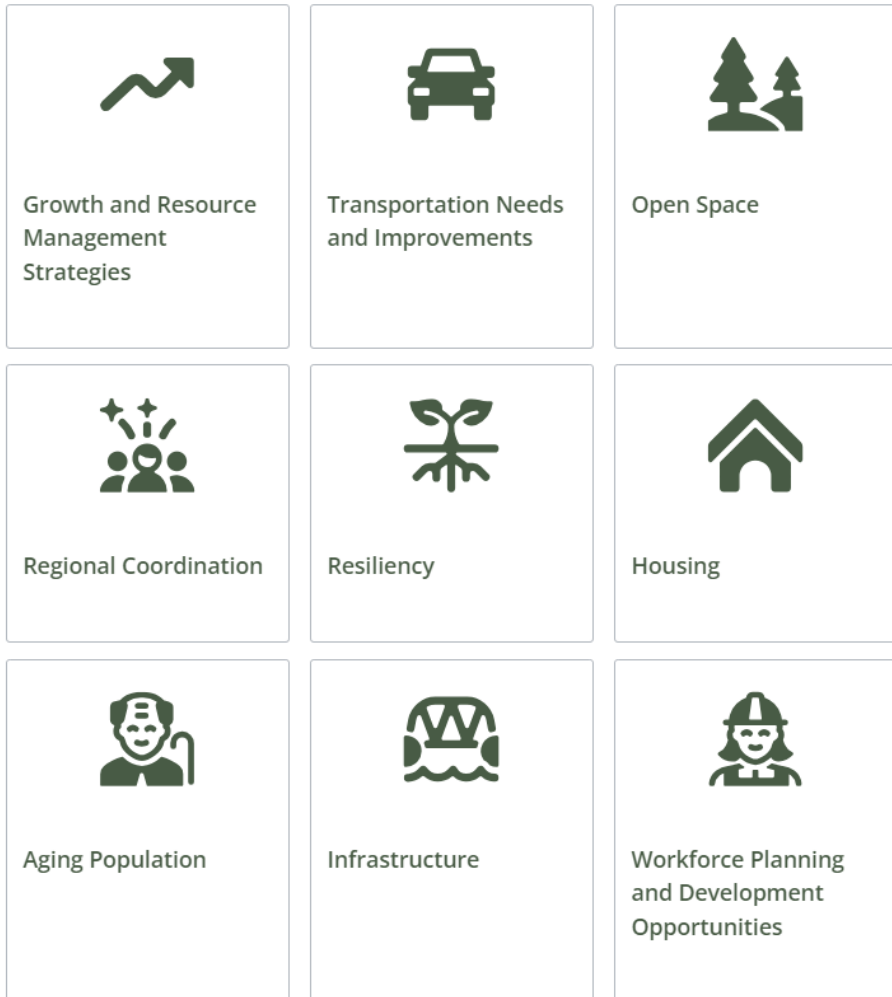
Joshua Ramsey, Local Businessman

Tom Furman, Sacramento Mountains Foundations



Bohannon  Huston

WHAT IS A COMPREHENSIVE PLAN?



- A long-term vision and roadmap.
- A guide for decisions about land use, housing, transportation, infrastructure, economic development, public facilities, and community services.
- A community-driven document that turns public input into goals, policies, and actions for the City's future.

PLAN FOR ENGAGEMENT: OVERVIEW

- Ongoing online engagement
- Community survey
- 2 in-person events
- Virtual focus groups



ONLINE ENGAGEMENT TOOLS

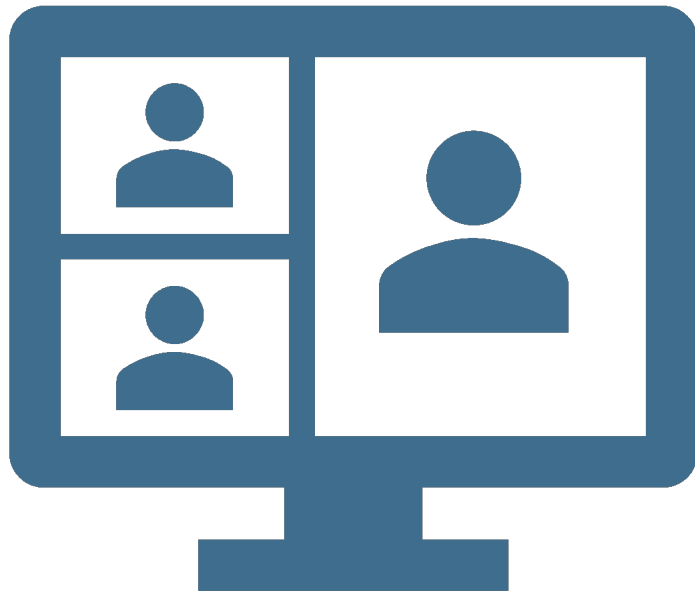
Project Website:
LetsGrowAlamo.com

- Interactive Map
- QR Code
- Social Media
- Other Media Outlets
- Questionnaire/Survey



VIRTUAL FOCUS GROUPS

4 Virtual Focus Group Meetings



CITY COMMISSION WORK SESSION



**Existing Conditions, Community Input,
& Draft Goals**

TIMELINE

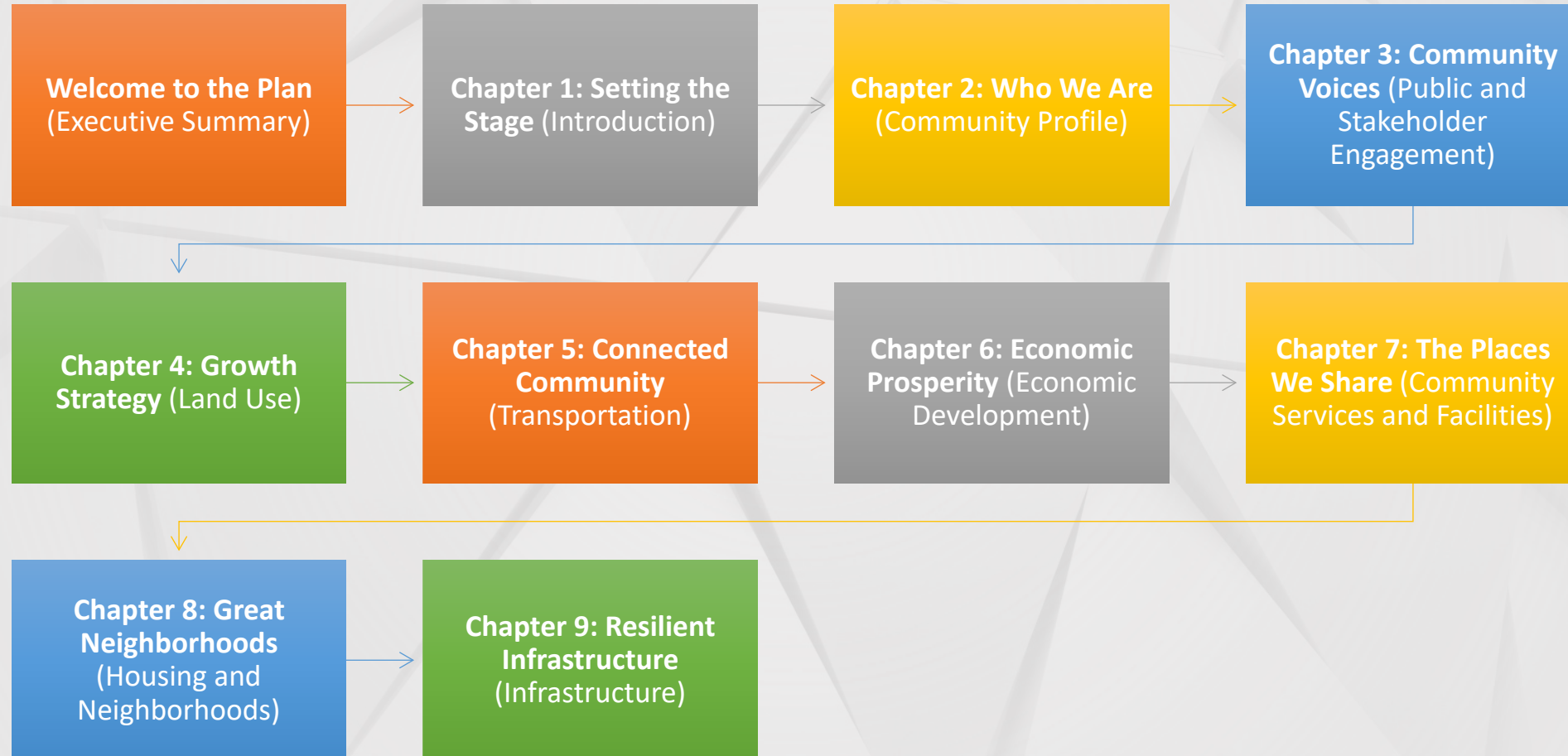
	Spring 2025	Summer 2025	Fall 2025	Winter 2025/26	Spring 2026
Public Engagement		Public Engagement			
Commission Work Session					
Focus Groups					
Community Survey		Community Survey			
Adoption Hearing					

Legend:
Public Engagement
Work Sessions
Focus Groups
Community Survey
Adoption Hearing

