



County of Los Alamos

Los Alamos, NM 87544

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Minutes

County Council – Regular Session

*Theresa Cull, Council Chair; Suzie Havemann, Council Vice-Chair;
Melanee Hand, Ryn Herrmann, Beverly Neal-Clinton,
David Reagor, and Randall Ryti, Councilors*

Tuesday, October 28, 2025

6:00 PM

Council Chambers - 1000 Central Avenue

1. OPENING/ROLL CALL

The Council Chair, Theresa Cull, called the meeting to order at 6:00 p.m.

Chair Cull made opening remarks regarding the meeting's procedure.

Councilor Havemann left the meeting after Consent Item 7.D, at 10:00 p.m.

The following Councilors were in attendance:

**Present: 6 – Councilor Cull, Councilor Hand, Councilor Herrmann, Councilor Neal-Clinton,
Councilor Reagor, and Councilor Ryti**

Remote: 1 – Councilor Havemann

2. PLEDGE OF ALLEGIANCE

Led by: All.

3. PUBLIC COMMENT

Mr. Keith Rosenbaum spoke.

Ms. Stephanie Duffield spoke.

4. APPROVAL OF AGENDA

A motion was made by Councilor Ryti, seconded by Councilor Neal-Clinton, that Council approve the agenda as amended.

The motion passed with the following vote:

**Yes: 7 – Councilor Cull, Councilor Havemann, Councilor Hand, Councilor Herrmann,
Councilor Neal-Clinton, Councilor Reagor, and Councilor Ryti**

5. PRESENTATIONS, PROCLAMATIONS, AND RECOGNITIONS

- A.** Proclamation Designating November 2025 as National Native American Heritage Month in Los Alamos County (Accepted by Jovita Mowrer, Native American Student Support)

Councilor Ryti read and presented the proclamation.

Ms. Jovita Mowrer spoke.

- C.** Presentation and Discussion of the Guaje Pines Cemetery Master Plan (heard out of order per approval of the agenda)

Ms. Wendy Parker, Parks Superintendent, spoke.

Ms. Stephanie Sloane, Sloane Consulting Group, presented.

Mr. Greg Graham, Landscape Architect, Civisworks Landscape Architecture, presented.

Public Comment:

Mr. Boyd Waters spoke.

Mr. Greg Holland spoke.

Mr. Allan Saenz spoke.

No action taken.

- B.** Presentation and Discussion of the Artificial Turf Feasibility Study (heard out of order per approval of the agenda)

Ms. Wendy Parker, Parks Superintendent, spoke.

Ms. Ania Pastuszewska, Lead Project Manager, NV5, Inc., presented.

Ms. Shasta Meehan, Landscape Architect, Sites Southwest, presented.

Mr. Todd Smith, Principal Civil Engineer, R&R Engineers, spoke.

Mr. George Radnovich, Principal Landscape Architect, Sites Southwest, spoke.

Ms. Anne Laurent, County Manager, spoke.

Mr. Cory Styron, Community Services Director, spoke.

Ms. Stephanie Sloane, Sloane Consulting Group, spoke.

Public Comment:

Mr. Allan Saenz spoke.

Mr. Tom Roelfs spoke.

No action taken.

6. PUBLIC COMMENT FOR ITEMS ON THE CONSENT AGENDA

None.

7. CONSENT AGENDA

Consent Motion:

A motion was made by Councilor Herrmann that Council approve the items on the Consent Agenda as presented and that the motions in the staff reports be included for the record.

After further discussion, Councilor Herrmann restated her motion.

A motion was made by Councilor Herrmann, seconded by Councilor Neal-Clinton, that Council approve the items on the Consent Agenda as amended and that the motions in the staff reports be included for the record.

