

CITY COMMISSION MEETING MINUTES
CITY OF TRUTH OR CONSEQUENCES, NEW MEXICO
CITY COMMISSION CHAMBERS, 405 W. 3RD St.
WEDNESDAY, MAY 13, 2026

A. CALL TO ORDER:

The meeting was called to order by Mayor Rolf Hechler at 9:01 a.m., who presided and Angela A. Torres, City Clerk-Treasurer, acted as Secretary of the meeting.

B. INTRODUCTION:

1. ROLL CALL:

Upon calling the roll, the following Commissioners were reported present.

Hon. Rolf Hechler, Mayor
Hon. Destiny Mitchell, Mayor Pro-Tem
Hon. Amanda Forrister, Commissioner was absent except for item F1
Hon. Ingo Hoepfner, Commissioner
Hon. Chaz Glines, Commissioner

Also Present: Gary Whitehead, City Manager
Traci Alvarez, Assistant City Manager
Jay Rubin, City Attorney
Angela A. Torres, City Clerk-Treasurer
Jocelyn Holguin, Chief Financial Officer
Luis Tavizon, Chief of Police
Pat Ohanlon, Librarian
Alona Niebergall, Human Resources
Wes Myers, Sanitation Department
Andy Alvarez, Sanitation Director
OJ Hechler, Community Services Director

There being a quorum present, the Commission proceeded with the business at hand.

2. SILENT MEDITATION:

Mayor Hechler: This morning, since we just finished Mother's Day, let's remember our mothers, and for those of you who are fortunate enough to still have your mothers, and then for those who have lost their mothers, and think of them every day.

Mayor Hechler called for fifteen seconds of silent meditation.

3. PLEDGE OF ALLEGIANCE:

Mayor Hechler called for Mayor Pro-Tem Mitchell to lead the Pledge of Allegiance.

4. APPROVAL OF AGENDA:

Mayor Pro-Tem Mitchell made a motion to approve the agenda as submitted. Commissioner Glines seconded the motion. Roll call was taken by the Clerk-Treasurer. Motion carried unanimously.

C. PRESENTATIONS:

1. Proclamation naming May 22, 2026, as Poppy Day for the American Legion Auxiliary.

Mayor Hechler presented the Poppy Day Proclamation to the American Legion Auxiliary.

American Legion Auxiliary Member: Thank you all, and we'll be at Walmart, Johnny B's, Bullocks, and Pat's at the lake. So if you all want to come out and support us, we would appreciate it. Thank you so much.

D. PUBLIC COMMENT (3 Minute Rule Applies):

June Russett addressed the Commission with comments related to:

- My name is June Russett. I'm a Regional Planting Coordinator with Tree New Mexico. I understand that the comprehensive plan is to include shovel ready projects. Tree New Mexico has a budget for trees, many volunteers, and about 40 shovels ready to plant. We are excited to partner with the city to further green our community and to provide shade to public spaces. We are available for professional training and public education on how to properly maintain our current canopy, as well as any trees that are added. If you don't know, we've planted 400 trees in our community, and also given away an additional 400 since November 2024. All that we are seeking is a plan for tree-specific irrigation in the parks, or wherever trees are to be planted. We know of a grant that the city might be eligible for, to fund irrigation that we would be happy to help write as well. With the Levitt music grant funded and many upcoming concerts taking place in Ralph Edwards Park, I can think of no better place there than there, and no better time than this upcoming fall or next spring to plant trees. When prioritizing this distribution of funds, I recognize that water projects are going to rank highly, and rightly so, shady public spaces should be right close behind that, as trees provide many health and beautification benefits to our community. Thank you so much for your time.

Becca Eza, MainStreet Truth or Consequences addressed the Commission with comments related to:

- Becca Eza, with some quick updates from Main Street T or C. A week and a half ago, we had a really successful Fiesta. We are really appreciative all the efforts of everyone in the community that went into making it a successful Fiesta, even though we were a little bit crowded and limited space because of the Foch project. But we had amazing people on the Fiesta committee, and then people all throughout the community that did various events, as the four of you here know, as you were all very involved in the weekend, we also really appreciate the volunteers that came out and helped, and the various city departments that were very involved in making the event successful, from the Police Department, Sanitation, Community Services, Parks and Rec, the Electric department, the Streets Department, and I'm probably forgetting someone, but we really had great support from the city in making the event successful, so we're appreciative of that. We're just at the beginning of a big summer and fall season of concerts - we've finalized the lineup for the First Fridays, the dancing in the streetlights concerts downtown. That'll be the first Friday of every month, from about 6:00pm to 9:30pm near Healing Waters Plaza. The July concert is hopefully going to have a small Independence Day Parade right beforehand, and then going into the fall, we'll be having the Levitt series at Ralph Edwards Park. We've gotten approval from the Levitt foundation on the headliners that we're hoping to bring in. So we're working on getting contracts with them, and then we'll make an announcement. It's going to be a wide variety of music we have, potentially zydeco, Blue Grass, Americana, EDM, Latin fusion. So what I'm telling people, you may not love every single show, it may not be exactly what you're into, but it's all going to be really high-quality concerts that are intended to bring people out and expose people to free shows and community. Events are not the only thing we have going on, even though it feels like it right now, we just got a grant from the New Mexico Resiliency Alliance to do a social media training, which is intended for businesses to help them effectively market themselves via social media, and then also with the idea that having multiple businesses do this will help the district and the community as a whole, by showcasing On social media what we have going on. We're also looking forward to partnering with Tree New Mexico on doing a tree survey using New Mexico MainStreet assistance, and hopefully working on some things with Healing Waters Discovery Trail, so lots of projects going on, and we're excited to just keep doing what we can to benefit and improve our community. Thank you.

E. ORDINANCES/RESOLUTIONS/ZONING:

1. Discussion/Action: JAG Audit report and approval of Resolution No. 53 25/26 FY 2025 Audit Results.

Scott Eliason, Partner of Jaramillo Accounting Group: The state audit rule requires that after the report is released, the auditor go over the results of the audit, so here we are today. The report was submitted on time, and it was released at the end of March, and we immediately submitted the data collection form, which was due March 31st, and so here we are today to go over the results of the audit. I believe everybody did get a copy of the financial statements and had an opportunity to go through them. We're required to

just discuss the opinions and discuss the audit findings, if there are any, which we have a few to go over today, and so I'll just jump right into the report or our presentation.

A copy is attached hereto and made a part hereof.

Mayor Hechler: Manager Whitehead, did you have any further clarification or any additions to anything that was discussed?

City Manager Whitehead: Thank you to JAG and your firm for being here and completing the audit for us. Again, I think we would comment that a new process, a new auditor this year, new financial team, both with Jocelyn running the financial office and me coming in at six months, we definitely expected that we would have a few findings. We are pleased to understand that the financial statements themselves are in proper order. We were made aware of an accounting error, a number error in the audit, and the plan the audit team will go back and work and correct that they had posted two revenue sources to be exactly the same for two different enterprise funds. We spoke with the auditor, and they immediately understood, found that, and said, we get that correction done so that'll be taken care of. I think, as it relates to how I look at the audit, the most important document I'm going to look at, is what are the findings? I think Jocelyn would agree, and begin working on it. We were fortunate for the communication along the road, that kept us going. So just again in this, I would like to identify, you know, kind of going to go over the findings and kind of reaffirm our position and the things that we found to be critical. I think the repeat finding of the purchase orders being done in front, we would agree, we did find - Jocelyn certainly found some issues when she came in and has implemented good processes. I think it feels really good right now in the finance office to get a PO, that process has caught on and everybody's functioning really well. We feel really confident that we're going to get through that. I would point out that one of the corrections that we've made, that we'll solve the particular the finding is about \$1.2 million. \$1 million is one transaction, and it happened where the City Commission, through a bid process, awarded a contract, gave the notice to proceed, everything went forward. There were some accounting issues because the funding came from four different sources. It took a minute to get that into the system. And so, when the PO was finally issued, work had already started. And so the contractor, when they submitted their first payout after the purchase order was issued, had dates in there that were before the PO. So technically, the work did start before, but it was a situation, and what we've done to correct that is now, when we come to you, we get permission to do the entire process up front. We award the contract. You approve the contract. You approve any approvals that need to go so that the budget could be adjusted. That particular transaction also required a budget adjustment resolution to correct, which created a timing issue, but clearly a real situation that did happen, but everything was in order, and I think we've taken the steps to correct that. Certainly the rest of the items, I would say, come from, really the new audit and having a new, fresh set of eyes take a look at us. The IT items, I would remind you that we didn't have that finding before, and those issues probably existed before, so that auditing team might not have had an opportunity or dug in is as hard as this dude, right? So that new set of eyes has given us a better and a fresh look to find these particular issues. And again, we've worked on that we understand the obligation. We've started with an IT policy. So, we'll begin to clean any of those up. I would stand for any questions. If

anybody had anything, we'll go over all of it. I think we responded at our exit conference with the auditors. We had good conversations, definitely at the end, to put our concerns in the items that we need to correct.

Mayor Hechler: I've read all the conditions and our responses, and I'm pretty satisfied with multiple responses. Are there any conditions here that we're not going to be able to meet over this next year? Are you concerned with anything in particular, or are we going to be okay?

City Manager Whitehead: I think the one that has me the most concerned, and I've not focused on it yet, I know finance will look at it. The capital assets. My concern is the city should have been taking care of that. And certainly if we paid for an audit firm to come in 10 years ago and kind of set that back on track, I've asked Jocelyn to kind of look at our software system right now and see what it offers. She presented some stuff to me yesterday on those opportunities. So I think we have to take the time. And the reason that gives me the most concern is, we have a lot of assets, and then we have to figure out the process to go again, do another, potentially another capital assets report. Or do we get our departments to take the time to do so? That one's probably the one that's the most concerning to me, to get that. And then part two would be the accrual. So I do agree. I spent some time with the state auditor. We spoke in depth about the process, because it did feel like, again, the city's been going through audits for a long time, and we were unaware, if you will, or unsure of the process to change our cash process to accruals. Our cash process to accrual and the state auditor is going to send us some training, and we'll probably go up and take care of that. So that'll be probably the most technical part of us understanding, how do we take at the end of the year, transfer our cash into the accrual, make sure we have the right information so that then we can hand off this to the new auditors, if you will. And it would appear that the previous auditor firm must have assisted in creating a process for us to change those and get them into accrual. And it wasn't as critical as, again, the new set of eyes that we really, really should have a good process internally to do that and not rely on an outside source. So those would be my two, I think, major concerns that we had, Jocelyn and I would share on that.