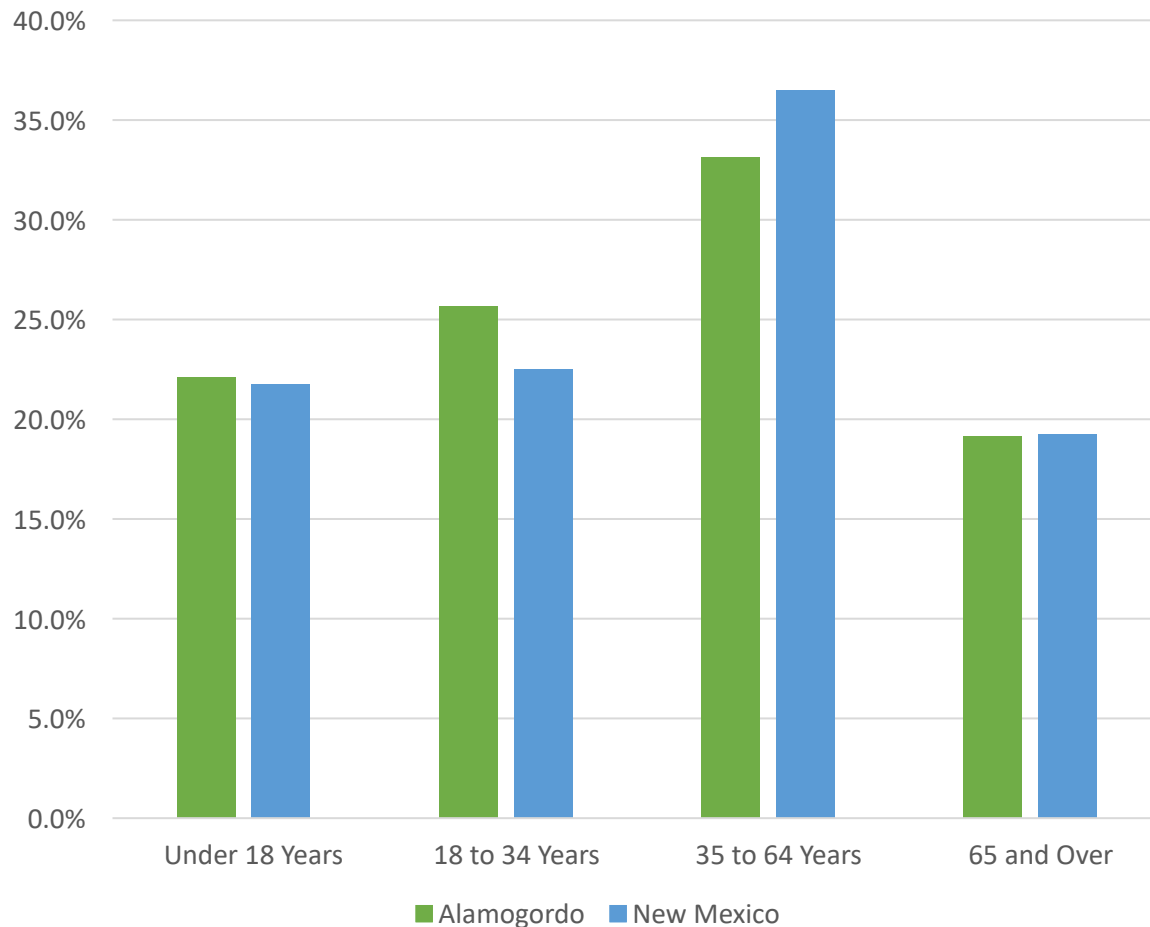


Bohannon  Huston

PLAN OUTLINE



WHO WE ARE CHAPTER: EXAMPLE ANALYSIS



- Alamogordo has larger proportion of people 18-34 compared to NM as whole
- 22% under 18, 19% 65 and over
- Planning Implication:

Community services and municipal programs should be accessible to people of different ages. The City's relatively large young-adult population supports continued investment in diverse housing options, workforce development.



NEXT STEPS

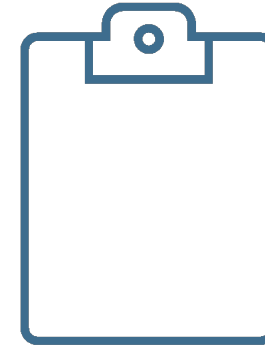
- GIS: Existing Conditions, Community Assets, Gaps and Needs
- Distribute Community Survey
- Finalize Community Profile
- Steering Committee Meetings
- Public Engagement
- Focus Group Interviews
- Future Land Use Analysis



GET INVOLVED & STAY CONNECTED!

WE WANT YOUR INPUT!

- LetsGrowAlamo@bhinc.com
- Work Sessions
- Promote Project Website
- Take the Survey + Share the Link
- Share updates on Social Media



HELP US SPREAD THE WORD!



AGENDA REPORT

CITY OF ALAMOGORDO CITY COMMISSION

Meeting Date: 9/8/2026

Report Date: 08/26/2026

Report No: 4.

Submitted By: Josh Sides

Subject: Consider, and act upon, Resolution 2026-34, declaring 1620 N. White Sands Blvd., 801 Arapaho Trl., and 1803 College Ave. no longer ruined, damaged, and dilapidated, or a menace to public comfort, health, peace, or safety. *(David Kunihiro, Chief of Police, and Josh Sides, Code Enforcement Manager)*
(Roll Call Vote Required)

Fiscal Impact:

Amount Budgeted:

Fund:

Additional Fiscal Impact:

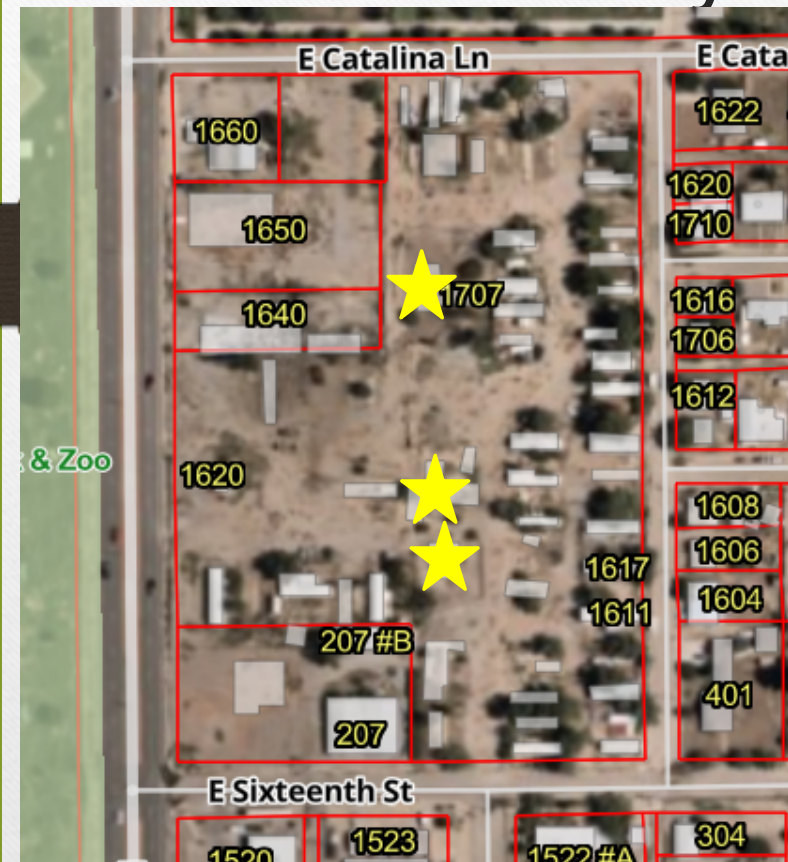
Recommendation: Approve the resolution.

Background: Code Enforcement Staff, working with the property owners, have successfully mitigated the issues that led to declaring the properties at 1703 Dewey Ln., 311 Virginia Ave., and 310 N. White Sands Blvd. as being so ruined and dilapidated as to risk the public's health and safety. Staff will continue to monitor these properties to make certain they do not return to the conditions that led to the original enforcement action. See attached photos of the current condition of the properties.

Condemned Properties

Now In Compliance

Tinsley Trailer Park



801 Arapaho



1803 College



Questions

Josh Sides

Code Enforcement Manager



RESOLUTION NO. 2026-34

A RESOLUTION DECLARING THE BUILDING OR STRUCTURE, OR THE PREMISES LOCATED AT 1620 N. WHITE SANDS BLVD., 801 ARAPAHO TRL., AND 1803 COLLEGE AVE., ALAMOGORDO, OTERO COUNTY, NEW MEXICO, TO NO LONGER BE RUINED, DAMAGED, AND DILAPIDATED TO BE A MENACE TO THE PUBLIC COMFORT, HEALTH, PEACE, OR SAFETY, AND ORDERING ITS ABATEMENT

WHEREAS, the governing body of the City of Alamogordo, New Mexico, finds that there is located within the City certain buildings, structures, or premises at 1620 N. White Sands Blvd., 801 Arapaho Trl., and 1803 College Ave., as more particularly described on the attached Exhibits 1 through 3 (the “Properties”); and,

WHEREAS, the governing body does further find that the Code Enforcement Manager has investigated the condition of the Property and has found the same to no longer be so ruined, damaged, and dilapidated, or covered with ruins, rubbish, wreckage, or debris, that it constitutes a menace to the public comfort, health, peace or safety so as to warrant abatement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION:

Section 1. That the findings of said Code Enforcement Manager, in regard to the Property, attached hereto as Exhibits 4 through 6, are hereby approved and adopted, and that the Property is found to no longer be ruined, damaged, and dilapidated, so as to constitute a menace to the public comfort, health, peace or safety pursuant to Section 3-18-5, NMSA, 1978.

PASSED, APPROVED AND ADOPTED, this ____ day of _____ 2026.