- A.** Approval of Amendment No. 3 to Services Agreement AGR20-04, with Delta Dental of New Mexico, in an Amount Not to Exceed \$226,600, plus Applicable Gross Receipts Tax, for the entire seven-year period, for the Purpose of Providing Dental Insurance Benefits for Los Alamos County Employees

I move that Council approve Amendment No. 3 to Services Agreement AGR20-04, with Delta Dental of New Mexico, to extend the provision of Dental Insurance Benefits to Los Alamos County employees for one additional year, in an amount not to exceed \$226,600.

- B.** Approval of Amendment No. 1 to Existing General Services, Agreement No. AGR24-67 with Blue Cross Blue Shield of New Mexico, in an Amount Not to Exceed \$3,150,000, for the Initial Term Plus First Renewal Term, For the Purpose of Providing Medical Insurance Benefits to Eligible Los Alamos County Employees and Authorize the Use of Up to \$625,000.00 in Accumulated Reserve Funding Towards Expenses Covered by the Amendment

I move that Council approve the contract for general services, Agreement No. AGR24-67 with Blue Cross and Blue Shield of New Mexico, A Division of Health Care Service Corporation, in an amount not to exceed \$3,150,000, for the initial term, plus applicable gross receipts tax, for the purpose of providing medical insurance benefits to eligible Los Alamos County employees and authorize the use of up to \$625,000.00 in accumulated reserve funding towards expenses covered by the amendment.

- C.** Approval of Service Agreement No. AGR 26-834 with B&D Industries, Inc. in an Amount Not to Exceed \$4,000,000 plus Applicable Gross Receipts Tax for On-Call HVAC and Plumbing Services for a Two-Year Term

I move that Council approve Services Agreement No. AGR 26-834 with B&D Industries, Inc. in an amount not to exceed \$4,000,000 plus applicable gross receipts tax for On-Call HVAC and Plumbing Services for a two-year term.

- D.** Approval of Budget Revision No. 2026-17 for the White Rock Substation Project in the Amount of \$1,128,000

Item heard under Business.

- E.** Approval of Lease Agreement No. LSE26-839 with Russ NM, LLC, for Health Commons Office Space, Three-Year Term with Two Optional One-Year Extensions

I move that Council approve lease agreement no. LSE26-839 with Russ NM, LLC, in an amount not to exceed \$453,649.79 plus applicable Gross Receipts Tax.

F. Approval of Increase to 0.5 FTE Library Associate Position to 0.75 FTE Position

I move that Council approve the increase of a 0.5 Full-Time Equivalent (FTE) Library Associate position to 0.75 FTE Library Associate position.

G. Approval of an Application for the Grid Resiliency Grant from the New Mexico Energy, Minerals and Natural Resources Department

I move that Council approve submission of an application for grant funding from the State of New Mexico to support construction of the EA-4 electric line replacement.

H. Approval of Budget Revision 2026-19 to Carryover \$42,000 of Unspent Fiscal Year 2025 Budget into Fiscal Year 2026 Budget for Dispatch Recorder Software

I move that Council approve Budget Revision 2026-19 as summarized on Attachment A and the attachment be made part of the minutes of this meeting.

I. Approval of Budget Revision 2026-20, Budgeting Carryover and New Funding for Local Government Road Fund (LGRF) in the Amount of \$623,774

I move that Council approve Budget Revision 2026-20 as summarized on Attachment A and the attachment be made part of the minutes of this meeting.

Approval of the Consent Agenda:

The motion passed with the following vote:

Yes: 7 – Councilor Cull, Councilor Havemann, Councilor Hand, Councilor Herrmann, Councilor Neal-Clinton, Councilor Reagor, and Councilor Ryti

RECESS

Chair Cull called for a recess at 8:00 p.m. The meeting was reconvened at 8:11 p.m.

8. PUBLIC HEARING(S)**B. Incorporated County of Los Alamos Ordinance No. 747, An Ordinance Adopting a .6125% Municipal Gross Receipts Tax, Being Effective July 1, 2026 (heard out of order per approval of agenda)**

Ms. Helen Perraglio, Administrative Services Director, presented.

Public Comment:

Mr. Rick Nebel spoke.