Mayor Hechler: Just on a personal note, this is probably the most stressful I was ever going through in a while. And there were some things that were given that we had no control over; some deadlines and things of that nature, and I'm not in the habit of doing things on the 11th Hour, and that was kind of stressful for us, having to go through it at the last day, at the last minute to prove something. And so I'm hoping down the road that we can get ahead of these things a little bit more. I can't really put the blame on anybody in particular. I think it was a combination of things that happened. But it was a difficult situation for us. I think it was a difficult audit, and I'm glad we got through it. I appreciated the new eyes, because it gave us an idea of things that hadn't been looked at as closely as they should have been in the past. So thank you for that. And anytime you have a new audit firm that comes in, I think that will happen. But we got through the process, and my fear was that we would not have an audit and get through it, and then that would hold up future attempts to get funding and things of that nature. So I really applaud our staff and

your firm for getting us through that process. Like I said, it may have been difficult, but we got through and it was important. So thank you guys for those efforts.

City Manager Whitehead: And I would just really echo that. Jocelyn may have a few comments, but I would echo, you know for me, the two most important things about an audit are, 1) that it's filed timely, because that's critical when we go to apply for funding in any project the legislature or any of the funding, they want to see our audit, and they want to see that it's filed timely. It's critical. As we go to meetings, I see a lot of agencies and a lot of communities that are having issues, and they're having to ask for waivers because they're not filed timely. So kudos to the staff. I know they worked really hard, and I know the firm worked really hard, and when I talked to the firm early in January, they agreed to me that we would get it timely, and they nailed it. So we definitely did that. And then 2) the second most important is the findings. What is there that we're not seeing? The staff just goes through it. We do it, and we do it a lot, and as Scott indicated, it's a lot of transactions and it's really seeing that and understanding it and getting an opportunity then to clarify it, and then our goal, I told Jocelyn when I came in at one of our very first meetings, is our goal is to have a clean, unmodified audit with zero findings. That's the goal. How we get that; it's going to be about understanding what's wrong and then agreeing to fix it. So kudos to the team. Everybody got through it. We have a good audit, and we'll, improve on it.

Jocelyn Holguin, Chief Financial Officer: Thank you Scott, for coming on and presenting today. As he mentioned, some of the findings were in that fiscal year that we couldn't revert back to when I got here, to some of the things that had already been taking place and corrections, so I'm confident those will go away with our next audit. My concern is the capital and the assets and the city hasn't fully utilized Tyler, as we've discussed in the past, and so I reached out to Tyler to see if there was a program that we can implement in the system. And there is, but we have to purchase that because we hadn't been using it. I think the quote was \$7000 perhaps. So that's one of the steps I would like to move forward with doing as well. And then, as JAG came in 10 years ago, I reached out to another audit firm that I'm comfortable with to get a quote from them to come, and I feel like if we do a complete new, updated report with the firm, we can start fresh, and we can knock out those findings. So that kind of moving forward, is the vision that I have for future audits and I think the city staff has been very gracious, and they work really well with our team and communicate better, I would say, from when I first started, and we're getting to where they're comfortable asking questions and they're getting the clarifications they need in order to keep from having purchases done correctly and contracts done correctly. It was just a new way of streamlining things that I don't think were in place before. So hoping that will be the catch, and it'll continue to the future.

Mayor Pro-Tem Mitchell: I just have one comment. As a former city employee who used to have to catalog an entire facility with a piece of paper and a pen, I'm really excited to see the management response in here to moving into a digital way of tracking new things that is accessible by all departments, because I think it'll make it a lot easier in the long run, to be able to track what we have and where it's at and the value and calculate the depreciation and so forth. It looks really good to me.

Mayor Pro-Tem Mitchell made a motion to approve Resolution No. 53 25/26 FY 2025 Audit Results as submitted. Commissioner Hoeppner seconded the motion. Roll call was taken by the Clerk-Treasurer. Motion carried unanimously.

Scott Eliason, Partner of Jaramillo Accounting Group: I did want to mention one more thing. So the financial statements here for a city, these are more complex, I think, than the normal smaller city, because of all of these different funds; having electric for example. And so you can compare this against a bigger city and the structure wouldn't be that much different, just be more transactions. So I think that these financial statements, as I mentioned, they're more complex than you expect to see for a city this size. And so there, there's just a lot of work that has to be done consistently by the Academy department. I just wanted to mention that, we appreciate that.

Commissioner Forrister was present via telephone for item F1.

F. PUBLIC HEARINGS (5 Minute Rule Applies)

- 1. Discussion/Action: Public Hearing and Final Adoption of Ordinance No. 773 Authorizing the issuance of the City of Truth or Consequences, New Mexico Water System Improvement Revenue Bonds, Series 2026A, in the Principal Amount of Two Million Six Hundred Seventy-Three Thousand Dollars (\$2,673,000) for the purpose of Construction Financing.**

Chris Muirhead, Modrall Sperling: So this ordinance relates to the second of the USDA projects that are going on the WSPI-2 that you may have heard of, which is related to water system improvements and extension and replacement of water lines. So the USDA has approved that in July of 2024 and authorized alone in the amount of \$2,673,000 and then two grants totaling \$8,227,000. The key point about today relates to that loan amount of \$2,673,000 the USDA requires that you get, what they call interim financing, to provide funds to do the construction. And once that's all completed, they will come in and they will purchase the city's long-term bonds to pay this interim loan off. And so I'll hit that very quickly. So what, this one does is it proves the loan with Bank of the Southwest for this interim financing to do the actual construction on these waterline improvements and improves it in the amount of \$2,673,000 at a rate of 5% over a three year period. So a three year maturity which ties to the extent of what they think the outside would be, of the construction, the accrual of the interest at 5% only happens as you draw those funds down. So let's say we close this a month from now, the interest on the \$2,673,000, doesn't immediately start accruing on that total amount. It will start accruing based on the time you draw the principal amount down over time. And the interest is not due quarterly or semi-annually or annually. It's due with the principal, one-time, at the maturity of this note in three years. So those are both benefits to the city. The pledge that you are using to pay this back, unlike the GO bonds you did a few months ago, is limited solely to the water system revenues that are produced through service fees and customer fees on that system. The key point here is, this is a 5% for three years, when this is repaid, or when this we redo it with the final USDA bonds at

maturity of this loan, once the construction is done, that loan will be over 40 years at 2.125% so a significant reduction in the principal over 40 years, which you would not find in other types of lending. It is a subsidized form of financing through the USDA. Those are very attractive terms. So this 5%, which isn't really far off of this, is a fairly recent market indication. You will be substantially lower than that when you ultimately refinance this with the USDA bonds, and at that point, also, the \$8,227,000 grant. So the total project size, you're looking at about \$11 million, you're only needing to borrow \$2,673,000, so that's a nice aspect to it, in terms of the size of the grant, happy to answer any questions about it. This will be the step where, if you decide to, you will approve the ordinance. And then we'll move toward closing on the interim financing the Bank of the Southwest, which we have been doing on the other WSPI-1. We've done some interim financing with them, and they've been a good partner for the city to get these done.

City Attorney Rubin: Mr. Muirhead had given me a good education yesterday. If you'll remember, the history was when we were here a couple months ago, we only had three commissioners, and we decided we need to recess and republish and so forth. And the question was, in my mind, was I remembered there's actually a statute that says that in most ordinances, if you have a majority who's voting in favor of a proposition, it could pass it with just three commissioners. So I was wondering, we had three commissioners that one day? Wouldn't that be sufficient? But then Mr. Muirhead pointed out that there's a different statute under 3-31-4 which talks about municipal revenue bond, we have to have 75% and access 75% of people to the commission to vote in favor. That's why we need to have four people here. So that was for future records. That's the reason why there's a little bit of an issue in my mind about, really, how we had a receipt today.

Chris Muirhead, Modrall Sperling: Yeah, public money is always a higher bar. Basically, you're doing that and then incurring debt on behalf of the public and borrowing money on behalf of the public. When you have a GO bond, you have vote of the public, and so you have, as a governing body, you have that ultimate like, hey, they approved this, I'm good as a revenue bond, where you don't have to go to the public. They raise the bar to say, we need a significant portion of the elected officials really to be on board with this borrowing, and that's why that has that higher mark.

Mayor Hechler opened the public hearing.

Proponents:

There were no proponents.

Opponents:

There were no opponents.

Mayor Hechler closed the public hearing.

Mayor Pro-Tem Mitchell made a motion to approve Ordinance No. 773 Authorizing the issuance of the City of Truth or Consequences, New Mexico Water System Improvement Revenue Bonds, Series 2026A, in the Principal Amount of Two Million Six Hundred Seventy-Three Thousand Dollars (\$2,673,000) for the purpose of Construction Financing. Commissioner Glines seconded the motion. Roll call was taken by the Clerk-Treasurer. Motion carried unanimously.

2. Public Hearing: Infrastructure Capital Improvement Plan.

Yvette Bayless, South Central Council of Governments: Good morning, everyone. I'm here today to talk about how we get capital funding for infrastructure projects in New Mexico, and to gather public input.

Yvette Bayless presented the Infrastructure Capital Improvement Plan. A copy is attached hereto and made a part hereof.

Mayor Hechler opened the public hearing.