CITY OF ALAMOGORDO, NEW MEXICO
a New Mexico municipal corporation

By: _____
Sharon McDonald, Mayor

ATTEST:

Rachel Hughs, City Clerk

APPROVED AS TO FORM:

Robert Stockwell, City Manager

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Exhibit "1"

Account: R011474

**** Total square footage listed on this page is for all improvements, see account detail for individual square footage.****

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Location	Owner Information	Assessment History				
Account Number R011474	Owner Name TINSLEY, H J MRS & SIMPKINS	Actual (2026 - Residential Cap applied)		\$376,690		
Situs Address 1620 N WHITE SANDS BLVD	In Care Of Name MIKE SIMPKINS	Primary Taxable		\$125,563		
Previous Parcel ID 01- 01835	Owner Address 3020 DEL CERRO ALAMOGORDO, NM 88310	Tax Area: 01_NR Mill Levy: 33.150000				
Parcel Sequence		Type	Actual	Assessed Acres	Units	
Neighborhood C31 - Commercial White Sands		Non-Residential Land	\$337,320	\$112,440	7.625	
Tax Area 01_R		Non-Residential Improvement	\$20,608	\$6,869	44.000	
Parcel Number 01N4055093120361		Tax Area: 01_R Mill Levy: 25.519000				
Legal Summary Subd: ALAMO BLOCKS Lot: 2, 3, 6, 7, 8, 9, 10, 4 E30', 5 E30' Block: 201		Type	Actual	Assessed SQFT	Units	
Appraiser Other		Residential Improvement	\$18,762	\$6,254	7908.000 4.000	

[Transfers](#)

Sale Date	Sale Price	Doc Description
		Deed

[Tax History](#) (*Estimated Taxes NOT TO BE USED TO MAKE PAYMENT*) [Images](#)

Tax Year	Taxes	
*2026	\$4,114.68	• Map
2025	\$4,110.04	• Photo
* Estimated		• Sketch
		• GIS

Focusing On: 1620 N WHITE SANDS BLVD ALAMOGORDO 88310

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Exhibit "2"

Account: R016778

**** Total square footage listed on this page is for all improvements, see account detail for individual square footage.****

Location	Owner Information	Assessment History			
Account Number R016778	Owner Name SCHIPPERT, STUART A	Actual (2026)		\$23,560	
Situs Address 801 ARAPAHO TRL	Owner Address 801 ARAPAHO TRL ALAMOGORDO, NM 88310	Primary Taxable		\$7,854	
Previous Parcel ID 01- 07353		Tax Area: 01_R Mill Levy: 25.519000			
Parcel Sequence		Type	Actual	Assessed Acres	SQFT
Neighborhood A19A - Arapaho Trail		Residential Land	\$12,317	\$4,106	0.138
Tax Area 01_R		Residential Improvement	\$11,243	\$3,748	1156.000
Parcel Number 01N4056095011080					
Legal Summary Subd: PLAINVIEW ACRES Lot: 12					
Appraiser Eileen Dorton					

[Transfers](#)

Sale Date	Sale Price	Doc Description
		Deed
		Deed
		Deed
		Deed
		Deed
		Deed
		Deed
		Probate
		Personal Representatives Deed
04/25/2025		Special Warranty Deed
04/01/2026		Warranty Deed

[Tax History](#) (*Estimated*) **Images**
[Taxes NOT TO BE USED TO MAKE PAYMENT](#)

Tax Year	Taxes	
*2026	\$200.44	• Map
2025	\$467.56	• Photo
* Estimated		• Sketch
		• GIS

Focusing On: 801 ARAPAHO TRL ALAMOGORDO 88310

- [Account Search](#)
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- [Help](#)
- [Logout Public](#)

Exhibit "3"

Account: R011819

**** Total square footage listed on this page is for all improvements, see account detail for individual square footage.****

Location	Owner Information	Assessment History			
<i>Account Number</i> R011819	Owner Name CARTER & NEAL	Actual (2026) \$59,404			
Situs Address 1803 COLLEGE AVE	Owner Address 1803 COLLEGE AVE ALAMOGORDO, NM 88310	Primary Taxable \$19,801			
Previous Parcel ID 01-02189		Tax Area: 01_R Mill Levy: 25.519000			
Parcel Sequence		Type	Actual	Assessed	Acres SQFT
Neighborhood A8 - Alamo Estates		Residential Land	\$31,320	\$10,440	0.174
Tax Area 01_R		Residential Improvement	\$28,084	\$9,361	2326.000
Parcel Number 01N4056093455302					
Legal Summary Subd: ALAMOGORDO EST REPLAT A BLK 2,5,11,12,18 Lot: 2A Block: 11					
Appraiser Vicky Connelly					

[Transfers](#)

Sale Date	Sale Price	Doc Description
		Deed
		Deed
		Deed
		Deed
		Deed
		Deed
		Deed
		Transfer on Death Deed
		AFFIDAVIT
		Probate
		Quit Claim Deed
09/18/2025		Personal Representatives Deed
04/09/2026		Warranty Deed
		Separate Property Agreement

[Tax History](#) (*Estimated* Images
[Taxes NOT TO BE USED TO MAKE PAYMENT](#))

Tax Year	Taxes
*2026	\$505.32

- [Map](#)
- [Photo](#)



Exhibit "4"

Case #: 202301864
Case Date: 10/06/23
Case Type:
Complainant Name:
Address Number: 1620
Street Name: White Sands N.
City, State, Zip:
Zoning Category:
Commission District: 0
Description: Dilapidated Structures
Complainant Phone:
Complainant Email:
Complainant Address:
Responsible Party:
Responsible Party Phone Number: 0
DOB:
ID #:
Property Owners :
Property Owner Phone Number: 0
Reinspection: 10/22/2023
Court case number:
Court Date:
Compliance Inspection :
Certified Mail #:
Citation Number:
Flex Call Number:
Request Type:
Status: Abatement Completed/Closed
Assigned To: JOSH SIDES

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
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01N4055093120361	1620 N WHITE SANDS BLVD	Subd: ALAMO BLOCKS Lot: 2, 3, 6, 7, 8, 9, 10, 4 E30', 5 E30' Block: 201	TINSLEY, H J MRS & SIMPKINS
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Activities

Date	Activity Type	Description	Employee	Status
10/06/2023	Inspection	On 10/06/2023, I, Code Enforcement Manager Josh Sides received a complaint of the smell fo sewage in the 1600 block of Teresa Ln., that was coming from the trailer park at 1620 N. White Sands Blvd., Alamogordo, Otero County, New Mexico.	JOSH SIDES	Non-Compliance
		Upon my arrival I observed the smell of sewage as I exited my unit parked on Teresa Ln. I was able to see over the chain link fencing to see a sewer line, wet dirt, and high vegetation around the sewer line in Tinsley Trailer Park.		
		I applied for and was granted a 12th Judicial District Court Administrative Search Warrant.		
		I proceeded to Tinsley Trailer park with Code Enforcement Officers Otero, Chavez, Payan, and Romero. Each officer was tasked with photo documentation of the conditions of the property as I made contact at trailer 12-B with the manager/Owner Ms. Sewell. I informed Ms. Sewell of my search warrant and provided her a copy.		
		I proceeded to the area I saw the sewer line, wet dirt, and tall vegetation. I observed a very strong odor of sewage emitting from this location.		
10/16/2023	Supplement	While walking the property, I observed two white buildings that were dilapidated with the roofs caving in, another two story building that was missing siding and an overall lack of maintenance. I saw there to be several areas where the ground was not smooth with pot holes that would fill with water as well.	JOSH SIDES	Supplemental Report
		Photographs were taken of all conditions.		
		I will draft a violation letter to provide Ms. Sewell.		
05/07/2024	Re-Inspection	On 10/16/2023, I, Code Enforcement Manager Josh Sides drafted a violation letter listing out all of the violations pertaining to the property at 1620 N. White Sands Blvd., Alamogordo, Otero County, New Mexico and how to correct them.	JOSH SIDES	Non-Compliance
		I mailed a copy of the letter to the address listed as well as hand delivered a copy to Ms. Sewell.		
09/13/2024	Inspection	On 05/07/2024, I, Code Enforcement Manager Josh Sides, conducted a re-inspection of 1620 N. White Sands. I saw where progress to remove two white buildings has started but not completed. I also saw siding was put on the two story house. None of the other violations have been corrected.	JOSH SIDES	Non-Compliance
		On 09/13.2024, I, Code Enforcement Manager Josh Sides, received a phone call regarding raw sewage that was leaking flowing down toward 16th Street in the far east row of trailers at 1620 N. White Sands Blvd.		
		Upon arrival I observed a large hole approximately six feet wide by three fee deep that had a sewer line in it and standing sewage approximately six inches deep in lot 35. I saw where there was wet dirt around the hole that traveled south toward 16th Street.		
		I took photographs of the cesspool and wet dirt. I was able to speak with a gentleman at space 35 who said the hole had been like that for		

approximately one month.

I proceeded to APD to meet with Chief Kunihiro. Chief Kunihiro informed me we would have a meeting with the City Manager regarding this trailer park.

On 09/17/2024, I, Code Enforcement Manager Josh Sides attended a meeting with Chief Kunihiro, City Manager Holden, Assistant City Manager Hernandez, and City Attorney Smith regarding 1620 N. White Sands Blvd.

It was determined the water would be shut off to the trailer park trying to isolate the areas where Code Enforcement has been made aware of sewage leaks.

09/17/2024	Supplement	At approximately 1315 hours, I met with Toby Torres, Utility Maintenance Manager and Fabian Esquero, Meter Technician Supervisor at 1620 N. White Sands Blvd. The first meter Fabian shut off was at the corner of 16th St. and Teresa Ln. As Fabian was approaching the meter, he informed me there was another cesspool of sewage approximately five feet from the meter. I walked over and observed a cesspool that was approximately four feet wide full to the top with sewage in front of space 30. I photographed the cesspool as it was.	JOSH SIDES	Supplemental Report
		I will be drafting a resolution for consideration of condemnation for 1620 N. White Sands Blvd.		
08/13/2026	Re-Inspection	On 08/13/2026, I, Code Enforcement Manager Josh Sides, conducted a re-inspection of this property. I found that all violations pertaining to the violation letter provided to the owner(s) have been corrected.	JOSH SIDES	In Compliance
		Nothing Further		

Violations

Date	Violation	Description	Notes	Status
10/06/2023	IPMC 506.2 Maintenance.	Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.		*Open
10/06/2023	IPMC 301.3 Vacant Structures and Land.	All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety		*Open
10/06/2023	IPMC 302.3. - Sidewalks and Driveways	Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.		*Open
10/06/2023	IPMC 302.4. - Weeds	Premises and exterior property shall be maintained free from weeds or plant growth in excess of six inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 108.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.		*Open

10/06/2023	IPMC 302.7 - Accessory Structures	Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.	*Open
10/06/2023	IPMC 302.8. - Motor Vehicles	Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.	*Open
10/06/2023	IPMC 302.9- Defacement of Property	No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.	*Open
10/06/2023	IPMC 304.1 - General	The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.	*Open
10/06/2023	IPMC 304.1.1 Unsafe Conditions	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings: 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength. 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects. 3. Structures or components thereof that have reached their limit state. 4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight. 5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects. 6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects. 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects. 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects. 9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and	*Open

resisting all load effects.