Mr. Greg Holland spoke.

Ms. Lisa Shin spoke.

Ms. Jeanette Moss spoke.

Ms. Jacquelyn Connolly spoke.

Ms. Laural Hardin spoke.

Ms. Sandy Jones spoke.

Mr. Allan Saenz spoke.

Mr. George Chandler spoke.

Mr. Boyd Waters spoke.

Ms. Stephanie Hasser spoke.
 Mr. James Wernicke spoke.
 See attached e-Comments.

A motion was made by Councilor Havemann, seconded by Councilor Neal-Clinton, that Council adopt Incorporated County of Los Alamos Ordinance No. 747, An Ordinance Adopting a .6125% Municipal Gross Receipts Tax, Being Effective July 1, 2026; she further moved that, upon passage, the Ordinance be published in its entirety.

The motion passed with the following vote:

Yes: 6 – Councilor Cull, Councilor Havemann, Councilor Hand, Councilor Herrmann, Councilor Neal-Clinton, and Councilor Rytí

No: 1 – Councilor Reagor

- A.** Incorporated County of Los Alamos Ordinance No. 748, An Ordinance Adopting a .0125% County Gross Receipts Tax, Being Effective July 1, 2026 (heard out of order per approval of agenda)

Ms. Helen Perraglio, Administrative Services Director, presented.

Public Comment:
 See attached e-Comments.

A motion was made by Councilor Hand, seconded by Councilor Neal-Clinton, that Council adopt Incorporated County of Los Alamos Ordinance No. 748, An Ordinance Adopting a .0125% County Gross Receipts Tax, Being Effective July 1, 2026; she further moved that, upon passage, the Ordinance be published in its entirety.

The motion passed with the following vote:

Yes: 6 – Councilor Cull, Councilor Havemann, Councilor Hand, Councilor Herrmann, Councilor Neal-Clinton, and Councilor Rytí

No: 1 – Councilor Reagor

9. INTRODUCTION OF ORDINANCE(S)

- A.** Introduction of Incorporated County of Los Alamos Ordinance No. 750; An Ordinance Authorizing The Issuance Of The Incorporated County Of Los Alamos, New Mexico Gross Receipts Tax Improvement Revenue Bonds, Series 2026 (The “Bonds”), In The Principal Amount Not To Exceed \$40,000,000 For The Purpose Of Acquiring, Extending, Enlarging, Bettering, Repairing And Otherwise Improving A Broadband Communications System And Other Public Buildings, Facilities And Infrastructure; Providing That The Bonds Will Be Payable And Collectible From Certain Gross Receipts Tax Revenues Distributed To The County; Providing For The Disposition Of The Receipts Derived From Certain Gross Receipts Tax Revenues; Delegating Authority To The County Council Chair And County Manager To Approve Certain Terms And Details Of The Bonds At The Time The Bonds Are Priced; Prescribing Other Details Concerning The Bonds And Gross Receipts Tax Revenues, Including But Not Limited To Covenants And Agreements In Connection With The Bonds And The Form And Manner Of Execution Of The Bonds; Authorizing The Preparation Of A Preliminary Official Statement And The Form Of A Final Official Statement For The Marketing Of The Bonds; Authorizing The Execution And Delivery Of A Bond Purchase Agreement If The Bonds Are Sold In A Negotiated Sale, And Other Agreements And

Certificates In Connection With The Bonds; Ratifying Action Previously Taken In Connection With The Bonds; And Repealing All Ordinances In Conflict Herewith

Councilor Ryti introduced, without prejudice, Incorporated County of Los Alamos Ordinance No. 750; An Ordinance Authorizing The Issuance Of The Incorporated County Of Los Alamos, New Mexico Gross Receipts Tax Improvement Revenue Bonds, Series 2026, In The Principal Amount Not To Exceed \$40,000,000 For The Purpose Of Acquiring, Extending, Enlarging, Bettering, Repairing, And Otherwise Improving A Broadband Communications System And Other Public Buildings, Facilities And Infrastructure; Providing That The Bonds Will Be Payable And Collectible From Certain Gross Receipts Tax Revenues Distributed To The County, and asked staff ask staff to assure that it is published as provided in the County Charter.