Public Input:

Kathleen Sloan: I mentioned this last year. I'm concerned that the bridge across the river is divided into two parts. There's one for walking bridge and one for a vehicular bridge. And the vehicular bridge is to carry water and wastewater, I guess underneath it, to land that was annexed in 1996 I believe. I did a little bit of research, and it said that in 1997 the law change for annexations, and there was the city duty if they agreed to annex land to provide utilities within a "reasonable time". So nothing's happened since that plan was annexed, and I believe the developers name is Brown. It's the brown family. That was the reason given when the feasibility study was done, four years ago. Now, there was a feasibility study done to the - it seemed to be all about, can we make money by building along the river? And should we? So we have no obligation, since the annexation precedes the law change, and since a developer has, I think if subdivision plans were ever submitted, they were only good for five years, it's been longer than that. So the city has no obligation to provide utilities across the river, and with the state of our current high cost of fixing the water and wastewater utilities, I don't understand why this is on the ICIP and why it's divided into two parts. There were two public hearings, three, after the feasibility study was completed, and it filled this hole twice, and there was only negative comment, we do not want the city to develop across the river, was what was stated very vehemently by the public and two public hearings. So it's still on there, and I don't think the people should "build it and they will come". It should be that if a developer wants the bridge, they should pay for it. And so I am asking for an explanation. I hope later in the agenda someone will explain that to me. So my two questions are, why is it divided into two projects, which is much more costly to the public? And why are we doing the vehicular - why are we trying to get water and wastewater utilities across the river? Thank you.

John Diaz: My name is John, yes. I'm a retired Highway and Traffic engineer, and I'm having problems with I mean, you have all these projects, and it's great, but the management of these projects is lacking. Did you know that the two main entrances to the hospital were closed off without any signs or detours? Now, when we're talking hospital, seconds count, and if a person has to find his way to another entrance to the hospital, that's inexcusable. The other problem I'm having is signage. The city is totally lacking in signage. The city has to follow state law. State law says that you have to have the proper signage out. If your men are doing pothole repairs, they have to have signage. If somebody hits them, it's not that person's fault. If there's no signage, it's the city's fault, and the city will be sued, and you can't afford it. Now I did, with the federal government, 25 years as a traffic engineer, and I mean, it breaks my heart when I see your shops out there working, and their men are just out there. There's no signage that they get hit. You feel bad for the person, but then the person that hits them has to live with that. I don't think it's fair. It doesn't cost that much to have a couple of signs out warning people. I, as a resident of the city for over 20 years, and my wife is from here, so I'm acquainted with this city, Davis Fleck. My wife is a Fleck, so I have been associated with this city off and on for a long time. The management of the Foch Street project, I have yet to understand what is going on, why it's taking so long. It is an irresponsible project. Nobody knows what's going on. They have to keep going back, tearing up because, oh, they found a water line that should have been taken care of way back in the beginning. And then nobody knows it's going to be a one-way or two-way street. And so you have people wondering, how am I going to get to town, get to Main Street? Even the newspaper did not let people know that the hospital entrances were going to be closed. The newspaper hasn't told anybody, because nobody's told them about Foch Street. Is it going to be one-way or two-way? I've had them at the project, I've asked them, "Is this two-way?" and they go, "Yeah." Well, if it is, it's going to be a disaster. And I hate to see this, I love the city. I enjoy living here, and I'm really concerned about some of the irresponsible things that your shops are doing. I even offered free, gratis, to teach your people on traffic, signage and safety. And they always told them, "oh, no, we know what we're doing." Well, they don't, and I, I still offer, but I can't do it without being allowed to. And that's my thoughts. Thank you.

June Russett: Forgive me, I thought that the public comment I didn't realize was not included in this. While looking at the list of prospective projects, I claim to have that notice of the 20 projects that there was little mention of shade or green infrastructure, Tree New Mexico would like to work with the city to include trees into future projects when appropriate. So just one example being the Lee Belle Johnson facility improvements, there was a removal of, I think it was three or four vitex trees. And so we would like to work with the city to replace those trees. Thank you again for your time. The remaining comment from before is applicable for this.

Mayor Hechler: I did receive two additional comments to plant more trees, so thank you.

Mayor Hechler closed the public hearing.

G. REPORTS:

City Manager Reports.

City Manager Whitehead reported the following:

- Good morning everyone. It's nice to see everybody early in May and summers on us. It's going to be great.
- I want to bring you up to speed on several different projects, and I think we have some pretty good department head reports today, and so I'll try to make it as quickly as possible. This last week, Brenden from our Streets Department and myself, attended the dam owners watershed conference for three days. Really, a fantastic conference. Really, very glad that I went. Always good to see the perspective of how water and watershed affects all the way throughout New Mexico. A lot of talk about the lack of precipitation and those issues, and then finding a lot of resources. So, we're going to begin doing some work. Remember, we own three dams that we're responsible for: Marie Street, St Anne's, and then the Cuchillo Negro, and we'll begin doing some work to try to update those. As you know, we did apply for state funding, and we received \$350,000 to start designing Marie street so we can improve, first, the drive lane. But in that, we want to do a study on the dam so that we can understand its history, what's going on with it, and how we need to maintain it better.
- So, we'll begin working on that. I really want to thank Bartoo Sand & Gravel. For those of you that saw the parade last week were surprised by a helicopter flying down the street. That helicopter is the gift from the US Army to the Veterans Memorial Park. We've had that helicopter for just over a year. Unfortunately, we had to put it at the airport for storage. We worked in partnership with the veterans wall, they were able to get it painted. And through a little private partnership, we're going to put together a temporary stand, and so hopefully by Memorial Day, the helicopter will be on display at the Veterans wall. Just need to finish that up and that again, just want to reconfirm this will be a temporary situation. We're going to mount it on a trailer and then do some protection so that it could potentially avoid any abuse that could happen. You know, those things happen at museums, but really thankful to have that for the community. And thank you to the veterans wall for that.
- I think Becca spoke about the summer events coming. We have a meeting later today to kind of bring all that together, and just want to thank Becca personally, and then really, MainStreet second for kind of taking on some of the visions that I've had. She's kind of accepted some of that, and then taking it beyond what I could have imagined. So I think the community is going to have a really good summer season, from Fiesta all the way to Christmas. I think we're going to have some great events going on to help not only visitors, but our residents enjoy so I'm excited about that.
- The mayor and I attended a Colonias meeting last week. We presented again for \$1.3 million we requested for Marie Street. We truly recognize how poor condition

that is. We hope that the funding would get us far down the road, really, to remove the milling off the top, repave, and then add sidewalks. That particular street does not have a lot of water infrastructure. The water infrastructure is at the top of beyond, from Kopra up, so and we really don't have any major water or sewer there. So we did make that application. We felt very good. There was a lot of folks in the Colonias presentation, but we're excited about that. And again, we already have \$350,000 to begin the designing and plan, as soon as the legislature releases those contracts, which we always anticipate, July or August, before that happens.

- The team is working hard on the animal shelter, so we wanted to get the police department in order. We've received bids. We're in the process of evaluating bids for the police department, and then the plan was to then release the team on the animal shelter to start that, so we have a design architect working. The team is coming up with concepts. So hopefully within the next six months, we'll have the layout, the plan, and be ready, not sure on that one if we're going to go to bid or if we're going to kind of be a little more open with that to get that done as quickly as we can.
- This morning, I checked the water leak list. We're at 16 leaks. You know, the leaks just continue to be a challenge for us. The construction crew on the Ninth Street project did complete the first phase of that. And obviously we had some challenges as they were hooking the new line into the old lines. And then every time we shut off valves and we turn on valves, it creates water hammers. It creates vibration in the system. It creates brakes. So we are just in this cycle of, just trying to learn, what happens when we do that? How do we stay ahead of that process? One of the challenges that the system does have, that has been a challenge for four or five years, is that many of the valves don't function. So when we go to shut off one area where we feel like we're going to be in a four or five block area, it doesn't work, and we're having to extend out. So, we clearly understand the challenges that we have, but we'll continue to work on trying to stay up with that.
- The primary function, after we get the curbs there will be a lot of landscaping. So primarily, once the road is put in place, we'll have just a lot of side curb and work done. So everything in our view, is going as well as we can on Foch Street.

Police Department Update.

There were no police department reports.

Department Head Updates.

Jocelyn Holguin, Chief Financial Officer, reported the following:

- I'm just going to basically recap that we're at the final stages of the numbers for the interim budget, and we'll be presenting that to you at our next commission

meeting so that we can forward it to the state, where I issued a memo to the staff yesterday to let them know to turn in their requisitions and to start closing out open purchase orders so that we can start reconciling for the end of fiscal year, we'll do the budget for use for May 22nd, that does not mean purchasing stops. If something comes up, we'll address it and move forward, but it's to minimize, so we don't have so much reconciliation for the end of fiscal year.

- Final budgets are due to the state on July 31st, so we'll have another meeting with you all for the final budget approval after DFA approves an interim. DFA made some changes this year on the interim. They would like IT policies and a credit card policy. We have worked with our IT on the IT policy, and we'll hopefully have that finalized for the next commission meeting as well, so we can all send that up together. And we already did the credit card policy, so we'll be just attaching that for the new fiscal year.
- Fiscal year ending is June 30th. Fiscal Year beginning is July 1st. That's the calendar year for the way municipalities are ran. The second meeting in June, we will have the list of the larger items for commission approval so we can move forward with those requisitions and purchase orders for continuing services on contracts and agreements. And then the second week of July, we'll start with the regular day-to-day functions of the budget.
- One of the other things that we're looking at is to have mandatory training for staff, because there's new directors and staff that aren't either have not been taught correctly on how to enter time or how to do time approvals, and with Karina's and Alona's process, they're having to take time and process and payroll to make corrections. So we've had a discussion, and we felt that the staff needs to be trained correctly as well. It's another Tyler function. So that's one of the things we're going to be implementing in the near future. I stand for any questions.

Alona Neibergall, Human Resources Specialist, reported the following:

- The state aligned our benefit year with the fiscal year. So we did have an open early enrollment in April. We had about 20 employees make changes to their benefits. That's up from about five to six a year.
- We also had open interviews for lifeguards. We hired five individuals. We have another round of interviews tomorrow. We'll be interviewing seven candidates.
- We also had interviews for seasonal positions, we hired four individuals. We had to start this week and two will start next week. So all our positions for the seasonals are filled, and then we currently have six open positions. One is on hold and we are interviewing next week or for another one. Thank you.