10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. Where substantiated otherwise by an approved method.

2. Demolition of unsafe conditions shall be permitted where approved by the code official.

10/06/2023	IPMC 304.10. - Stairways, Decks, Porches, and Balconies	Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.	*Open
10/06/2023	IPMC 304.13 Window, skylight and door frames	Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.	*Open
10/06/2023	IPMC 304.2 - Protective Treatment	Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.	*Open
10/06/2023	IPMC 304.6 - Exterior Walls	All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface-coated where required to prevent deterioration.	*Open
10/06/2023	IPMC 304.7 - Roofs and Drainage	The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.	*Open
10/06/2023	IPMC 306.1. - General	The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary	*Open

condition.

10/06/2023	IPMC 306.1.1. - Unsafe Conditions	Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings: 1. Soils that have been subjected to any of the following conditions: 1.1. Collapse of footing or foundation system. 1.2. Damage to footing, foundation, concrete or other structural element due to soil expansion. 1.3. Adverse effects to the design strength of footing, foundation, concrete or other structural element due to a chemical reaction from the soil. 1.4. Inadequate soil as determined by a geotechnical investigation. 1.5. Where the allowable bearing capacity of the soil is in doubt. 1.6. Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table. 2. Concrete that has been subjected to any of the following conditions: 2.1. Deterioration. 2.2. Ultimate deformation. 2.3. Fractures. 2.4. Fissures. 2.5. Spalling. 2.6. Exposed reinforcement. 2.7. Detached, dislodged or failing connections. 3. Aluminum that has been subjected to any of the following conditions: 3.1. Deterioration. 3.2. Corrosion. 3.3. Elastic deformation. 3.4. Ultimate deformation. 3.5. Stress or strain cracks. 3.6. Joint fatigue. 3.7. Detached, dislodged or failing connections. 4. Masonry that has been subjected to any of the following conditions: 4.1. Deterioration. 4.2. Ultimate deformation. 4.3. Fractures in masonry or mortar joints. 4.4. Fissures in masonry or mortar joints. 4.5. Spalling. 4.6. Exposed reinforcement. 4.7. Detached, dislodged or failing connections. 5. Steel that has been subjected to any of the following conditions: 5.1. Deterioration. 5.2. Elastic deformation. 5.3. Ultimate deformation. 5.4. Metal fatigue. 5.5. Detached, dislodged or failing connections. 6. Wood that has been subjected to any of the following conditions: 6.1. Ultimate deformation. 6.2. Deterioration. 6.3. Damage from insects, rodents and other vermin. 6.4. Fire damage beyond charring. 6.5. Significant splits and checks. 6.6. Horizontal shear cracks. 6.7. Vertical shear cracks. 6.8. Inadequate support. 6.9. Detached, dislodged or failing connections.	*Open
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6.10. Excessive cutting and notching.

Exceptions:

1. Where substantiated otherwise by an approved method.
2. Demolition of unsafe conditions shall be permitted where approved by the code official.

10/06/2023	IPMC 308.1 - Accumulation of Rubbish or Garbage	Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.	*Open
10/06/2023	IPMC 308.2 Disposal of Rubbish	Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.	*Open
10/06/2023	IPMC 506.1 General.	Plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.	*Open
10/06/2023	IPMC24 302.2 Grading and drainage.	Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Exception: Approved retention areas and reservoirs.	*Open

Uploaded Files

Date	File Name
09/17/2024	22431399-FILED Search Warrant 1620 White Sands.pdf
09/17/2024	22431400-IPMC LETTER 1620 N White Sands.docx
09/17/2024	22431397-1620 White Sands Rental Agreement.pdf
09/17/2024	22431398-Cert Mail IPMC Letter to 1620 White Sands.pdf



Exhibit "5"

Case #: 202400396
Case Date: 02/22/24
Case Type:
Complainant Name: Sides
Address Number: 801
Street Name: Arapaho
City, State, Zip:
Zoning Category: R-1
Commission District: 5
Description: Dilapidated Structure
Complainant Phone: 5754394375
Complainant Email:
Complainant Address: 2010 Oregon Ave.
Responsible Party:
Responsible Party Phone Number: 0
DOB:
ID #:
Property Owners :
Property Owner Phone Number: 0
Reinspection: 03/09/2024
Court case number:
Court Date:
Compliance Inspection :
Certified Mail #:
Citation Number:
Flex Call Number:
Request Type:
Status: Abatement Completed/Closed
Assigned To: JOSH SIDES

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
01N4056095011080	801 ARAPAHO TRL	Subd: PLAINVIEW ACRES Lot: 12	PONE & VILLAR		

Activities

Date	Activity Type	Description	Employee	Status
04/15/2024	Inspection	On 04/15/2024, I, Code Enforcement Manager Josh Sides, while on patrol, identified a dilapidated structure at 801 Arapaho Trl. Alamogordo, Otero County, New Mexico. I drafted a consent to inspect letter that I mailed to the property owners.	JOSH SIDES	Non-Compliance
08/14/2024	Inspection	On 08/14/2024, I, Code Enforcement Manager Josh Sides along with Code Enforcement Officer Otero conducted a consented inspection of 801 Arapaho Trl., Alamogordo, Otero County, New Mexico. Consent was given by Mrs. Villar the property owner. The inspection showed numerous violations of the International Property Maintenance Code. In speaking with Mrs. Villar she stated the residence belonged to her mother and she had no resources to fix the violations as the property has already forced her into bankruptcy. I will draft a resolution to condemn the property.	JOSH SIDES	Non-Compliance
08/13/2026	Re-Inspection	On 08/13/2026, I, Code Enforcement Manager Josh Sides, conducted a re-inspection of this property. I found that all violations have been corrected. Nothing Further.	JOSH SIDES	In Compliance

Violations

Date	Violation	Description	Notes	Status
08/16/2024	IPMC24 109.1 Unsafe conditions.	When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.		*Open
08/16/2024	IPMC24 109.1.1 Unsafe structures.	An unsafe structure is one that is found to be hazardous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is dangerous.		*Open
08/16/2024	IPMC24 109.1.3 Structure unfit for human occupancy.	A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.		*Open
08/16/2024	IPMC24 109.1.5 Hazardous structure or premises.	For the purpose of this code, any structure or premises that has any or all of the conditions or defects described as follows shall be considered to be hazardous: 1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings. 2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.		*Open

3. Any building, structure or portion thereof that is dangerous.
4. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
5. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
6. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
7. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
8. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.
9. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

08/16/2024	IPMC24 302.1 Sanitation.	Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.	*Open
08/16/2024	IPMC24 302.3 Sidewalks and driveways.	Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.	*Open
08/16/2024	IPMC24 302.4 Weeds.	Premises and exterior property shall be maintained free from weeds or plant growth in excess of 6 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 107.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.	*Open
08/16/2024	IPMC24 302.7 Accessory structures.	Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.	*Open
08/16/2024	IPMC24 304.1 General.	The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.	*Open
08/16/2024	IPMC24 304.1.1 Potentially unsafe conditions.	The following conditions shall be considered to be potentially unsafe, shall be assessed and shall be addressed in compliance with the International Existing Building Code, the International	*Open

Residential Code or the International Building Code:

1. Structural members have deterioration or distress that appears to reduce their load-carrying capacity.
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations has deterioration or distress that appears to reduce its load-carrying capacity.
3. Structures or components thereof have deterioration or distress that appears to reduce their load-carrying capacity.
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or watertight.
5. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
6. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
7. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
8. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
9. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
10. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
11. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
12. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. Where substantiated otherwise by an approved method.
2. Demolition of unsafe conditions shall be permitted where approved by the code official.

08/16/2024	IPMC24 304.13 Window, skylight and door frames.	Every window, skylight, door and frame shall be kept in sound condition, good repair and weathertight.	*Open
08/16/2024	IPMC24 304.2 Protective treatment.	Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather	*Open

		resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.	
08/16/2024	IPMC24 304.6 Exterior walls.	Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.	*Open
08/16/2024	IPMC24 304.7 Roofs and drainage.	The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.	*Open
08/16/2024	IPMC24 305.1 General.	The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure that they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.	*Open
08/16/2024	IPMC24 305.2 Structural members.	Structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.	*Open
08/16/2024	IPMC24 305.3 Interior surfaces.	Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.	*Open
08/16/2024	IPMC24 305.4 Stairs and walking surfaces.	Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.	*Open
08/16/2024	IPMC24 308.1 Accumulation of rubbish or garbage.	Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.	*Open
08/16/2024	IPMC24 605.1 Installation.	Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.	*Open
08/16/2024	IPMC24 605.2 Receptacles.	Every habitable space in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain not less than one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.	*Open
08/16/2024	IPMC24 702.1 General.	A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the code under which the building was constructed.	*Open
08/16/2024	IPMC24 704.1.1 Fire protection and life safety systems.	Fire protection and life safety systems shall be installed, repaired, operated and maintained in accordance with this code the International Fire Code and the International Building Code.	*Open
08/16/2024	IPMC24 704.6 Single- and multiple-station smoke alarms.	Single- and multiple-station smoke alarms shall be installed in existing Group I-1 and R occupancies in accordance with Sections 704.6.1 through 704.6.3.	*Open
08/16/2024	IPMC24 704.6.1 Where required.	Existing Group I-1 and R occupancies shall be provided with single-station smoke alarms in accordance with Sections 704.6.1.1 through 704.6.1.4. Interconnection and power sources	*Open

shall be in accordance with Sections 704.6.2 and 704.6.3.