- B.** Introduction of Incorporated County of Los Alamos Ordinance No. 739; an Ordinance Novating and Authorizing the First Amendment of a Lease with AT&T Mobility, LLC, for Replacement of Existing Antenna Collocation and Facilities at 280 North Mesa Road, Los Alamos, on the North Mesa Water Tower

Councilor Hand introduced, without prejudice, Incorporated County of Los Alamos Ordinance No. 739; an Ordinance Novating and Authorizing the First Amendment of a Lease with AT&T Mobility, LLC, for Replacement of Existing Antenna Collocation and Facilities at 280 North Mesa Road, Los Alamos, on North Mesa Water Tower and asked staff to assure that it is published as provided in the County Charter.

- C.** Introduction of Incorporated County of Los Alamos Ordinance No. 744; An Ordinance Authorizing a Communications Site License with Sun State Towers IV, LLC, Subcontracting with Primary Carrier Verizon Wireless, for a Macro Communications Cell Tower at the Overlook Sports Complex in White Rock, New Mexico

Councilor Herrmann introduced, without prejudice, Incorporated County of Los Alamos Ordinance No. 744; An Ordinance authorizing a communications site license with Sun State Towers IV, LLC, subcontracting with primary carrier Verizon Wireless, for a macro communications cell tower at the Overlook Sports Complex in White Rock, New Mexico, and asked staff to assure that it is published as provided in the County Charter.

10. BUSINESS

- A.** Discussion and Possible Adoption of the 2025 Open Space and Trails Management Plan

Ms. Wendy Parker, Parks Superintendent, presented.

Public Comment:

Mr. Phil Gursky spoke.

A motion was made by Councilor Herrmann, seconded by Councilor Neal-Clinton that Council adopt the 2025 Open Space and Trails Management Plan.

After further discussion, Councilor Herrman amended her motion. There were no objections.

A second motion was made by Councilor Herrmann, seconded by Councilor Neal-Clinton that Council adopt the 2025 Open Space and Trails Management Plan as amended.

The second motion passed with the following vote:

Yes: 7 – Councilor Cull, Councilor Havemann, Councilor Hand, Councilor Herrmann, Councilor Neal-Clinton, Councilor Reagor, and Councilor Ryti

Consent Agenda Item 7.D (heard out of order per approval of the agenda)

Approval of Budget Revision No. 2026-17 for the White Rock Substation Project in the Amount of \$1,128,000

Mr. Philo Shelton, Utilities Manager, presented.

Public Comment:
None.

A motion was made by Councilor Ryti, seconded by Councilor Hand that Council approve Budget Revision 2026-17 in the amount of \$1,128,000 to be funded from the Electric Production Reserve Fund for the emergency replacement of the White Rock Substation and Attachment A be included in the minutes of this meeting.

The motion passed with the following vote:

Yes: 7 – Councilor Cull, Councilor Havemann, Councilor Hand, Councilor Herrmann, Councilor Neal-Clinton, Councilor Reagor, and Councilor Ryti

Councilor Havemann left the meeting after this item, at 10:00 p.m.

11. COUNCIL BUSINESS

A. General Council Business

1) Quarterly Intergovernmental and Regional Activities Update Fall 2025

Ms. Danielle Duran, Intergovernmental Affairs Manager, presented.

B. Appointments

None.

C. Board and Commission Vacancy Report

Councilor Hand reported on the North Central Regional Transit District Board.

D. Board and Commission Reports

None.

E. County Manager's Report**1) County Manager's Report for September 2025**

Ms. Anne Laurent, County Manager, thanked the County Council for their hard work and mentioned that she saw opportunities to better incorporate efficiencies in budget reporting.