Wes Myers, Sanitation Supervisor, reported the following:

- I've got some numbers from Earth Day cleanup. Out of the four days, we were surprised and shocked to see that Monday and Tuesday were the busiest days, Tuesday being the busiest. And I think the consensus was it's going to be too busy on Friday, too busy on Saturday. So all the customers came out Monday and

Tuesday, seemed like at least. But for the most part, out of the free customers, we had 318 from the city of Truth or Consequences, and 39 from the village of Williamsburg, which totals out to 357 customers in total who use the free Earth Day cleanup. We had 113,424 tons which equates to 226,480 pounds of solid waste, a good amount of amount of waste. That would be 5.66 trailers. We calculated based off the weight that a 53-foot walking trailer sends Las Cruces, which is about 40,000 pounds. So calculating the weights, it was about 5.66 trailers went out from just the free cleanup. The county brought in 50.37 tons, which equates to 100,740 pounds. So we had a pretty successful Earth day, I would say. We would like to thank all city staff for their help with the cleanup event. It would have been a lot more difficult, for sure, without the assistance from everybody that came out. We really appreciate it. We also like to recognize the volunteers who participated, such as Sustainable T or C in the Thunder and Hose 4H group. On another note, we have a new employee who started Monday. He has great experience in sanitation field, and does have a CDL, which is big plus as well. We have also applied for the rate grant with Sustainable T or C. It's for community outreach and education on our recycling program. On June 15th through the 19th, we'll find out whether we have received the rate grant or not.

City Manager Whitehead: Just also want to comment and just again, thank the staff, really. Thank Andy, Wes, the team. You know, those guys and gals there worked really hard. They put together a good process to get that. Clearly we recognize, we'll do a debrief, we're going to set up a training, I think early in June, we're going to get the team, we're going to get all the staff there, just kind of talk about what the good, the bad, the ugly. But I think overall, you can see we significantly made a difference in our community. We were able to get a lot more residents in. It was smooth. There was a good process. So hopefully we can build on this, get some momentum, and then next year, again, in April, kind of do something very similar. And then again, thanks to all the staff. I mean, we on Monday, I think the crew was just shocked at how many people. It was just amazing. And the Streets Department, we just made phone calls, and everybody just showed up. We figured it out, and they got through it. So really kudos to them on that. It's a good effort on their parts.

Pat O'Hanlon, Librarian, reported the following:

- During April 2026, we:
 - Had 1,585 visitors to the library. Of those, 79 were at the branch.
 - Checked out 845 books and other items
 - Issued 12 new library cards
 - Held out story time and crafts program on Wednesdays at 10:30am, and welcomed a total of 107 children and adults for crafts and reading.
- We have added adult senior craft hour on Mondays, and it appears to be growing nicely. 38 attended in April, on Friday each month. We have added an additional program for all ages, and this one is held at the branch. And we had nine attendants in April. In addition to these, we had our STEM Kids program with 47 people, our Easter egg hunt, 33 people, and our free tree neighborhood forest

program, 26 people. That brings our total program attendance for April to 260 and we're proud of it.

- Our software manufacturer, the library Corporation, have set the completion date for our software upgrade and our server switch for the weekend of June 6th and 7th, no library staff or tech support will be needed to present at the library for the operation. The work will be done by remote from their home base in West Virginia.
- Three of our staff have attended a two hour class on the use of the new system. And after all the upgrades are completed, we will take one more online class to be sure we're ready to take everything live. Once that's done, we'll be really glad. And that is all I have, if there's no questions.

City Manager Whitehead reported on the Golf Course:

- Bob was pretty full this morning, so I told him I would kind of fill in. We were out there. We're obviously in summer, this is the season. The work that was done in the winter is beginning to take hold. We've got a lot of new sprinklers up there working. Nice to report that today, the golf course is working on all nine greens. So we have no temporary greens, which is an effort from Bob and the crew up there over the winter to get those greens back. So really excited. We've got all the equipment returning from being maintained. So, all the equipment we sent up to Albuquerque to have it serviced. Unfortunately, one of the pieces could not make it off life support and but we did find a work around for that. So everything will be in good working order at the golf course. We feel like we're in good shape. If you remember, a few months back, we readjusted the memberships. We added some memberships. I'm happy to tell you that I think we've already sold four new memberships. So we've doubled our members, which is good. So people are liking the ability to buy on a monthly basis. So things there seem to be on track and in order, in budget. And so hopefully, as it gets hotter, it begins to turn greener and greener, so we'll see where we go from there.

City Commission Reports:

Commissioner Hoeppner reported the following:

- Fiesta is over. The biggest event of the year, we made it. And I want to say thank you to everybody who came and supported Fiesta, and especially I want to bring out a big thank you for all the volunteers. Everybody this year, mind blowing that each year you're getting up very early to help organize, to be there, to host, etc. With my organization for Kava, did an amazing job doing music at our events, and it was a full success. And I'm really grateful that we have such a great community where so many people are willing to pretty much serve everybody, that everybody can escape for a little bit, for a weekend and just enjoy life, enjoy what we provide. And like you heard throughout the year, we are planning multiple events, which is something to look forward to. Thank you to everybody.

My coffee shop had multiple guests visiting town as well, and I promised and I say, thank you to Bob and the city manager for doing a great job. Basically, of course, they are happy. They said, here they came before, and the difference between then and now is significant, and they are very happy about it. And they promised that each time they are in the area said they will utilize our golf course because of sustained workers. And so the fruits of our labor is there, and say especially, said that Bob was very friendly, and, yeah, explained everything, and they were just happy to be here and more able to have a good game as well. So, that's good. Thank you very much for everything you guys do and your involvement to really be part of our community.

Commissioner Glines reported the following:

- Good morning, firstly I just wanted to also echo what Ingo just said, give a big shout out to everybody who helped make guests big success this past weekend. I really like the red, white and blue thing. That was a lot of fun. Floats were awesome. Football thing, great turnout, even though we got rained on for some of it. But events were well organized. That was really nice to see, too. There was a good flow of things throughout the entire city. It's good for businesses all across the city. Thanks to all the volunteers, organizers, city staff, to put in the work and make it happen. I also wanted to mention the space race. It's great seeing events like that bring positivity to the town. Some attention for our area. On the infrastructure side, I'm glad to see the road work and water systems projects moving forward, another construction brings headaches with road closures and detours. That's the kind of progress we need. But our water lines save our streets make a difference for us in the long run, I keep hearing from residents of water reliability, road repairs, traffic safety, those are still the biggest priorities, fixing leaks, potholes taken care of, dealing with gravel roads that need repaving and slowing down traffic in neighborhoods. I do get good feedback, though, people are seeing improvements. There is still more work to do. I appreciate the updates and direction we're heading, though. I'm still encouraging everyone to reach out if you have concerns or ideas. Email directly. I do read every one of them, take them seriously. Public input does matter, and that's all from me.

Mayor Pro-Tem Mitchell reported the following:

- I'll do another quick shoutout, thank you to everybody for Fiesta. This is the first time it's ever rained on Fiesta to my knowledge, going back to 1986, so that was definitely something. This is the longest parade that I've ever organized, that I've ever really seen, it was bigger than last year, and probably because it was an election year, but either way I thought it was a really good parade and good turnout all weekend. So many people had positive interactions and great stories, so kudos to the city, MainStreet, and all the volunteers. It was really well executed.

- I attended the Sustainable T or C meeting last week. I helped with writing the rate grant, and then the crew executed it. We had originally written another grant through AARP back in March, and we just found out that we did not get that one. But we're still looking at trying to find funding to educate the community on recycling and sustainability. Really, this year, the focus of that program is just to educate everybody, from kids to adults, on what you can and can't recycle, and reduce the amount of waste going to our landfills.
- Finally, working closely with the Parks and Rec Department in getting the swimming pool up and running. It opened on April 24th. The new fee structure of only \$1 per session has worked out very well, we had well over 120 people on mother's day alone. I was joking when I posted, "Hey bring your mom to the pool." Then everybody brought their mom to the pool, but it was really cool. As Alona mentioned, we have five lifeguards, we're trying to get some more on there, extending the hours in June and July, so seven days a week. Right now we just appreciate the public saying to get open, well we are open, but we can't be open seven days a week yet, we had to wait until school is out. Currently in the interview process to hire a pool manager, so basically just getting ready for summertime.
- The skatepark at Ralph Edwards Park was completed the week before Fiesta, and on Sunday, May 3rd about 10am, we had the Parks Department, Mayor Hechler, Myself, several of the skateboard competitors, contest organizers for Fiesta, and Miss Fiesta all show up and do a dedication for the brand new skatepark thanks to the city of T or C Parks & Rec Department for getting that completed. The skaters had an amazing time, they said it's a wonderful park and they are no longer envious of even larger cities around us. So kudos to everybody in the city for getting that taken care of.

Mayor Hechler: Would you say something about the biggest comment we received being moving back to the park?

Mayor Pro-Tem Mitchell: In the history of Fiesta, from 1950-2000 it has been downtown, it was at the PNC bank parking lot, at the Bank of the Southwest, it was a downtown celebration. They moved it to the park in 2001 or so after Ralph Edwards passed, and just put everything down there where there's shade and everything like that. For the next probably 10-18 years, it was okay, it was one weekend a month, it really did trample the grass and break sprinkler heads and it was really crowded and there was no parking, mosquitos, but we did it. And a lot of people remember that, however, from 2010-2020, more organizations started utilizing the park throughout the year, the Farmer's Market, other events, etc. As we saw, that park got destroyed, and we've spent well over \$500,000 trying to get it back to being green again. To everyone's comments, I remember it fondly in the park as well, but taking a festival that is this size and cramming it into that space is going to completely destroy what we've already worked so hard to rebuild. That beings said, at the Fiesta debrief meeting, we did discuss possibly moving certain portions of Fiesta to the park and spreading it out throughout the downtown. So that is underway, and we thank everybody for their

feedback and encourage everybody to join the Fiesta board next year, bring you feedback, implement those things with us. But that is sort of a nutshell history of how Fiesta destroyed Ralph Edwards Park and we have brought it back.