Exceptions:

1. Where the code that was in effect at the time of construction required smoke alarms and smoke alarms complying with those requirements are already provided.
2. Where smoke alarms have been installed in occupancies and dwellings that were not required to have them at the time of construction, additional smoke alarms shall not be required provided that the existing smoke alarms comply with requirements that were in effect at the time of installation.
3. Where smoke detectors connected to a fire alarm system have been installed as a substitute for smoke alarms.

08/16/2024	IPMC24 704.6.1.2 Groups R-2, R-3, R-4 and I-1.	Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations: 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. 2. In each room used for sleeping purposes. 3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.	*Open
08/16/2024	IPMC24 704.6.1.3 Installation near cooking appliances.	Smoke alarms shall be installed a minimum of 10 feet (3.0 m) horizontally from a permanently installed cooking appliance. Exception: Smoke alarms shall be permitted to be installed a minimum of 6 feet (1.8 m) horizontally from a permanently installed cooking appliance where necessary to comply with Section 704.6.1.1 or 704.6.1.2.	*Open
08/16/2024	IPMC24 704.6.1.4 Installation near bathrooms.	Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section 704.6.1.1 or 704.6.1.2.	*Open
08/16/2024	IPMC24 704.6.2 Interconnection.	Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. Exceptions: 1. Interconnection is not required in buildings that are not undergoing alterations, repairs or construction of any kind. 2. Smoke alarms in existing areas are not required to be interconnected where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available that could provide access for interconnection without the removal of interior finishes.	*Open
08/16/2024	IPMC24 704.6.3 Power source.	Single-station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection. Exceptions: 1. Smoke alarms are permitted to be solely battery operated in existing buildings where construction is not taking place.	*Open

2. Smoke alarms are permitted to be solely battery operated in buildings that are not served from a commercial power source.
3. Smoke alarms are permitted to be solely battery operated in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior walls or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available that could provide access for building wiring without the removal of interior finishes.

08/16/2024	IPMC24 704.7.1 Replacement.	Smoke alarms shall be replaced where any of the following apply: 1. The smoke alarm fails to respond to operability tests. 2. Where the smoke alarm exceeds 10 years from the date of manufacture marked on the unit, unless an earlier replacement is specified in the manufacturer's instructions. 3. The smoke alarm end-of-life signal is sounded. 4. The smoke alarm date of manufacturer cannot be determined.	*Open
08/16/2024	IPMC24 705.1 General.	Carbon monoxide alarms shall be installed in dwellings in accordance with Section 1103.9 of the International Fire Code, except that alarms in dwellings covered by the International Residential Code shall be installed in accordance with Section R315 of that code.	*Open
08/16/2024	IPMC24 705.2 Carbon monoxide alarms and detectors.	Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with NFPA 72. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced.	*Open



Exhibit "6"

Case #: 202400149
Case Date: 01/25/24
Case Type:
Complainant Name: Sides
Address Number: 1803
Street Name: College
City, State, Zip:
Zoning Category: R-1
Commission District: 1
Description: Dilapidated Structure- Fire
Complainant Phone: 5754394375
Complainant Email:
Complainant Address: 2010 Oregon Ave.
Responsible Party: Lainee Larsen (Deceased)
Responsible Party Phone Number: 0
DOB:
ID #:
Property Owners : Lainee Larsen (Deceased)
Property Owner Phone Number: 0
Reinspection: 02/10/2024
Court case number:
Court Date:
Compliance Inspection :
Certified Mail #:
Citation Number:
Flex Call Number:
Request Type:
Status: Abatement Completed/Closed
Assigned To: JOSH SIDES

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
01N4056093455302	1803 COLLEGE AVE, ALAMOGORDO, 88310	Subd: ALAMOGORDO EST REPLAT A BLK	LARSEN, LAINEE		

Activities

Date	Activity Type	Description	Employee	Status
01/25/2024	Inspection	On 01/25/2024, I, Code Enforcement Manager Josh Sides, heard via radio there was a structure fire at 1803 College Ave., Alamogordo, Otero County, New Mexico. Upon arrival, I observed smoke emitting from the residence from the eaves and front entry area. I removed the Code Enforcement lock that was used to secure the front door so Alamogordo Fire Department had the means to enter the residence. After the Alamogordo Fire Department exhausted the fire and the residence was deemed safe for me to enter, I spoke with Alamogordo Fire Department Fire Investigator Lieutenant Skaggs about the property. I informed Lt. Skaggs the property owner was deceased, and Code Enforcement was working with the sister, Julie Larsen, on the property. Lt. Skaggs and I both agreed the suspected cause of the fire to be arson, either negligent or intentional. We requested the Alamogordo Police Department to draft a search warrant for the residence. I learned from Alamogordo Police Department Detective Edwards he spoke with Deputy District Attorney Dickenson regarding the search warrant. DDA Dickenson advised we did not need a search warrant as no one has a reasonable right to privacy since the property owner is deceased. Upon learning this information, I made entry into the residence and saw numerous violations of the City of Alamogordo Code of Ordinances and International Property Maintenance Code. For more information about these violations, please see the attached Administrative Report. Code Enforcement Officer Otero was tasked with taking pictures of the property's exterior and interior. The City of Alamogordo Facility Maintenance Department secured the property to prevent reentry. Due to the death of the property owner, I will draft a resolution requesting the condemnation of the residence for the City of Alamogordo Commission to consider.	JOSH SIDES	Non-Compliance
01/25/2024	Supplement	On January 25, 2024, I, Ofc Payan, did respond to 1803 College Ave, Alamogordo, Otero, NM, in reference to a report of a structure fire. I arrived on scene and did observe smoke coming out of the roof of the structure. I did observe large accumulations of garbage, trash and debris on the South and West side of the structure. Alamogordo Fire Department arrived on scene to fight the fire. I spoke to 2 witnesses (Darrell Johnson 575-200-7411, Molly Olson 575-430-7814) on scene that advised they had not seen anyone enter or exit the structure when the fire started. PNM technician, Nathan Daugherty, arrived on scene and turned the power off at the pole due to the meter being temporarily inaccessible. I took some photos and cleared the scene.	APRIL PAYAN	Supplemental Report
01/25/2024	Supplement	I CEO Otero responded to 1803 College on a report of a structure fire. upon arrival Code Enforcement manager J. Sides and Officer Payan along with APD/AFD and AMR were on scene. I left the scene to return to Code Enforcement office to get my camera and other equipment. upon my return I waited for AFD to finish mopping up and for Fire investigation to arrive. when cleared by AFD I entered the structure and took photos of the damage and the other rooms of the structure. I re secured the front door with padlock. Public works	JEREMY OTERO	Supplemental Report

		arrived to board up the structure. I left the scene. Public works was took over the scene.		
03/13/2024	Public Complaint	On 3/13/24 at 1626 hrs. I, code officer John Romero was doing a welfare check on 1803 College in reference to frequent trespassing incidents. Upon my arrival I observed in the alley behind 1803, a Grey colored vehicle bearing NM license plate BTAC44. I then called for a police unit to respond to the scene. As I walked over to the rear gate I could see a heavy set white female in the back yard going through items in a tub. She did look up and notice me so I engaged her in conversation. She advised that her name was Teresa Allison. She further advised that she was there looking for Laine Larsens address book so that she could call someone to ask what the status is of the house because she was interested in cleaning it up for the owner. Officer Payan then arrived on scene. Because the subject was displaying nervousness and because dispatch advised that police response would be delayed due to other pressing calls, we disengaged with the subject and she drove off Northbound through the alley.		Supplemental Report
03/14/2024	Supplement	On 3/14/24 Officer Otero and I returned to 1803 College to re-secure the rear gate, North breezeway door and the North side yard gate to discourage any further trespassing incidents.	JOHN ROMERO	Supplemental Report
08/13/2026	Re-Inspection	On 08/13/2026, I, Code Enforcement Manager Josh Sides, conducted a re-inspection of this property. I found that all violations have been corrected. Nothing Further.	JOSH SIDES	In Compliance

Uploaded Files

Date	File Name
01/25/2024	18308744-IMG_9409.JPG
01/25/2024	18308745-IMG_9410.JPG
01/25/2024	18308746-IMG_9411.JPG
01/25/2024	18308747-IMG_9412.JPG
01/25/2024	18306189-101_2290.JPG
01/25/2024	18306182-101_2283.JPG
01/25/2024	18306183-101_2284.JPG
01/25/2024	18306184-101_2285.JPG
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AGENDA REPORT

CITY OF ALAMOGORDO CITY COMMISSION

Meeting Date: 9/8/2026

Report Date:

Report No: 5.

Submitted By: Robert Stockwell

Subject: Consider, and act upon, a Golf Course Fee Increase. *(Robert Stockwell, City manager)*

Fiscal Impact:

Amount Budgeted:

Fund:

Additional Fiscal Impact:

Recommendation: Approve the fee increase detailed in the attachment to be effective September 15, 2026.

Background: The fees for Desert Lakes Golf Course were last adjusted in April 2023. The proposed fee increases are in line with the effect of inflation over the past 3 1/2 years and with fees being charged in the region. These fee increases are necessary to ensure that the subsidy of the golf course from the General Fund is within the scope set by the Commission in the FY27 Budget.