F. Council Chair Report

None.

G. Approval of Councilor Expenses

A motion was made by Councilor RytI, seconded by Councilor Hand, that Council approve expenses for up to three Councilors to attend the New Mexico Counties Legislative Conference in Santa Fe, January 20-22, 2026.

The motion passed with the following vote:

Yes: 6 – Councilor Cull, Councilor Hand, Councilor Herrmann, Councilor Neal-Clinton, Councilor Reagor, and Councilor RytI

Absent: 1 – Councilor Havemann

H. Preview of Upcoming Agenda Items**1) Tickler Report of Upcoming Agenda Items.**

Chair Cull commented that the Tickler Report is included with the Agenda.

12. COUNCILOR COMMENTS

None.

13. ADJOURNMENT

The meeting adjourned at 10:20 p.m.

INCORPORATED COUNTY OF LOS ALAMOS



Theresa Cull, Council Chair

Attest:



Michael D. Redondo, County Clerk

Meeting Transcribed by: Allison Collins, Deputy Clerk

LACF25-1220 11/20/2025 01:28:22 PM

Pages: 17 Fees: \$0.00
Michael D. Redondo, County Clerk
Los Alamos County NM
allison.collins



Budget Revision 2026 - 19

Council Meeting Date: 10/28/2025

	Fund & Department	Org	Object	Revenue (decrease)	Expenditures (decrease)	Transfers In(Out)	Fund Balance (decrease)
1	LAPD DISPATCH - FY26 DISPATCH RECORDER SOFTWARE PURCHASE	01165440	8841		\$ 42,000		\$ (42,000)
2							\$ -
3							\$ -
4							\$ -
5							\$ -
6							\$ -
7							\$ -
8							\$ -
9							\$ -
10							\$ -
Description: USED VACANCY SAVINGS TO PURCHASE DISPATCH RECORDER SOFTWARE IN FY25. 2. CORRECTING CARRYOVER INTO FY26 FOR RADIO CONSOLE PURCHASE OF THIS MULTI-YEAR PROJECT.							
Fiscal Impact: The fiscal impact is a decrease to the general fund of \$42,000 which was available from the FY2025 fiscal year.							

Desiree Miranda-Mendonca 10/15/2025

County Manager Approval if Required

Dino Sgambellone 10/15/2025

Erika Thomas 10/17/2025
signature

Los Alamos County Council
Regular Session
October 28, 2025
Item 7.H - Attachment A

Budget Revision 2026 - 20

Council Meeting Date: 10/28/2025

Fund & Department	Org	Object	Revenue (decrease)	Expenditures (decrease)	Transfers In	Transfers Out	Fund Balance (decrease)
General Fund/ Public Works/Engineering	01171120	3441	\$ 171,002.00				\$ 171,002
General Fund/ Public Works/Engineering	01171120	3442	\$ 59,205.00				\$ 59,205
General Fund/ Public Works/Engineering	01171120	3443	\$ 170,389.00				\$ 170,389
General Fund/ Public Works/Engineering	01171120	3445	\$ 223,178.00				\$ 223,178
General Fund/ Public Works/Engineering	01171120	8369		\$ 623,774			\$ (623,774)
Description: The purpose of this Budget Adjustment is to budget new funds and carryover funds from the Local Government Roads Fund. These particular grant is covering the following projects: Grand Canyon Slurry Seal and North Mesa/ San Ildefonso.							
Fiscal Impact:There is \$0.00 Fiscal Impact							

