

**LINKED MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL OF THE  
CITY OF CARLSBAD, NEW MEXICO, HELD IN THE JANELL WHITLOCK  
MUNICIPAL COMPLEX BUILDING ON AUGUST 11, 2026, AT 6:00 P.M.**

|          |                      |           |
|----------|----------------------|-----------|
| Present: | Richard D. Lopez     | Mayor     |
|          | Lisa A. Anaya Flores | Councilor |
|          | Edward T. Rodriguez  | Councilor |
|          | Karla Niemeier       | Councilor |
|          | Anthony Foreman      | Councilor |
|          | Mark C. Walterscheid | Councilor |
|          | Jeff Forrest         | Councilor |
|          | Jason O. Chavez      | Councilor |
|          | Mary Garwood         | Councilor |

Absent:

|               |                     |                                |
|---------------|---------------------|--------------------------------|
| Also Present: | Wendy Austin        | City Manager                   |
|               | Ken Ahrens          | Deputy City Manager            |
|               | K.C. Cass           | Chief of Operations            |
|               | Barbara Hodgson     | City Attorney                  |
|               | Nadine Mireles      | City Clerk                     |
|               | Stephan Brown       | Compliance Clerk               |
|               | Dina Navarrette     | Community Services Director    |
|               | Angie Barrios-Testa | Director of Grant Programs     |
|               | Jayden Whitzel      | Grants Compliance Accountant   |
|               | Mike Abell          | Director of Utilities          |
|               | Patrick Cass        | Director of Public Works       |
|               | Melissa Salcido     | Finance Director               |
|               | Tony Souza          | Fire Chief                     |
|               | Kyla Gonzales       | HR Director                    |
|               | Wayne Hatfield      | IT Director                    |
|               | Stormy Valenzuela   | IT Technician                  |
|               | Jeff Patterson      | Planning Director              |
|               | Jessie Rodriguez    | Police Chief                   |
|               | Randy Galindo       | Safety and Compliance Director |
|               | Patrick Brownfield  | Police Officer                 |
|               | Michele Robertson   | Milton's Brewing               |
|               | Christina Mann      | Citizen                        |

Time Stamps and headings below correspond to recording of meeting and the recording is hereby made a part of the official record.

0:00:00                    **Call Meeting to Order**

0:01:32                    **Invocation – Pledge of Allegiance**

0:02:11            **1.     ROUTINE AND REGULAR BUSINESS**

**A.     Minutes of the City Council Meeting held on July 28, 2026**

**B.     City Personnel Report**

**C.     Purchasing**

1) Consider Approval for Invitation to solicit bids for the Sheep's Draw 5 Million Gallon Water Storage Tank

2) Consider Approval for Invitation to conduct Request for Proposals for Concessionaire Services at Bob Forrest Youth Sports Complex

**D.     Agreements and Contracts**

1) Consider Approval of Agreement between the City of Carlsbad and the State of New Mexico Department of Finance and Administration, Local Government Division for the FY27 NM911 Bureau E-911 Grant Agreement No. 27-E-28

2) Consider Approval of Agreement between the City of Carlsbad and the United States of America Department of Transportation Federal Aviation Administration for the On-Airport Memorandum of Agreement Renewal

**E.     Monthly Reports**

1) Human Resources Department - July 2026

**F.     Board Appointments**

1) Walter Gerrells Civic Center Advisory Board Appoint: Steve Sparks - 4 Year Term Appoint: Veronica Marie Vasquez - 4 Year Term

2) Parks, Recreation and Tree Advisory Board Appoint: Nathan Ammerman - 4 Year Term

3) Lodgers' Tax Advisory Board Appoint: Veronica Marie Vasquez - 4 Year Term

4) Bob Forrest Youth Sports Complex Advisory Board Appoint: Jason (JJ) Chavez - Ex Officio Member - 1 Year Term

0:02:28                    **Mayor Lopez asked Chief Rodriguez to briefly discuss item D1, Consider Approval of Agreement between the City of Carlsbad and the State of New Mexico Department of Finance and Administration, Local Government Division for the FY27 NM911 Bureau E-911 Grant Agreement No. 27-E-28**

**Chief Rodriguez** stated the agreement supports the continued operation, maintenance, and enhancement of the Public Safety Answering Point (PSAP) from July 1, 2026, through June 30, 2027. He said the grant provides critical funding necessary to ensure the continued delivery of reliable, efficient, and compliant emergency communication services for the residents of Carlsbad. He stated the funding will support the ongoing operation and sustainability of the City's E-911 system. He said the grant includes funding for capital improvements related to E-911 equipment upgrades.