Desert Lakes Golf Course

Proposed Rate Increase

Effective: September 15, 2026

All rates are taxed at the point of sale.

Proposed Green Fee Increase

Description	2023-26 Rates	Proposed 2026	% Raised	Sept-'24 to June- '25	Total Impact COA & G & L	COA Impact	G & L Impact
9 Hole Adult	\$ 13.00	\$ 14.00	7%	3751	\$ 3,751.00	\$ 3,000.80	\$ 750.20
9 Hole Junior	\$ 5.00	\$ 5.00	0%	479	\$ -	\$ -	\$ -
9 Hole Senior	\$ 12.00	\$ 13.00	8%	2719	\$ 2,719.00	\$ 2,175.20	\$ 543.80
18 Hole Adult	\$ 26.00	\$ 28.00	7%	1744	\$ 3,488.00	\$ 2,790.40	\$ 697.60
18 Hole Junior	\$ 10.00	\$ 10.00	0%	130	\$ -	\$ -	\$ -
18 Hole Senior	\$ 24.00	\$ 26.00	8%	1564	\$ 3,128.00	\$ 2,502.40	\$ 625.60
9 Hole COA & Military	\$ 9.50	\$ 11.00	14%	1706	\$ 2,559.00	\$ 2,047.20	\$ 511.80
18 Hole COA & Military	\$ 19.00	\$ 22.00	14%	1377	\$ 4,131.00	\$ 3,304.80	\$ 826.20
				13470	\$ 19,776.00	\$ 15,820.80	\$ 3,955.20

Proposed Golf Pass Increase

Description	2023-26 Rates	increase	% Raised				
Annual 2 Senior	\$ 1,400.00	\$ 1,485.00	6%	13	\$ 1,105.00	\$ 828.75	\$ 276.25
Annual Senior	\$ 925.00	\$ 990.00	7%	75	\$ 4,875.00	\$ 3,656.25	\$ 1,218.75
Annual 2 Adult	\$ 1,535.00	\$ 1,650.00	7%	5	\$ 575.00	\$ 431.25	\$ 143.75
Annual Adult	\$ 1,025.00	\$ 1,100.00	7%	19	\$ 1,425.00	\$ 1,068.75	\$ 356.25
Business Pass	\$ 1,785.00	\$ 1,870.00	5%	3	\$ 255.00	\$ 191.25	\$ 63.75
Summer Pass April thru September							
Summer 2 Adult	\$ 800.00	\$ 910.00	12%	3	\$ 330.00	\$ 247.50	\$ 82.50
Summer Adult	\$ 550.00	\$ 605.00	9%	20	\$ 1,100.00	\$ 825.00	\$ 275.00
Winter Pass October thru March							
Winter 2 Adult	\$ 800.00	\$ 910.00	12%	0	\$ -	\$ -	\$ -
Winter Adult	\$ 550.00	\$ 605.00	9%	9	\$ 495.00	\$ 371.25	\$ 123.75
					\$ 10,160.00	\$ 7,620.00	\$ 2,540.00

Proposed Private Carts

Shed Fees	\$ 375.00	\$ 400.00	6%	4	\$ 100.00		\$ 100.00
Trail Fees	\$ 950.00	\$ 1,200.00	21%	18	\$ 4,500.00	\$ 2,700.00	\$ 1,800.00
					\$ 4,600.00	\$ 2,700.00	\$ 1,900.00

Proposed Golf Cart Rental

9 Hole Carts	\$ 8.00	\$ 9.00	11%	8087	\$ 8,087.00	\$ 3,234.80	\$ 4,852.20
18 Hole Carts	\$ 16.00	\$ 18.00	11%	3951	\$ 7,902.00	\$ 3,160.80	\$ 4,741.20
9 Hole Military	\$ 6.50	\$ 8.00	19%	1540	\$ 2,310.00	\$ 924.00	\$ 1,386.00
18 Hole Military	\$ 13.00	\$ 16.00	19%	1394	\$ 4,182.00	\$ 1,672.80	\$ 2,509.20
					\$ 22,481.00	\$ 8,992.40	\$ 13,488.60

Driving Range

Small Range	\$ 4.86	\$ 5.55	12%	2922	\$ 2,016.18	\$ 806.47	\$ 1,209.71
Large Range	\$ 6.71	\$ 7.39	9%	2627	\$ 1,786.36	\$ 714.54	\$ 1,071.82
Extra Large Range	\$ 8.56	\$ 9.24	7%	1168	\$ 794.24	\$ 317.70	\$ 476.54
					\$ 4,596.78	\$ 1,838.71	\$ 2,758.07

Total Impact on revenue	Golf Pass	\$ 10,160.00	\$ 7,620.00	\$ 2,540.00
	Green Fees	\$ 19,776.00	\$ 15,820.80	\$ 3,955.20
	Private Carts	\$ 4,600.00	\$ 2,700.00	\$ 1,900.00
	Carts	\$ 22,481.00	\$ 8,992.40	\$ 13,488.60
	Range	\$ 4,596.78	\$ 1,838.71	\$ 2,758.07
		\$ 61,613.78	\$ 36,971.91	\$ 24,641.87

AGENDA REPORT

CITY OF ALAMOGORDO CITY COMMISSION

Meeting Date: 9/8/2026

Report Date: 08/28/2026

Report No: 6.

Submitted By: Shelley Dowhanik-Baron

Subject: Consider, and act upon, Change Order #3 for Pavement Improvements at Fire Station #2 in the amount of \$143,368.79 (*Shelley Dowhanik-Baron, Director Community Development*)

Fiscal Impact: \$143,368.79

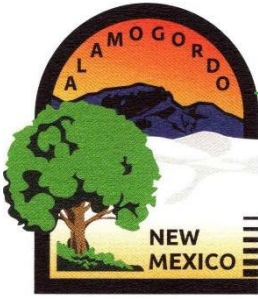
Amount Budgeted: \$1,229,378.00

Fund: 069

Additional Fiscal Impact:

Recommendation: Recommend to Approve the change order

Background: This Change Order Request for Fire Station 2 incorporates additional work and modifications identified during construction to address field conditions, operational requirements, occupant comfort, and long-term durability. The proposed changes include adding window tint to the living quarters, installing two wall-mounted exterior light fixtures at the south patio due to the new retractable shade structure, upgrading the pavement north of the apparatus bay doors from 3-inch asphalt to 6-inch concrete to accommodate fire apparatus loading, and removing and replacing the existing north and south driveway areas with a minimum 3-inch asphalt section over 6 inches of basecourse.



City of Alamogordo

Community Development
DEPARTMENT Engineering Division
1376 East Ninth St. • Alamogordo, NM
88310 OFFICE PHONE (575) 439-4235,
EXT 3 FAX (575) 439-4343

CONTRACT CHANGE ORDER

CHANGE ORDER NO. 3

Fire Station 2

PUBLIC WORKS PROJECT NO. 2025-004

DATE: 8/28/26

CONTRACTOR: National Construction PO
Box 1479 Alamogordo, NM 88311

OWNER: CITY OF ALAMOGORDO
1376 E. NINTH ST.
ALAMOGORDO, NM 88310

THE FOLLOWING CHANGES ARE HEREBY MADE TO THE CONTRACT DOCUMENTS: Change Order Request – Fire Station 2

This Change Order is being requested to adjust the Contract Price to incorporate additional work and modifications identified during the course of the Fire Station 2 project. In addition to the previously identified changes, we would like to propose the following modifications:

- **Window Tinting – Living Quarters:**
Add window tint to the windows located within the living quarters of the fire station. This modification is being requested to improve privacy, reduce solar heat gain, and improve occupant comfort within the living areas.
- **Exterior Lighting – South Patio:**
Add two (2) wall-mounted exterior light fixtures on the south patio of the fire station. The original design included one exterior light fixture in this area. However, due to the installation of the shade structure with a retractable roof, the original light location was no longer suitable. The lighting was therefore revised to two wallmounted fixtures to

provide appropriate illumination while maintaining compatibility with the shade structure.

- **Pavement Revision – North of Apparatus Bay Doors:**
Revise the originally specified 3-inch asphalt pavement directly north of the apparatus bay doors to 6 inches of concrete. This modification is being requested to provide a more durable pavement section capable of supporting the weight and repeated loading associated with fire apparatus entering and exiting the station.
- **North Driveway – Asphalt Replacement:**
Remove and replace the existing aging asphalt driveway located north of the Fire Station. The replacement driveway will consist of a minimum 3-inch asphalt pavement section over a 6-inch basecourse. The basecourse will be considered incidental to the asphalt work.
- **South Driveway Entrance – Remove and Replace:**
Remove and replace the existing driveway entrance located on the south side of the Fire Station. The replacement driveway entrance will consist of a minimum 3-inch asphalt pavement section over a 6-inch basecourse. The basecourse will be considered incidental to the asphalt work.

These modifications are being proposed to address field conditions, operational requirements, accessibility, and long-term durability of the Fire Station 2 facility. The Contract Price shall be adjusted accordingly based on the costs associated with the additional work, material revisions, and quantities identified above.

REVISED CONTRACT AMOUNT

1. Original Contract Amount
\$1,229,378.00
2. Total Contract Amount Including Previously
Approved Change Orders \$161,546.47
3. Amount of this Change Order (increase) \$143,368.79
4. Total Revised Contract Amount to Date
\$1,534,293.26

* excludes New Mexico Gross Receipts Tax.

The contract performance period is hereby increased by an additional 35 calendar days. The work covered by this order shall be performed under the same terms and conditions as that included in the original contract.