Mayor Hechler reported the following:

- I think this was one of the most successful Fiestas we've had in recent years, so that's great. What changed for me in this Fiesta was the level of cooperation between the city, the city crews, the staff. Facilities was involved, Parks & Recreation was involved, Sanitation was involved, Streets was involved, they all worked together, and it turned out to be a great Fiesta. There was a lot less stress involved with it, it worked a lot smoother. Leadership matters, Gary, thank you for that part of it, but you also have great leaders. With it all working together, it provided us with a great Fiesta. I can tell how much the Fiesta was attended because the trash cans were all full by Saturday afternoon, so I know we had a large amount of people there. OJ and I had to empty a lot of trash cans from that park and put them in the big dumpster, but we got it done. It was a great Fiesta, so thank you guys for that.
- In addition to Fiesta, I did a couple presentations. The most recent one was to the North Regional Transportation Planning Organization about our road diet and our roundabouts. We talked a little bit about the do's and the don'ts, and the process. Encouraging other municipalities to apply for those NMDOT funds, and I think we got that accomplished.
- As Gary mentioned, we attended the Colonias project. We did have to go through a waiver process, we received a waiver because we have two other Colonias projects that are in mid-process that we're not quite far enough ahead yet, so we had to go through the process, but we had substantial movement and we were able to articulate that, so good job on that, Traci, for getting that paperwork together for us. I think our presentation was successful, we will know in a couple days, I think on June 14th we should hear from them. I think we gave a good presentation, I think it's going to happen, but we'll see and we'll report on it when it does.
- I attended the baby box ribbon cutting with several of our representatives and senators. We have one of the few baby boxes in the state. It's something that I hope we never need, but if we do, saving that one life will make a difference, and I'm glad we can say that we have one of them in the state, and it's located at Sierra Vista Hospital.
- In closing, I wrote a letter to representative Black with economic development of the state, and invited him to our communities to talk about economic development here. I haven't heard yet the response, he was travelling with the governor at the time, but when he does come to our community, I plan on getting together with the mayor of Elephant Butte, our county chairman, myself, and representative Black to talk about things that matter to our community and the county as a whole, and hopefully we'll get some traction out of that.

City Attorney Reports.

City Attorney Rubin had no reports.

H. CONSENT CALENDAR:

- 1. City Commission Regular Minutes, April 8, 2026**
- 2. City Commission Budget Workshop Minutes, April 14, 2026**
- 3. City Commission Regular Minutes, April 22, 2026**
- 4. April 2026 Accounts Payable**
- 5. Acknowledge purchase report of items under \$60,000.**

Mayor Pro-Tem Mitchell made a motion to approve the Consent Calendar as submitted. Commissioner Glines seconded the motion. Roll call was taken by the Clerk-Treasurer. Motion carried unanimously.

Mayor Pro-Tem Mitchell made a motion to move item I2 before item I1 due to the applicants being present. Commissioner Glines seconded the motion. Roll call was taken by Clerk-Treasurer. Motion carried unanimously.

I. NEW BUSINESS:

2. Discussion/Action: Conditional Use Permit at 1107 N. Bosque.

Assistant City Manager Alvarez: The applicant is requesting a conditional use permit to allow a shipping container and storage on a property without a main dwelling or principal building. Shipping Container has been on the property, as well as the property operating without a main dwelling prior to our shipping container ordinance being adopted. We did have a public hearing held on April 13th. We've had no opponents or proponents. P & Z board did motion to recommend approval, and it carried unanimously. Within your packet, you have everything that we presented to the P & Z board. I did a site visit to that property as well. It's very well maintained, very nicely fenced. Property owners live across the street from it and keep the property up. As stated, the applicant is here. And with that, I stand for any questions.

Mayor Hechler: This is like the third or fourth one of these that we've had, where we've approved them before, because it's kind of grandfathered in.

Assistant City Manager Alvarez: Correct, yeah. They were in place and potentially pre-approved by a prior building inspector.

City Attorney Rubin: It appears that proper notice was given. There was no opposition at the P & Z hearing. It's from what I can read, so it sounds like this is an uncontested matter.

City Manager Whitehead: I'd also just comment to make sure; we have had several of the shipping containers that were already on properties pre that we've done before. This is kind of two conditions, though, right? Because the storage is on a property without a structure, but it's owned by the same family, and then what you're granting here is a conditional use, so if the owner sold the property, the container would have to be removed and it has to be reviewed. So you're kind of approving the shipping container, but it's also on with that be as being an accessory. So, and just to make sure, again, it's the conditional use which isn't a permanent, you're not granting that that can stay there forever. It would have to be reviewed.

City Attorney Rubin: Does it come back every year?

City Manager Whitehead: Correct.

Mayor Hechler: So is that understood?

Robert Hignight, Applicant: Yeah, it doesn't make any sense of why we'd have to do this every year.

Mayor Hechler: City Manager Whitehead, could you explain one more time for the applicant to hear?

City Manager Whitehead: So again, the requirement of the code is that you cannot have a storage on this on a building in a vacant lot. You have to have a structure. So in this particular case, because they own both the home across the street and the property, the first condition would be to grant them that, but that's a conditional use. It's being granted to the current property owners. It's not a condition that's going to continue with the deed on the land. So hence the condition. And unfortunately, within the code, it does say they have to just come back to the planning and zoning department on an annual basis for review, and it has to just go through that process. On a side note, we'd like to change when we upgrade the zoning code, to make that more of a three-year process, because we concur. It's a nuisance to come back on this particular case. But the point I was making to the commission is it's not just approving a storage building that's been on the property before we have the storage container code, it's also granting that conditional use, that it can be there without a structure, without a home being on a property, and it did get unanimous pass. And again, the unfortunate situation is just annually, you'll be notified when you have to just come in and fill out a form and go through the process.

Robert Hignight, Applicant: Do we go through the zoning?

City Manager Whitehead: No, just come and see Traci. At this point, it'll just have to make sure that the conditions of the permit are acknowledged and are still in condition.

Mayor Hechler: And that's the way the ordinance is written. Now we may go through a revision at some point that may help the situation, but for now, that's kind of what we have to live with.

City Manager Whitehead: And I think the biggest condition that would change would be if, when Tracy looked at it on an annual basis, if they sold the property in the interim, and those folks said, "Well, we bought it in the storage building was there." well, then that party would have to then come back and go through the entire process to get the conditional use. Under the code you have to have a building on the property to have an accessory dwelling.

Commissioner Hoeppner made a motion to approve the Conditional Use Permit at 1107 N. Bosque. Commissioner Glines seconded the motion. Roll call was taken by the Clerk-Treasurer. Motion carried unanimously.

The Commission proceeded back to item I1.

1. Discussion/Action: 2028 – 2032 Infrastructure Capital Improvement Plan Projects.

Assistant City Manager Alvarez: I'd like to take a quick minute out to thank you to the South Central Council of Governments for all of her hard work on the PowerPoint and doing the presentations for our public meetings, as well as the continued work that she'll be doing to update and incorporate any of your recommendations into the ICIP portal. So as part of the infrastructure improvement plan process, we made several efforts to garner some public input and participation. To encourage public input, we held two previous public hearings on April 22nd, one at noon and one at 5:30pm. During those public input processes, as you can see from the PowerPoint and information that Yvette put together for us, we received a total of 12 comments. So once again, we held the public meetings, and we didn't get a whole lot of input. We're trying to get that information out there the best we can and get people to submit, we advertise the hearings in the newspaper through both a legal advertisement as well as a standard public notice advertisement. We did share through social media posts. Public was provided opportunities to submit comments through email, through a QR code submission, phone calls and Facebook postings. And then, of course, earlier today, we had another public hearing here. I've submitted in your agenda packet all the comments that we have received, as well as I gave the mayor two additional comments that were received last night and first thing this morning. Previously emailed to you and included in your agenda packet right now is last year's infrastructure plan for your review and reference. At this time, what we're requesting is that the Commission review last year's project list consider The public comments that you have received, and then Discuss Any Projects you would like to add, remove or revise, and then, based on your direction, this morning, the staff and Council of Governments, we will prepare an updated draft plan, and we'll bring it back to you at the May 27th meeting for Your final review and official ranking and selection of your capital outlay project. So with that, I'll turn it over to commission for your discussion.

Mayor Hechler: I'd like a quick explanation, Manager Whitehead, on the top five projects, why they're significant, and what the ramifications are for them being in the top five, and then we're probably going to have some discussions on whether they should remain the top five, because we've had significant movement on some of those things. We might want to go into those details just a little bit.