0:05:39                    **Mayor Lopez asked Dina Navarrette to briefly discuss item D2, Consider Approval of Agreement between the City of Carlsbad and the United States**

**of America Department of Transportation Federal Aviation Administration for the On-Airport Memorandum of Agreement Renewal**

**Ms. Navarrette** stated the Airport Department staff requests approval of this agreement, allowing the Federal Aviation Administration (FAA) to construct, operate, and maintain FAA-owned navigation, communication, and weather equipment. She said this includes rights-of-way and the installation and maintenance of above-ground and underground utilities.

**Councilor Garwood** asked if changes could be made in the future, since the expiration date is September 30, 2046. **Ms. Navarrette** said yes.

0:07:39                    **MOTION**

The motion was made by Councilor Forrest and seconded by Councilor Walterscheid to approve Routine and Regular Business

0:07:50                    **VOTE**

The vote was as follows; Yes - Walterscheid, Anaya-Flores, Chavez, Garwood, Foreman, Rodriguez, Forrest, Niemeier; No - None; Absent - None; the motion carried

0:08:06            **2. CONSIDER APPROVAL OF REQUEST BY MILTON'S BREWING TO SERVE ALCOHOL (BEER & WINE) ON CITY STREETS DURING MILTON'S "SEPTEMBERFEST" 2026**

**Mr. Ahrens** stated this request is to expand the alcohol-serving area into Mermod and Canyon Streets for "SeptemberFest". He said it will be set up by a licensed alcohol server, fenced off, with two controlled entrances for attendees, and security will be present. He stated all attendees who are 21 years or older will be given a bracelet to wear as a requirement to purchase alcohol, and designated drivers in the area will be given a bracelet of a different color.

**Councilor Rodriguez** asked if anyone had contacted Eddy County regarding the construction on the courthouse, since it is in close proximity to the designated area. **Mr. Ahrens** said no.

0:10:50                    **MOTION**

The motion was made by Councilor Niemeier and seconded by Councilor Garwood to approve a request by Milton's Brewing to serve alcohol (beer & wine) on City streets during Milton's "SeptemberFest" 2026

0:10:59                    **VOTE**

The vote was as follows; Yes - Walterscheid, Anaya-Flores, Chavez, Garwood, Foreman, Rodriguez, Forrest, Niemeier; No - None; Absent - None; the motion carried

0:11:16           **3.       CONSIDER APPROVAL OF REQUEST BY MILTON'S  
BREWING TO SERVE ALCOHOL (BEER & WINE) ON CITY STREETS DURING  
MILTON'S "BLOCK PARTY"**

**Mr. Ahrens** stated this request is to expand the alcohol-serving area into Mermod Street for a "Block Party." He said the serving area will be set up by a licensed alcohol server, fenced off, have one controlled entrance, and have security present. He stated all attendees who are 21 years or older will be given a bracelet to wear as a requirement to purchase alcohol, and designated drivers in the area will be given a bracelet of a different color.

0:12:30           **Mayor Lopez** asked if there was a representative that would like to speak regarding this item

**Michele Robertson** with Milton's Brewing stated they will not be on the courthouse lawn and will stop at the sidewalk. She said all of the businesses and the county were informed of the event.

**Councilor Walterscheid** asked what activities will take place at this event. **Ms. Robertson** said music and a food truck will be there for the entire event.

0:15:44           **MOTION**

The motion was made by Councilor Niemeier and seconded by Councilor Rodriguez to approve a request by Milton's Brewing to serve alcohol (beer & wine) on City streets during Milton's "Block Party"

0:15:54           **VOTE**

The vote was as follows; Yes - Walterscheid, Anaya-Flores, Chavez, Garwood, Foreman, Rodriguez, Forrest, Niemeier; No - None; Absent - None; the motion carried

0:16:09           **4.       CONSIDER APPROVAL OF ORDINANCE 2026-26, AN  
ORDINANCE REZONING PART OF "R-2" RESIDENTIAL 2 DISTRICT TO "C-2"  
COMMERCIAL 2 DISTRICT FOR APPROXIMATELY 0.09 ACRES FOR THE  
PROPERTY LOCATED AT 713 N. ALAMEDA STREET OWNER: LUIS DE LEON**

**Mr. Patterson** stated this request is to change the zoning at the subject property, 713 N. Alameda Street, from "R-2" Residential 2 District to "C-2" Commercial 2 District. He said the property to the north is zoned "C-2" Commercial 2 District, and the properties to the south, east, and west are all zoned "R-2" Residential 2 District so this would not create a spot zone.