CHANGE ORDER ACCEPTED AND APPROVED:

BY: _____
Contractor Date

CHANGE ORDER APPROVED BY CITY MANAGER:

BY: _____
City Manager Date



PROPOSAL #07

National Construction, Inc.
PO Box 1479 Alamogordo, NM 88311
575-437-2913 fax 575-434-8821
National@qwestoffice.net

PROPOSAL FOR: Justen Boyle City of Alamogordo	PHONE: 575-290-9784	DATE: July 14 2026
ADDRESS: Alamogordo, NM 88310	JOB NAME: Fire Station 2 Improvements	JOB LOCATION: Fire Station 2 2101 S Walker Alamogordo, NM 88310
ARCHITECT: NA	DATE OF PLANS: NA	JOB PHONE: NA

We will furnish material, labor & equipment for the following:

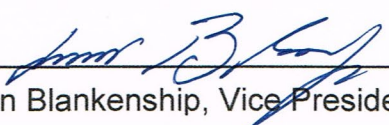
Ref RFI 14- Sheet A102- the plans call for ceiling mounted light in the louvered shade structure. We recommend installing two wallmounted lights due to there is nowhere to mount a light on the structure due to roof being louvered.

We Propose hereby to furnish equipment and labor - complete in accordance with the above specifications, for the sum of:

Four hundred six dollars and 53/100 (plus tax) \$406.53 (plus tax)

Payments to be made as follows: Progress Billing

All material is guarenteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Price valid for 30 days.

Authorized Signature: 
Jason Blankenship, Vice President

Acceptance Of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature: _____
Date of Acceptance: _____

Contractor: National Construction, Inc.
Harris Blankenship

Fire Station 2
Alamogorodo

Scope of Work				Potential Change Orde				0							
Ref RFI 14 Sheet A102- the plans call for ceiling mounted light in the louvered shade structure. We recommend installing two wallmounted lights due to there is nowhere to mount a light on the structu															
Labor				Additional					Equipment				Subcontractor		
Description	Hours	Rate	Total	Description	Units	Quantity	Rate	Total	Description	Days	Rate	Total			
			0.00					0.00							
			0.00					0.00							
			0.00					0.00							
			0.00					0.00				0.00	Zuni Elect	350.00	
			0.00					0.00							
			0.00					0.00							
			0.00					0.00				0.00			
			0.00					0.00				0.00			
			0.00					0.00				0.00			
			0.00					0.00				0.00			
Subtotals			0.00						0.00					0.00	350.00
												Subtotal		350.00	
												GC Labor Burden		39.00%	0.00
												GC OH&P		15.00%	52.50
														0.00%	0.00
												Sub Bond		0.00%	0.00
														0.00%	0.00
												Subtotal	402.50	Bond 1.00% 4.03	
												Total		406.53	

Re: FW: Lighting for louvered shade structure



Kevin Bednorz <kevin@zunielectric.com>

To: genesukup@qwestoffice.net

Cc: Jason

[Click here to download pictures.](#) To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Gene, this light is the most economical option and therefore does not come with a "submittal". Also the \$350.00 includes the credit for the existing light.

On Mon, Jun 29, 2026 at 3:52 PM <genesukup@qwestoffice.net> wrote:

Kevin,

See below response from the city.



City of Alamogordo
1376 E 9th St
Alamogordo, New Mexico 88310
P: (575) 439-4240

Project: FD2401 City of Alamogordo Fire Station
2 Improvements
Alamogordo, New Mexico 88310
P: 575-290-9784

RFI #14: Lighting in louvered shade structure

Revision	0	Status	Closed on 06/29/26
To	Gene Sukup (National Construction)	From	Gene Sukup (National Construction)
Date Initiated	Jun 22, 2026	Due Date	Jun 25, 2026
Location		Project Stage	
Cost Impact		Schedule Impact	
Spec Section		Cost Code	
Drawing Number	A102	Reference	
Linked Drawings			
Received From	Gene Sukup (National Construction)		
Copies To	Justen Boyle (City of Alamogordo), Joseph Samora (City of Alamogordo)		

Activity

Question

Question from Gene Sukup National Construction on Monday, Jun 22, 2026 at 11:11 AM MDT

Sheet A102- the plans call for ceiling mounted light in the louvered shade structure. We recommend installing two wallmounted lights due to there is nowhere to mount a light on the structure due to roof being louvered. see attached

Attachments

[RFI 4 Wall mount light under shade structure.pdf](#)

Official Response

Response from Joseph Samora City of Alamogordo on Monday, Jun 22, 2026 at 12:03 PM MDT

Gene,
I agree and accept the recommendation of the two wall-mounted lights. Please provide the cost/time impact associated with this RFI, if any.
Thank you, Respectfully



PROPOSAL #11

National Construction, Inc.
PO Box 1479 Alamogordo, NM 88311
575-437-2913 fax 575-434-8821
National@qwestoffice.net

PROPOSAL FOR: Justen Boyle City of Alamogordo	PHONE: 575-290-9784	DATE: August 26, 2026
ADDRESS: Alamogordo, NM 88310	JOB NAME: Fire Station 2 Improvements	JOB LOCATION: Fire Station 2 2101 S Walker Alamogordo, NM 88310
ARCHITECT: NA	DATE OF PLANS: NA	JOB PHONE: NA

We will furnish material, labor & equipment for the following:

Tint windows:

5 ea 44X37 TINT WHITE FROST
5 ea 20X37 TINT WHITE FROST
1ea 28X69 (DOOR) TINT WHITE FROST
2 ea 31X60 TINT WHITE FROST
2ea 83.5X43.75 TINT WHITE FROST (NORTH FACING DOORS)
1 ea LABOR TO INSTALL ALL FILM

We Propose hereby to furnish equipment and labor - complete in accordance with the above specifications, for the sum of:

\$3,356.74 (plus tax)
Three Thousand Three Hundred Fifty Six Dollars and 74/100 (plus tax)

Payments to be made as follows: Progress Billing

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Price valid for 30 days.

Authorized Signature: Jason Blankenship
Jason Blankenship, Vice President

Acceptance Of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature: _____
Date of Acceptance: _____



PROPOSAL #08

National Construction, Inc.
PO Box 1479 Alamogordo, NM 88311
575-437-2913 fax 575-434-8821
National@qwestoffice.net

PROPOSAL FOR: Justen Boyle City of Alamogordo	PHONE: 575-290-9784	DATE: August 18, 2026
ADDRESS: Alamogordo, NM 88310	JOB NAME: Fire Station 2 Improvements	JOB LOCATION: Fire Station 2 2101 S Walker Alamogordo, NM 88310
ARCHITECT: NA	DATE OF PLANS: NA	JOB PHONE: NA

We will furnish material, labor & equipment for the following:

Change asphalt to concrete and add concrete to tie parking into exit door.

We Propose hereby to furnish equipment and labor - complete in accordance with the above specifications, for the sum of:

Eleven Thousand Eight Hundred Sixty Two Dollars and 60/100 (plus tax) \$11,862.60 (plus tax)

Payments to be made as follows: Progress Billing

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Price valid for 30 days.

Authorized Signature: _____

Jason Blankenship, Vice President

Acceptance Of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature: _____

Date of Acceptance: _____



PROPOSAL #10

National Construction, Inc.
PO Box 1479 Alamogordo, NM 88311
575-437-2913 fax 575-434-8821
National@qwestoffice.net

PROPOSAL FOR: Justen Boyle City of Alamogordo	PHONE: 575-290-9784	DATE: August 25, 2026
ADDRESS: Alamogordo, NM 88310	JOB NAME: Fire Station 2 Improvements	JOB LOCATION: Fire Station 2 2101 S Walker Alamogordo, NM 88310
ARCHITECT: NA	DATE OF PLANS: NA	JOB PHONE: NA

We will furnish material, labor & equipment for the following:

South Side:

Staking and layout, Remove/Dispose of Existing Asphalt, Cut/Dispose of Subgrade to 9" Below Finish Grade, Subgrade Prep & Compaction, 6" Thick Base Course Complete in Place, 3" thick hot mix Asphalt complete in place

We Propose hereby to furnish equipment and labor - complete in accordance with the above specifications, for the sum of:

\$32,631.20 (plus tax)
Thirty Two Thousand Six Hundred Thirty One Dollars and 20/100 (plus tax)

Payments to be made as follows: Progress Billing

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Price valid for 30 days.