City Manager Whitehead: I'm going to try to do a little bit of education as well, and then talk about some of the comments that we received today. So last year, at this process, we identified five projects that we wanted to focus on, wastewater treatment plant upgrades, very vague, Lee Belle Johnson, Marie street, a 10-megawatt substation, and a community Multi-Purpose center. Out of the top five, we took that list and went to the state legislature. I'll pause here to remind the crew in education, the state legislature is the only body that really requires that we have these ranked, and this has come out of this process has been around for 30 years, and it's been a developing process, and the state legislature, we're getting so many requests in the beginning that they've been trying to figure out, like, how do we get reasonable requests? And you hear the word shovel ready all the time, right? That doesn't mean that it's all designed and we're waiting for the next tranche of money so we can put on the next room. It's what have you done in planning? The legislature kind of has the ability to fall into that or not fall into that, but that's where the top five is the most important. It's the most critical that when we go to Santa Fe to ask for capital outlay, we're focused on five priorities that hit the marks of what the ICIP is supposed to do. And so last year we presented, we asked the governor to continue funding us on the wastewater. The year before, we received a million dollars, which we have, or we're beginning to work on that for our weirs program. So we presented that to the governor. We asked for funding to do the Lee Belle Johnson Center; we'd like to get the foundation repaired. We did receive the \$500,000 for that particular project. Again, that contract will come through in July, we'll get that going, and we'll get started on designing and getting the foundation repaired. We asked for money to help us start the work on Marie Street. This is a perfect example that we only had cost estimates that we had taken from engineering reports and those ideas to put together an estimate. In this particular case, we did not have a PER, a preliminary engineering report, to make Marie street shovel ready, but because of its need, the legislature said, "Okay, we'll take a look at your estimates and we'll try to fund it the best we can." In this particular case, we asked for money to do that planning and design. So that's where it can get a little bit confusing, where you'd say, well, it's not quite shovel ready, but the legislature, they have the ability to kind of listen to what we want to do and help us. The next one was the 10-megawatt substation; in this particular case, because we had just completed the T and D study, and we had the cost from the T and D study, we were able to submit as a preliminary engineering report and our cost estimates. Again, we submitted that one to the governor. We were not funded for that particular project. And finally, we put the community Multi-Purpose center on as a planning document. We were not funded in that. Again, the legislature's pot of money was cut a little bit this year, and we had to work together with them, to come to a consensus on being able to get Lee Belle at the full funding of \$500,000 and \$350,000 for Marie Street. So that's how the top five work, why it's important to select five, and then how we work through that process. Okay, now I would go into the concepts of the

ICIP, if you listen to what Yvette presented and what we hear, the Department of Finance Administration, who kind of drive this process, they would say to us, "It's not a wish list. Don't just put every single thing on there that you want." we have seen, and when we got here, our list was significantly longer than this. The two challenges are, A) you're probably never going to get to everything in that year, and B) it was an incredible burden on the staff to continually update it, because once you put it on the ICIP, it kind of needs to either stay there or be removed, right? It needs to become active or an inactive project. The question was asked on, let's use the river crossing. This is a perfect example of how the ICIP lives and breathes throughout the year. If at any time in the course of our year of working, if a group of citizens comes and presents a potential project, i.e. says, "Hey, we really want a bridge to cross the Rio Grande." the Commission has the ability to say, "We think that's a worthy project. Let's put it on our ICIP." now, if we went to the DOT tomorrow and said, "Hey, we really want to apply for funding for this river bridge crossing." they would say to us, "We need to see your PER, because we would like to see the preliminary costs to do so." That would be the reason why you would take citizen input, and then the Commission would direct us to add something on the list that may say, we're not going to fund that until 2032, and next year we're not going to fund it till 2033, etc. because you'd want to say, "Let's keep it on our list." It might become a reality, and we might need to do something, and one of those funding agencies is going to require that we do something, so at some point we are going to have to ask for preliminary engineering studies on some of those projects. In that particular case, I do want to address it, because it was asked, Why two projects on that? Well, if you go through it, we think they're two totally separate projects. We think there's a drive for folks that would really like to be able to just walk across the river and enjoy the walking trails in connection with healing waters and turtle back trails, and what we're doing through walk paths. And then you have a group of citizens that would like to have a bridge where they could access and open and go to the land that they have to potentially develop. I would say those are two totally separate and different projects. Could they be the same? Absolutely, they could, right? You could build a drive bridge that also would include walking, if those opportunities were available. So when you think about this list, don't think of it as a wish list, but do think of projects. That's why I would say to Traci, and Yvette, who get a little disappointed that there wasn't 100 people in the room throwing great project at us, you're going to get feedback throughout the year. And when the project comes along that you feel has significant public desire, whether you agree with it or another section does, if it feels like a project, we would put it on the list and begin to start thinking about, if it came up, how could we address it? Because the next part would be, if a grant opened up when we asked for funding, they are going to say to us, "Is it on your planning list?" Infrastructure, capital improvement, and whether it's one or fifty, we get to check the box on that application to say we were planning for it, and that just allows us to move to the next question, right? So remember, we're doing this for a lot of different reasons, right? Legislature has a requirement from it. We need to be thinking about what's real. We need to be thinking about what the public's telling us, and then ultimately, we need to have an opportunity to answer a question and check a box on an application in the affirmative, right? If we said no, we weren't planning, I would imagine that the federal government, with the number of applications they get, that would be an easy "Oh, well, they're out this year." So that's the process of the ICIP

as I see it, and we would continue to work on it through those eyes, through those lenses.

Mayor Hechler: Thank you, that was very thorough. A couple of questions to follow up. So our top five projects, since we've had movement on the projects, for instance, Marie street, we applied for additional funding. We've got funding for planning and design. Is the recommendation to leave them the top five project? Or do we just need to leave it on the ICIP and then move something else that we want to work on in the future to the top five?

City Manager Whitehead: My first thought would be to think about how this Commission would like us to address the state legislature. What do we think we need in capital outlay from the legislature is what I would ask that we put in the top five. And remember, it looks like we're going to get somewhere between \$1 million and \$200,000, right? If we can work with the governor's office, that would be the most important. As it relates to Marie Street, I definitely think it needs to stay, it has to stay on the list now, because it's been funded. So now, it's a different situation. We have to track it. We have to put it in, we have to say what we did with the \$350,000 and if we get the Colonias money, we have to now add that. And again, we might need another million and a half to finish that project so it's worthy of it staying, and it will have to stay on the list, but it could go to number six, or it could go back to number one, if we felt like when we get through this year, we know maybe we need \$500 to finish it, then that tells you what you're going to do there.

Mayor Hechler: That's perfect. So what I'm gathering here is that if we have some issues or some pressing initiatives that we want to get done, that one that we want to really make sure we get this year, then we need to put those in the top five. And I think I have one of those I'd like to add to the top five. Let me give an example and then we can discuss. So earlier this year, we were funded for Clancy Street for \$1.1 million. That was Lujan and Vasquez. We asked \$1.5 we were funded \$1.1 I think it's a necessary project that we want to continue, knowing that our cap is probably going to be about \$500,000 per ask. I'd like to move Clancy Street Lift Station up to one of the top five projects, ask for additional \$500,000 funding and put that one to bed. We've been trying for funding for that since 2024, so it'd be nice to be able to deal with that project once and for all, it's significant on what it services, and the area that it's in, and I think that would warrant it being in the top five.

Mayor Pro-Tem Mitchell: I think if it's something where we're close to getting paid off, then we need to move it up.

Mayor Hechler: Well that would be one example, do we have any concerns or major issues that we would like to address?

Mayor Pro-Tem Mitchell: Didn't we get \$500,000 for Lee Belle improvements?

City Manager Whitehead: We did, that's correct.

Mayor Pro-Tem Mitchell: It doesn't show it on there.

City Manager Whitehead: This is last year's report. This is the top five from last year. I would say, Mayor, on that concept, Lee Bell should remain in the top five even if it moved down, because we could continue asking. It's probable that the \$500,000 we received may not be enough. If we needed an additional \$400,000 or \$500,000 it would be worthy of asking, that's the kind of request the legislature could support.

Mayor Hechler: So other revenue sources for Lee Belle is that we are in the process of applying for a grant.

City Manager Whitehead: We did, that's correct.

Mayor Hechler: So there's \$500,000 for the foundation, and another –

City Manager Whitehead: \$1.5 million, we asked for the exterior of the building.

Mayor Hechler: Okay, those are two funding sources that are in the hopper that we're waiting for. But we still want to keep it in the top five, because we can't be assured until we receive those funds that it's going to be done.

City Manager Whitehead: Correct.

Mayor Hechler: Okay so we want to keep Lee Belle in the top five, is that correct?

Mayor Pro-Tem Mitchell: Yes.

Commissioner Glines: I will say, I am of the opinion that projects we have motion on right now, that we have funding for going forward, I think that should be a priority so we can get stuff accomplished. We don't want to start motion on something and then lose that as a top priority by pushing something out.

City Manager Whitehead: If I could, I think you asked me, and I kind of missed, let me walk through the projects on the list and tell you what we're at on them. So again, wastewater treatment, which is critical, you've heard us talk, we need about \$5 million. If we could get a \$5 million through grants, it would really significantly help us avoid raising rates. I've really kind of paired that where we have a \$2.6 million ask at the Water Trust Board right now, we're waiting to hear. If we receive that, we would be right at the doorstep that would give us right at \$4.6 million. I think the water treatment plant could slide down. I'd like to keep it close in the top five at this moment, but it could, it could be down in the four or five area, we get that. Lee Belle, I've said, we did receive \$500,000 and we do have an ask in for \$1.5 million. Marie Street, we have \$350,000 for design. We have an ask in for \$1.3 million. The substation, we received no movement, we have found some grants, I think that one could slide into the sixth or seventh position. We definitely want to continue focusing on that project. But we did not receive

any movement from the legislature on that particular subject. The community center, again, we do think we have a significant opportunity to reposition the general obligation bond when that question comes up at the next year's election, it would be great to get voters approval to say, take the \$3 million, don't use it for roads. Water, we're caught up there, potentially we could put that into a new system for us. That would be a great way, we would have a lot of opportunities to match grants and do things, so I'd like that one to be considered, that's where we're at on that. Traci, we applied for a wastewater affluent PER, so that, we've kind of funded. We're going to go through a study there to see how our current system is operating and what our opportunities are to expand it. So I don't see us needing to necessarily do any applications in that. you heard that our team at solid waste has applied for the rate grant to try to figure out how we can do more recycling through promotions. We did pay off the recycling facility this year. We'd like to get four or five years down the road with that, and then start looking at how we could do expansion somewhere else, kind of build a different system, or a similar system, where we could double our capacity, but we definitely need to get PER money, so I think it could be down the list where we're just looking for engineering cost to do some design on a new process. I fully agree with the mayor. We've had this conversation. We are right at the door. So if we could add a little bit of money to Clancy, we've already done the - we're going to have Bohannon Houston do the engineering on the wastewater treatment plant. We could easily add Clancy to them. So we could get Clancy done. We could get the wastewater treatment plant all done in one encompassing plan. So I think it's critical that that should really be number one. And we do have money going on that particular issue. The sewer vac station, we are doing improvements. I think I'm not up to date on where we are with the one line we're improving. We're doing significant improvements, the engineering contract is out for bid, we have dollars for that. I think that could sneak up into the top five as some potential funding that we might need to at least get that system. And then we are looking at a way to expand that in a regional kind of setup. We have some work to do in that. So Smith, Silver, Ninth Street improvements, these need to stay on the list at some point. This would be because we're going to be doing water line repairs. The dream of the Commission was, if we put a water line in the road, let's go ahead and fix the surface. We're going to explore, we applied for the DOT grant this year, what they call the co-op. We received \$100,000 and we're going to do slurry seals, and we're going to do it on about eight city streets. I think it's eight city blocks. And what our vision is, because if you go drive Ninth Street where they patch, they did a pretty good job. And so we think we don't need to necessarily, potentially repave the whole street. We think we can come in patch the rest of the seals, seal the road, put a new top on it, and do that, we can do significantly more. So it does need to remain on our list. The electric car charger is fully funded and should begin construction in the next few weeks. The water meter project is 70% funded. I'm going to pick that number because I think we have enough funds to do 2,000 water meters, and we you've awarded a CDBG grant. We have water meters in all the water projects we're doing. We cannot apply for another CDBG grant until we complete this current CDBG grant. That's what Traci and I have said is the plan for completing the 3,000 meters that we have and incorporate Williamsburg, would be to finish the CDBG, so it does need to be on our list, but certainly not in the top five. Veater Street remains the same; a huge amount of that entire area is going to get all brand new