**Councilor Rodriguez** asked if there is a fence located on the south side of the subject property. **Mr. Patterson** said yes.

0:18:00           **A.     Public Hearing**

0:18:02                    Mayor Lopez asked if anyone would like to speak regarding the Ordinance. No one appeared and the Mayor declared the public hearing closed and reconvened the Council into regular session

0:18:15                    B.      Consider Approval of Ordinance 2026-26

0:18:22                    MOTION

The motion was made by Councilor Forrest and seconded by Councilor Walterscheid to approve Ordinance 2026-26, an Ordinance rezoning part of "R-2" Residential 2 District to "C-2" Commercial 2 District for approximately 0.09 acres for the property located at 713 N. Alameda Street

0:18:34                    VOTE

The vote was as follows; Yes - Walterscheid, Anaya-Flores, Chavez, Garwood, Foreman, Rodriguez, Forrest, Niemeier; No - None; Absent - None; the motion carried

0:18:55                    5. PUBLIC COMMENTS AND ANNOUNCEMENTS. ALL COMMENTS MUST BE RESPECTFUL AND COURTEOUS (THREE-MINUTE TIME LIMIT PER PERSON)

Christina Mann stated there are many more wasps this year compared to previous years. She said she recently went to help remove wasps from a customer's house and ended up removing six wasp nests from her own home.

0:21:49                    6. COUNCIL COMMITTEE REPORTS

None to report.

0:21:58                    7. CONSIDER APPROVAL TO CONVENE INTO CLOSED SESSION PURSUANT TO SECTION 10-15-1(H)(8) N.M.S.A. 1978, DISCUSSION OF THE PURCHASE, ACQUISITION OR DISPOSAL OF REAL PROPERTY

0:22:12                    MOTION

The motion was made by Councilor Foreman and seconded by Councilor Chavez to approve and convene into closed session pursuant to Section 10-15-1(H)(8) N.M.S.A. 1978, discussion of the purchase, acquisition or disposal of real property

0:22:43                    VOTE

The vote was as follows; Yes - Walterscheid, Anaya-Flores, Chavez, Garwood, Foreman, Rodriguez, Forrest, Niemeier; No - None; Absent - None; the motion carried

0:23:08                    8. CONSIDER APPROVAL TO RECONVENE INTO OPEN SESSION

0:23:08

**MOTION**

The motion was made by Councilor Anaya-Flores and seconded by Councilor Walterscheid to approve and reconvene into open session.

0:23:08

**VOTE**

The vote was as follows; Yes - Walterscheid, Anaya-Flores, Chavez, Garwood, Foreman, Rodriguez, Forrest, Niemeier; No - None; Absent - None; the motion carried

0:23:09

**9. CONSIDER APPROVAL OF STATEMENT REGARDING CLOSED SESSION, PURSUANT TO THE REQUIREMENTS OF THE OPEN MEETINGS ACT, THE CLOSED SESSION WAS HELD TO DISCUSS MATTERS UNDER SECTION 10-15-1(H)(8) N.M.S.A. 1978, DISCUSSION OF THE PURCHASE, ACQUISITION OR DISPOSAL OF REAL PROPERTY, THIS WAS THE ONLY MATTER DISCUSSED DURING THE CLOSED SESSION**

Mayor Lopez stated, pursuant to the requirements of the Open Meetings Act, the closed session was held to discuss matters under Section 10-15-1(H)(8) N.M.S.A. 1978, discussion of the purchase, acquisition or disposal of real property. He said this was the only matter discussed during the closed session.

0:23:33

**MOTION**

The motion was made by Councilor Niemeier and seconded by Councilor Foreman to approve the statement regarding closed session, Pursuant to the requirements of the Open Meetings Act, the closed session was held to discuss matters under Section 10-15-1(H)(8) N.M.S.A. 1978, discussion of the purchase, acquisition or disposal of real property, this was the only matter discussed during the closed session

0:23:40

**VOTE**

The vote was as follows; Yes - Walterscheid, Anaya-Flores, Chavez, Garwood, Foreman, Rodriguez, Forrest, Niemeier; No - None; Absent - None; the motion carried

0:24:00

**Adjourned**

With no further business to discuss, the Mayor declared the meeting adjourned at 6:47 PM.



*Nadine Mireles*

Nadine Mireles, City Clerk

*Richard D. Lopez*  
Richard D. Lopez, Mayor