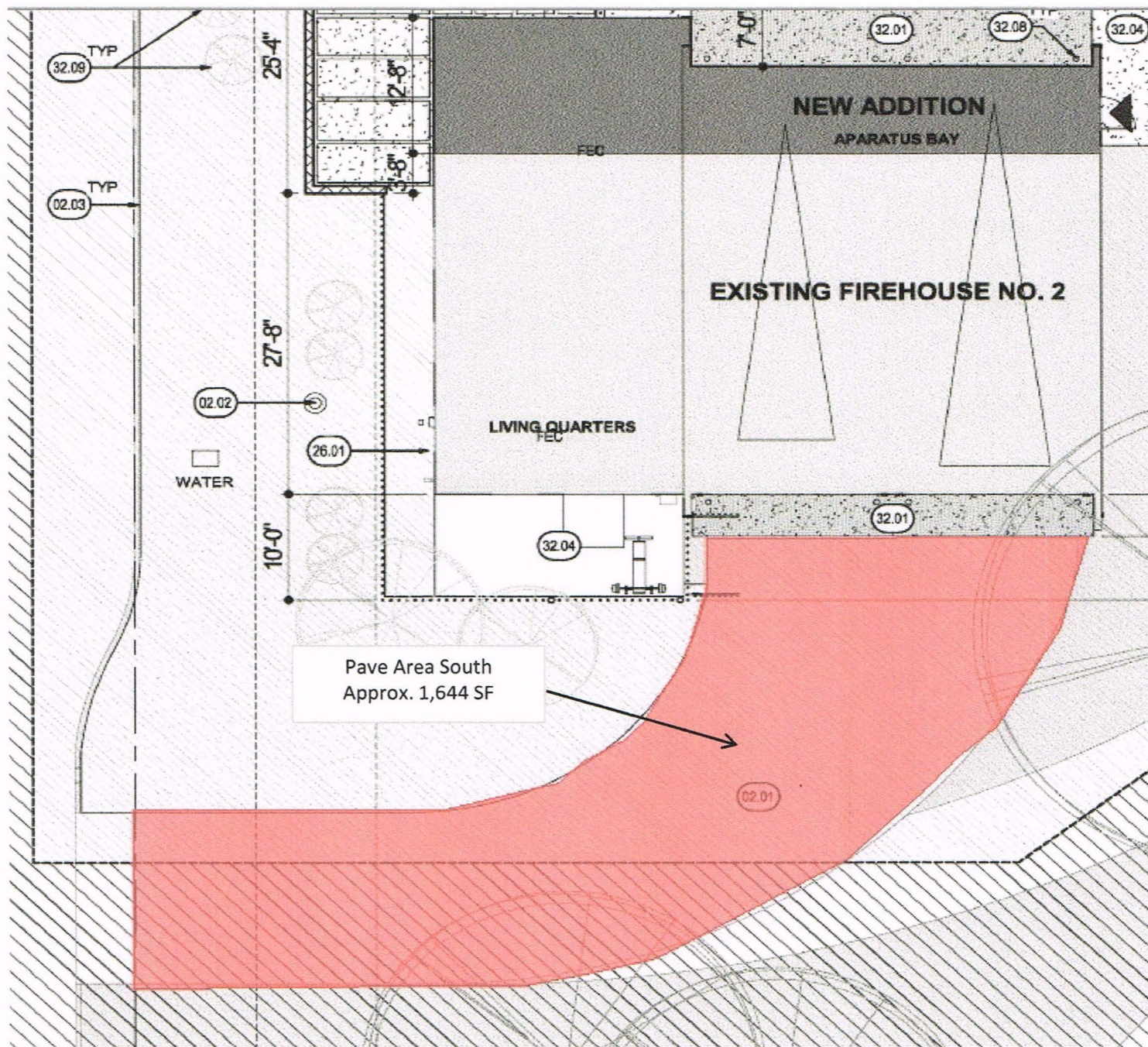
Authorized Signature: _____

Jason Blankenship, Vice President

Acceptance Of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature: _____

Date of Acceptance: _____





PROPOSAL #09

National Construction, Inc.
PO Box 1479 Alamogordo, NM 88311
575-437-2913 fax 575-434-8821
National@qwestoffice.net

PROPOSAL FOR: Justen Boyle City of Alamogordo	PHONE: 575-290-9784	DATE: August 25, 2026
ADDRESS: Alamogordo, NM 88310	JOB NAME: Fire Station 2 Improvements	JOB LOCATION: Fire Station 2 2101 S Walker Alamogordo, NM 88310
ARCHITECT: NA	DATE OF PLANS: NA	JOB PHONE: NA

We will furnish material, labor & equipment for the following:

North Side:

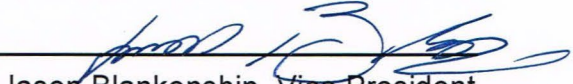
Staking and layout, Remove/Dispose of Existing Asphalt, Cut/Dispose of Subgrade to 9" Below Finish Grade, Subgrade Prep & Compaction, 6" Thick Base Course Complete in Place, 3" thick hot mix Asphalt complete in place

We Propose hereby to furnish equipment and labor - complete in accordance with the above specifications, for the sum of:

\$95,111.72 (plus tax)
Ninty Five Thousand One Hundred Eleven Dollars and 72/100 (plus tax)

Payments to be made as follows: Progress Billing

All material is guarenteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Price valid for 30 days.

Authorized Signature: 
Jason Blankenship, Vice President

Acceptance Of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature: _____
Date of Acceptance: _____

AGENDA REPORT

CITY OF ALAMOGORDO CITY COMMISSION

Meeting Date: 9/8/2026

Report Date: 08/28/2026

Report No: 7.

Submitted By: Heather Casebolt

Subject: Consider, and act upon, the award of IFB 2026-005 bid to Gary Childress for On-Call Commercial Lawn Equipment Repair and Maintenance Services for the City's Parks Department and the award of IFB 2026-006 to CT Custom Services for the On-Call Commercial Lawn Equipment Repair and Maintenance Services for the City's Golf Course. *(Heather Casebolt, Interim Parks and Recreation Director)*

Fiscal Impact: Funds will come out of each division's contract services lines.

Amount Budgeted: \$0.00

\$0.00

Fund: 090.300.0101.0000.54520

032.300.6206.0000.54520

Additional Fiscal Impact:

Recommendation: Award IFB 2026-005 to Gary Childress and IFB 2026-006 to CT Custom Services.

Background: IFB No 2026-005 Bid for On-Call Commercial Lawn Equipment Repair and Maintenance Services for the City's Parks Department was opened on August 13, 2026. One responsive bid was received for the Parks Division: Gary Childress, and one responsible bid was received for the Golf Course: CT Custom Services. Each Bid is recommended for award to the respective bidder meeting the specifications for that division.

This is an estimated quantity, multi-term contract commencing on September 14, 2026, and continuing through September 14, 2026, for the first term. The contract may be extended for one additional one-year term. Services will be provided on an as-needed basis, and expenditures will depend on actual repair and maintenance requirements.

The Parks Division and Golf Course will utilize their respective contractors to provide on-call repair and maintenance services for commercial lawn and grounds-maintenance equipment. These services will support timely equipment repairs, reduce operational downtime, and help maintain operational equipment.

Bid tabulation attached.



EVALUATION TABULATION

IFB No. IFB 2026-005

On-Call Commercial Lawn Equipment Repair and Maintenance Services for the City's Park's Department

RESPONSE DEADLINE: August 27, 2026 at 3:00 pm

Report Generated: Thursday, August 27, 2026

TABLE 1

Primary award cells are green and Backup award cells are gray

				Gary Childress
Line Item	Description	Quantity	Unit of Measure	Unit Cost
1	Labor Cost Hours – Parks - between 6:30 AM and 2:30 PM	1	HR	\$90.00
2	Labor Cost Hours – Parks 2:30 PM to 6:30 AM	1	HR	\$0.00
3	Labor Cost Emergency	1	HR	\$0.00
4	Travel Time Rate	1	HR	\$0.00

VENDOR QUESTIONNAIRE PASS/FAIL

Question Title	Gary Childress
Non Collusion Certification	Pass
Campaign Contribution Disclosure Required?	Pass
NO CONTRIBUTIONS IN THE AGGREGATE TOTAL OVER TWO HUNDRED FIFTY DOLLARS (\$250) WERE MADE to an applicable public official by me, a family member or representative.	Pass
Provide Disclosure Info:	No Response
Conflict of Interest; Governmental Conduct Act	Pass

EVALUATION TABULATION

IFB No. IFB 2026-005

On-Call Commercial Lawn Equipment Repair and Maintenance Services for the City's Park's Department

Question Title	Gary Childress
Does your company qualify as a New Mexico Resident / Resident Veterans / Native American business?	Pass
New Mexico Resident / Resident Veterans / Native American Preference Certification Form	No Response
Has your company ever been debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal government or agency?	Pass
Please explain further in detail	No Response
Certification Regarding Debarment, Suspension, and Other Responsibility Matters	Pass



EVALUATION TABULATION

IFB No. IFB 2026-006

On-Call Commercial Lawn Equipment Repair and Maintenance Services for the City's Golf Course

RESPONSE DEADLINE: August 27, 2026 at 3:00 pm

Report Generated: Thursday, August 27, 2026

TABLE 1

Primary award cells are green and Backup award cells are gray

				CT Custom Services
Line Item	Description	Quantity	Unit of Measure	Unit Cost
1	Labor Cost Hours – Golf Course – between 5:30 AM to 1:30 PM	1	HR	\$130.00
2	Labor Cost Hours – Golf Course – 2:30 PM to 4:30 PM	1	HR	\$110.00
3	Labor Cost Emergency	1	HR	\$200.00
4	Travel Time Rate	1	HR	\$60.00

VENDOR QUESTIONNAIRE PASS/FAIL

Question Title	CT Custom Services
Non Collusion Certification	Pass
Campaign Contribution Disclosure Required?	Pass
NO CONTRIBUTIONS IN THE AGGREGATE TOTAL OVER TWO HUNDRED FIFTY DOLLARS (\$250) WERE MADE to an applicable public official by me, a family member or representative.	Pass
Provide Disclosure Info:	No Response
Conflict of Interest; Governmental Conduct Act	Pass

EVALUATION TABULATION

IFB No. IFB 2026-006

On-Call Commercial Lawn Equipment Repair and Maintenance Services for the City's Golf Course

Question Title	CT Custom Services
Does your company qualify as a New Mexico Resident / Resident Veterans / Native American business?	Pass
New Mexico Resident / Resident Veterans / Native American Preference Certification Form	No Response
Has your company ever been debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal government or agency?	Pass
Please explain further in detail	No Response
Certification Regarding Debarment, Suspension, and Other Responsibility Matters	Pass

AGENDA REPORT

CITY OF ALAMOGORDO
CITY COMMISSION

Meeting Date: 9/8/2026

Report Date: 08/21/2026

Report No: 8.

Submitted By: Robert Stockwell

Subject: Recess into Executive Closed Session in compliance with 10-15-1(H)(2) NMSA (as amended) to discuss: Limited Personnel Matters (City Manager Performance Review) **(Roll Call Vote Required)**

Fiscal Impact:

Amount Budgeted:

Fund:

Additional Fiscal Impact:

Recommendation: Recess into Executive Closed Session in compliance with 10-15-1(H)(2) NMSA (as amended) to discuss: Limited Personnel Matters (City Manager Performance Review)

Background: The current City Manager Employment Agreement calls for the "City Manager and the City Commission [to] meet quarterly, in executive session, to set and review performance expectations for the City Manager."