water lines. So clearly it needs to stay and it needs to become a focus on for us to do the roads in that particular area. Water line extension to Williamsburg, that's already currently happening. That's part of WSPI-2 project, has some connections, and through the Veater Street project, they'll build out those connections. Now we do need to begin looking for money, once we have those connections to then go into Williamsburg. So it needs to just remain on the list as a viable project, because it needs to happen. Ralph Edwards Park trail enhancements, I think, as you've heard today, Ralph Edwards Park is getting very, very healthy. The boat ramp will be installed in the next couple of weeks. The skate park is up, the shade cover is in, the park's healthy, but we would like to finish that concrete walk path all the way around on the river to get that done, and then back to the bridge, finding a way to connect to walk bridge and those kind of things to enhance that trail system within the route and make it better. So again, not a top priority, but certainly needs to remain on the list. Golf course improvements, again, that could move down the list. We're doing well there, but certainly at some point we'd like to take and construct a new building. That building's old, the upstairs could either be remodeled or changed. It could be down on the list. The vehicle bridge, as I gave the example, I mean, that should remain on the list. It's been a conversation for a long, long time, whether you agree with it or disagree, to be able to plan and think about that, it certainly should be down on our list and be there just as well as the walk bridge. And I give it as much consideration as I would with the Spaceport Visitor Center, not a project that we would have much input in or much capital, but certainly, if an effort came that they were ready to build a spaceport Visitor Center, we'd want to be in a position to advocate that it be in our community. And so by leaving that on the list as a as a down the line process is the right decision. And then finally, closing with water infrastructure and fire hydrants. I bounced the numbers around a little bit. I apologize for that. You know, we're putting in between \$40 and \$50 million right now. You've spent about \$10 million in water projects. If you read the PER, they estimated it in 2019 at \$120 million so we're still only halfway home, probably a little farther, with what we're going to be building out. But I think those need to remain on the list. Doesn't need to be in the top five, but it certainly needs to be there as we continue to go to water Trust Board, and continue to ask for these type of fundings on those projects. So that's a synopsis of all the projects that are on our list and how I would view them in their importance.

Mayor Hechler: We're going to keep them all on the list, it sounds like. I have another question. I know we're talking about the sewer vac station replacement. We're also talking regionalization of wastewater with the communities of Elephant Butte, Sierra County. If we were to push that further and expand upon the plant that's out at Elephant Butte; they have 68 acres now that they can expand on and encompass state parks, city of Elephant Butte, the northeast of our town that's on the vac system right now, and other entities in a regionalization plan. Is that something we want to put in the top five of our ICIP?

City Manager Whitehead: Again, I would say that the purpose of the top five would be those items that we want to go to the legislature. So if you feel like we need to potentially go to legislature and get regional dollars together for doing the PER, because

that project is going to take a preliminary engineering report, and I would say, yes, it's definitely worthy of it.

Mayor Hechler: So here's how that can be accomplished. If we go to the legislature, it'll be all of our entities that would be impacted by this going to the legislature at the same time. That's how we would get that initiative done. And for that reason, I think if we can go and get on the same page, that should be in our top five, and it's great for the environment. It's, one system then. And I think it would help clean up a lot of the things that we have to do. It'll further reduce the amount of effluent that we have to process at our plant, which I think adds years to our plant, and maybe modify some of the things that we have to do there may not have to do as much, so I think that would be an important component of what we want to work towards. So I'd like to see the regionalization effort somewhere in our top five.

Mayor Pro-Tem Mitchell: And which one was that one?

Mayor Hechler: Well, I talked about the sewer vac replacement system, but instead of going forward with the sewer vac replacement system and upgrading that system, that entire area, and I'm talking about Riverside, the rodeo arena area, that should be on the Elephant Butte sewer plant, if we get to that point. And so, that's why I think I want to push it up to our top five, because that we can encompass that area, have more of a traditional water/wastewater system, instead of the vac system, which is mainly used at places near seaports, where you don't have any elevation and no drainage. The Northeast our town would have some gravity feed, some lift station capabilities. And it might be something that we would want to pursue. So I'd like to see that in the top five projects for that reason. So from my viewpoint, let's keep the wastewater treatment plant upgrades there, the Lee Belle Johnson center there, Marie Street there, I'd like to move Clancy street up to number four. I'd like to keep the community Multi-Purpose center there. And then how do I get to get the regionalization plan up there in the top five then? Which one of those do we need to bump? Or do we bump? Because I think the other communities are going to want to know that if we did this or not.

City Manager Whitehead: Two things, I think, on that particular subject. This is an idea that we're maturing, just beginning to have conversations. So I think it's important that you continue those dialogues with your leadership counterparts to find out where they want to go. Once you guys have that kind of outlined, then we would just add it and rank it. But I would remind everybody, we're not necessarily ranking today. We have one more meeting for you to come together and rank. So it really is a general conversation here today for you to think about what's on. And I think it's good to get in-depth so that you kind of coming to consensus. But I think you all each have the ability to individually take the list, kind of look through it, kind of go into your study, what public input you're getting, and make sure that you're representing your constituents. If there's something on here you're hearing that we don't have to put, and then, you know, kind of come to that consensus.

Mayor Hechler: So I would suggest that these recommendations are soft recommendations that we would like to go through the next document we see would probably incorporate those changes?

City Manager Whitehead: Correct.

Mayor Hechler: And then, and then we can look at it, and then we can make the final decision on them. If you guys are okay with that. So now, Mr. Hoepfner, what issues do you have, or what would you like to see?

Commissioner Hoepfner: I would like to see the Rio Grande foot bridge crossing on the list, on top five, because of how much it would be, and how far the Rio Grande trail, including Turtleback Mountain Trail, Healing Waters Trail, and to make a connection across the river. Because when we look into the future and this development of Rotary Park and planning for it and everything, I think it is beneficial as a goal, pretty much, is here when the Rio Grande Trail is starting to be populated by hikers and everything, we should be ready for people to come to our town, and not have to walk around it. And satisfy I think, by This knowledge, how long, how much time it takes until something gets me to be a reality, I would like to see that foot bridge on the top five.

Mayor Hechler: I don't mean to interrupt you, but if you put it in the top five, what are we going to bump? We'd have to take something out of the top five.

Commissioner Hoepfner: I understand that, and for me, first of all, I like to have Lee Belle Johnson as a priority, but here also, the community Multi-Purpose center, that may be on position six, not for the reason why, when it comes to community, I would like to change it, but it's more realistic to get funding for a new pool. We are doing planning, that it is three phases. But phase one should be a new pool. The costs would benefit mostly everybody in the community and it's on the table, Destiny has been fighting for it for a long time, and I think that should be priority. But when you package it as a community multi-purpose center, then it is said, humongous. While we are now in our project cost \$6.7 million for it. These days, you're getting pretty much a nice booth for that. So when they see big numbers then they say, "Oh, when I'm putting money into it here, that is just the drop in the bucket." but when it is a manageable project, like a pool, everybody knows, "Oh, yeah, they have all pools. They need a new one that benefits the school and everybody." And due to that we have a better chance to be funded. With Lee Belle Johnson, we will already have a secondary community space for the community as well. And so we have one up here, and we will have one in downtown here, with the bridge. So one thing, what is really missing in our community is very popular and to have a new pool.

Mayor Hechler: Semantically speaking, is it a community Multi-Purpose center, or is it, are we going to go, County? I'd like to have the other entities involved, because everybody in the county is going to be participating in visiting this thing, but I'm not sure everybody's going to cost here, but certainly letters of support and things like that are

going to be important for any future funding. So do we change the name of community to county?

City Manager Whitehead: I think last year, the request that we put in for the legislature, and the reason we had it in the top five was asking for \$500,000 for planning money. Again, it's that PER it's, in this case, a little bit before we're shovel ready. It was to get there. So I think, the way we're presenting it as a community multi-purpose center in the ICIP is good. It covers the basis of what we want to do. But I certainly think, again, with you working with your counterparts in the other areas, it does feel like it's a good time where everyone's saying, "Yeah, we see this as an important thing. If we could get a pool for the community." How does it work? So I think sharing those costs would help, would go a long way to getting that project to be built. I will remind you the two things that are really hard to build in the federal system are swimming pools and golf courses, they're just not popular in funding. They see it as, "Do I put water line and infrastructure in the ground, or do I build a swimming pool?" So it really is going to fall mostly on us as a community to figure out how to get that built.

Mayor Hechler: Yeah, I understand that. On that note, if we are able to attach a bond to it in some way that would be one mechanism you can get it done. The other thing I want to be careful with in how we proceed in the future is that we've got to spend almost \$60 million in the next three years. Going out for further waterline money or wastewater money for our community, it's going to be hard, it's going to be hard to get it all spent the next three or four years and meet those requirements and deadlines. And so I'm almost thinking that we may need to take a break and try for some other funding, or some different funding, and get through the process of spending these things and everything we need to do to get the pike into the ground, because I don't want to back this up so far that we can't get anything done, because we're we would be in jeopardy of losing some of that money if we aren't timely, and we certainly would be in jeopardy of applying for different monies if we didn't meet some deadlines. And so I think we're at a point where we have to kind of be aware of some of those things as we move forward.

City Manager Whitehead: I appreciate that comment. You and I have been in a lot of meetings where that seems to be the focus. And they're trying to not let people just stack money and let it sit. I think again, the legislature claims they have somewhere between \$7 and \$8 billion in funds of little \$200,000 and \$300,000 projects. And so you're spot on. We've got to figure out how to timely apply. For sure, we really do not have the capacity to go back to USDA to apply for grant loan program. We just can't afford it anymore. So, that means that we definitely have to be timely with Water Trust Board, that's going to be the funding source for us for a long time in the state of New Mexico. And that's going to require the match, and it does come with a small loan. But to your point, we've got to get built what we're doing, follow your lead on that, and then kind of time that out where we're making \$5 million applications, and we're putting water lines between what we've built out now to make those connections. So, definitely water, that's why I would say it doesn't need to be in our top five at all. But we can't take it off the list. We need to be thoughtful in that.

Assistant City Manager Alvarez: If I could just follow up on Commissioner Hoeppe, regarding the pool. I know the pool has been a top priority, for sure, but as said, going out and looking for grants or any funding for pool is almost null and void. However, there's recreation funding, so calling it a recreation building or a multi-purpose and including a pool within that happens to get funding. So I think that was part of the reason I'm calling it a recreation center or community multi-purpose.

Mayor Pro-Tem Mitchell: I'm really all about that Multi-purpose center. I hope getting the money from Lee Belle and Marie are good. And keeping them up there and moving Clancy up, and then if we're able to move the wastewater down to six, something like that, I think the discussion was very good, kind of prioritize where we need to go.

Commissioner Glines: So where are we at with our top five now? Clancy is going number one or number two?

Mayor Hechler: We're not solidifying it in our top five, we're just thinking right now.

Commissioner Glines: So we're thinking, bump Clancy up, and then we're holding Lee Belle, Marie Street. Are we moving community multi-purpose center up? And then what would we pull out of the top five? I guess I have more questions than answers for myself right now.

Mayor Pro-Tem Mitchell: So basically, I put Clancy, Multi-purpose, vac station, and then put wastewater down there.

Mayor Hechler: We have until the next meeting to kind of solidify that a little bit. If you'll incorporate some of those suggestions and maybe send us out a new potential list, we can view that and discuss it next time around?

Assistant City Manager Alvarez: The only thing I'd ask the Commission to keep in mind, is that we have to have all of our submissions in, which has a little bit of background that we have to do, once you guys come up with your projects, if there's anything new, we have to start getting cost estimates and stuff. So we'll work on moving some of these around and updating costs, I'm sure that Yvette's probably started on some of that as well, we just have to make sure we give her plenty of time, so definitely if we can have a top ranking.

Mayor Hechler: One more item I'd like to see on the list, and I'm sorry to keep going, airport expansion and industrial park. I think I don't know if they're two separate things, because they're going to be out in the general area. But Manager Whitehead, we talked about that a little bit, I think we should put on the list somewhere at least, so that we can start looking for some funds down the road. They don't have to be in the top five right now, but they should be on that list somewhere.

City Manager Whitehead: Absolutely, thank you for remembering that. I would just conclude by saying, as you think about your list, the 10 megawatt substation definitely

can drop out of the top. It did not seem to receive favorable consideration at the legislature, remember, so top five are what we're going to really try to fund at the legislature. And having said that, there is the resiliency grant that we want to try again for this next year. So it does need to be on our list, right? We're not going to take that off. We're going to continue to try to get that second substation for our electric grid built out, but that one could drop out.

Assistant City Manager Alvarez: I think I think we've got some good direction, and I'll work with Yvette, and we'll get you out kind of a draft list with some of this information as quickly as possible.

2. Discussion/Action: Conditional Use Permit at 1107 N. Bosque.

This item was moved before item 11.

3. Discussion/Action: Approval of Outdoor Recreation Trails+ Grant Agreement with the NM Economic Development Department for a River Surf Wave Feasibility Study and Rotary Park Master Plan.

OJ Hechler, Community Services Director: We've received funding for the feasibility study, and also the master plan. We received \$65,000 for the feasibility study and \$48,000 for the master plan. This is broken down into two parts: We've got \$80,000 that the grant. And then there is a match of \$40,000. I want to talk about the feasibility study a little bit real quick. So the planning includes study development, river user profile, river analysis, location analysis, recommendation, and cost summary. When we filled out the application and applied for this grant, we felt at the time, that Rotary Park was probably going to be the primary location. This feasibility study is going to help with the location, right? It's come to my attention that maybe putting it farther down in Williamsburg and filling up the river whenever they turn the water off during the non-irrigation season may be a better opportunity to increase fishing and things of that nature during the winter months. So I've been working with our outdoor rec planner for the state of New Mexico. He's also my grant manager on this project, and he has some experience with these feasibility studies. He says, "Do not call it a river surf wave. Okay, let's call it a feasibility study with no confirmed implementation" so it kind of leaves us open. And if it does happen, it will help with water quality and ecosystem improvement. Removal of the current or dam will benefit aquatic habitat, ecosystem water quality, etc., an opportunity to enhance river by installing operable paddles that could create a Play way. That's how we will describe our feasibility study moving forward. And then, since we're talking about bridges, there may be an opportunity to possibly incorporate a footbridge on top of the dam structure. And then he made a little comment on here, and I thought it was kind of funny. "And those two old guys that are there every time I have visited can fish from it." So that would be our feasibility study. And then I'll talk about the master plan a little bit. So, our primary plan that was referenced when we were talking about our master plan was Turtleback Trails Network and how we can incorporate that concept plan into our master plan, which provides overall vision for recreation projects and trail connectivity in the area. Rotary Park improvements and enhanced river access are specifically

identified within that plan. Other plans that we've incorporated in our application was the New Mexico State comprehensive outdoor recreation plan, the score. The Truth or Consequences Comprehensive Plan, Truth or Consequences Riverfront economics feasibility study, and the Rio Grande Trail concept plan. Rotary Park serves as the trailhead for the Healing Waters Trail. The proposed improvements are included to strengthen existing trail and river recreation connectivity. This project builds on prior public engagement efforts, including workshops, steering committees, community surveys, and presentations to multiple government bodies and organizations. There are also a couple of other plans that have been conducted for the Rotary Park. I think most of us in here have seen it. There's a wetlands rendering of Rotary Park. And so what we would do is we would take all of these and incorporate them into a master plan. I've worked for the city for about 10 years. We came up with a master plan for Ralph Edwards Park. We received a lot of funding from Ralph Edwards Park. We just found out that, based on our Louis Armijo Sports Complex, we received phase one of a portion for our playground equipment and family park. So these plans work. And I just, I feel like we develop a master plan. Obviously, the community is going to be involved in it, things of that nature. Since we're talking about bridges, this master plan will include a pedestrian bridge. Mr. Colonias has given me some contact details of a lady who received funding for pedestrian bridge to put over the Pecos River. So there's contacts out there. Mr. Colonias has really been great to work with, and I feel like he cares about this community. And with that, I'll open up for any questions.

City Attorney Rubin: I think the most helpful information is Article 4, page 3, the first sentence "and consideration that grantees award 100% of the total work funds will be paid upon the execution of this agreement and received valid invoices from the grantees." The money is being paid up front. And I like exhibit A actually tells you, gives you the breakdown. So I think we're approving the agreement. You want to take a look at that so you know where the money's going.

Mayor Pro-Tem Mitchell made a motion to approve the Outdoor Recreation Trails+ Grant Agreement with the NM Economic Development Department for a River Surf Wave Feasibility Study and Rotary Park Master Plan. Commissioner Hoeppner seconded the motion. Roll call was taken by the Clerk-Treasurer. Motion carried unanimously.

J. EXECUTIVE SESSION

- 1. Threatened & Pending Litigation (*Ron Fenn vs. City of T or C*) pursuant to 10-15-1(H.7).**
- 2. Purchase, Acquisition, or disposal of Real Property (*Cantrell Dam property easement acquisition*) pursuant to 10-15-1(H.8).**

Mayor Pro-Tem Mitchell made a motion to go into executive session at 11:50 a.m. to discuss Threatened & Pending Litigation (*Ron Fenn*) pursuant to 10-15-1(H.7) and Purchase, Acquisition, or disposal of Real Property (*Cantrell Dam property easement acquisition*) pursuant to 10-15-1(H.8). Commissioner Hoeppner

seconded the motion. Roll call vote was taken by the Clerk-Treasurer. Motion carried unanimously.

Mayor Hechler reconvened the meeting in open session at 12:08 p.m.

Mayor Pro-Tem Mitchell certified that only matters pertaining to Threatened & Pending Litigation (Ron Fenn) pursuant to 10-15-1(H.7) and Purchase, Acquisition, or disposal of Real Property (*Cantrell Dam property easement acquisition*) pursuant to 10-15-1(H.8) was discussed in Executive Session and no action was taken in executive session.

K. RETURN TO REGULAR SESSION; ACTION (if any)

1. Threatened & Pending Litigation (*Ron Fenn*) pursuant to 10-15-1(H.7).

Mayor Pro-Tem Mitchell made a motion to allow City Manager Gary Whitehead to meet with Mr. Fenn to finalize this matter. Commissioner Glines seconded the motion. Motion carried unanimously.

L. ADJOURNMENT:

Mayor Hechler adjourned the meeting at 12:09 p.m.

Passed and Approved this 10th day of June, 2026.



Rolf Hechler, Mayor


ATTEST



Angela A. Torres, CMC, City Clerk