Erika Thomas

10/17/2025

te

Keith P. Wilson

10/17/2025

gnature

Erika Thomas

10/17/2025

Budget Manager/Analyst Signature

val if Required

10/17/2025

Grant Manager Approval if Required

County Council - Regular Session on 2025-10-28 6:00 PM

Meeting Time: 10-28-25 17:45

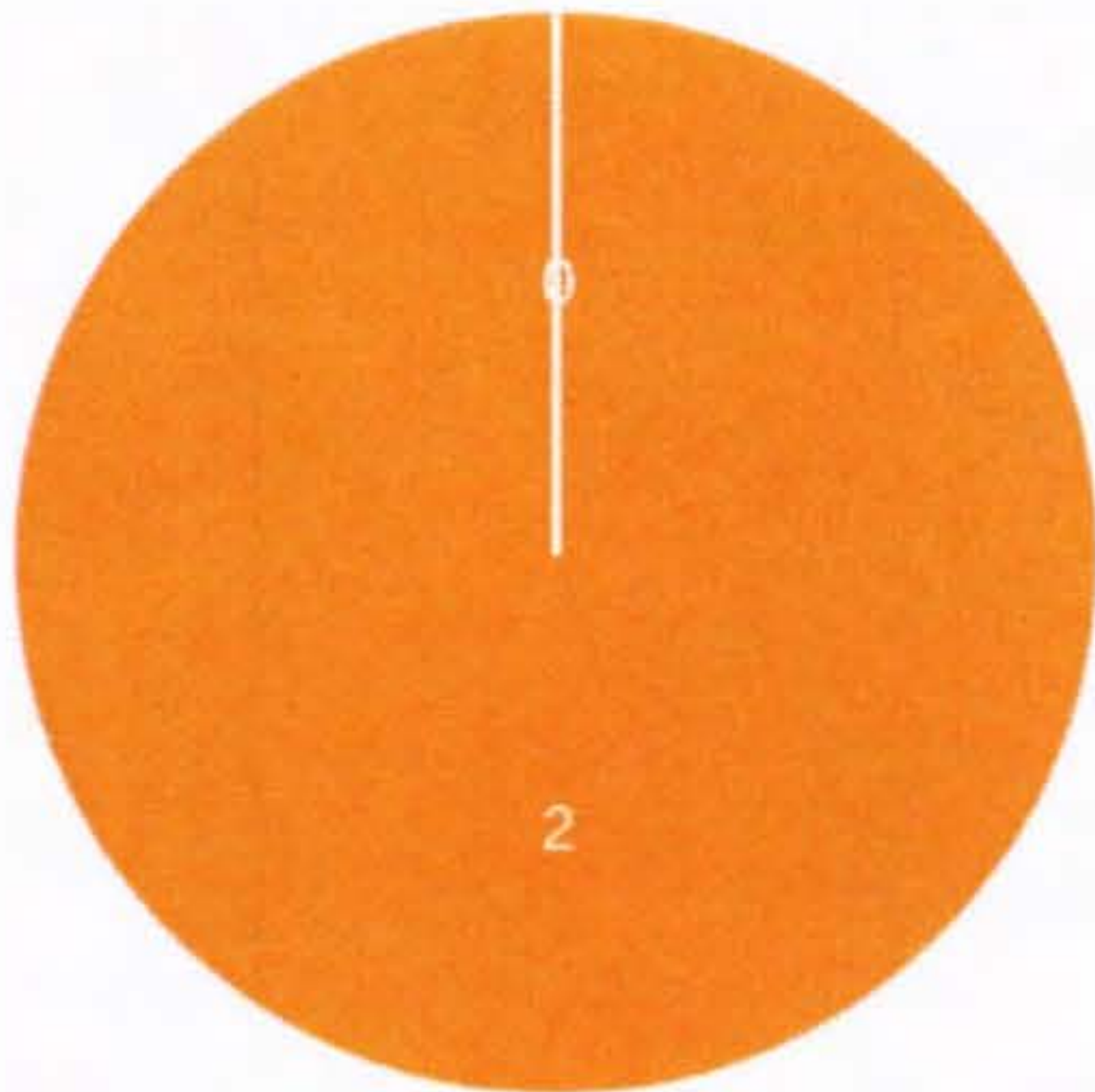
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
County Council - Regular Session on 2025-10-28 6:00 PM	10-28-25 17:45	46	2	0	2	0

Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



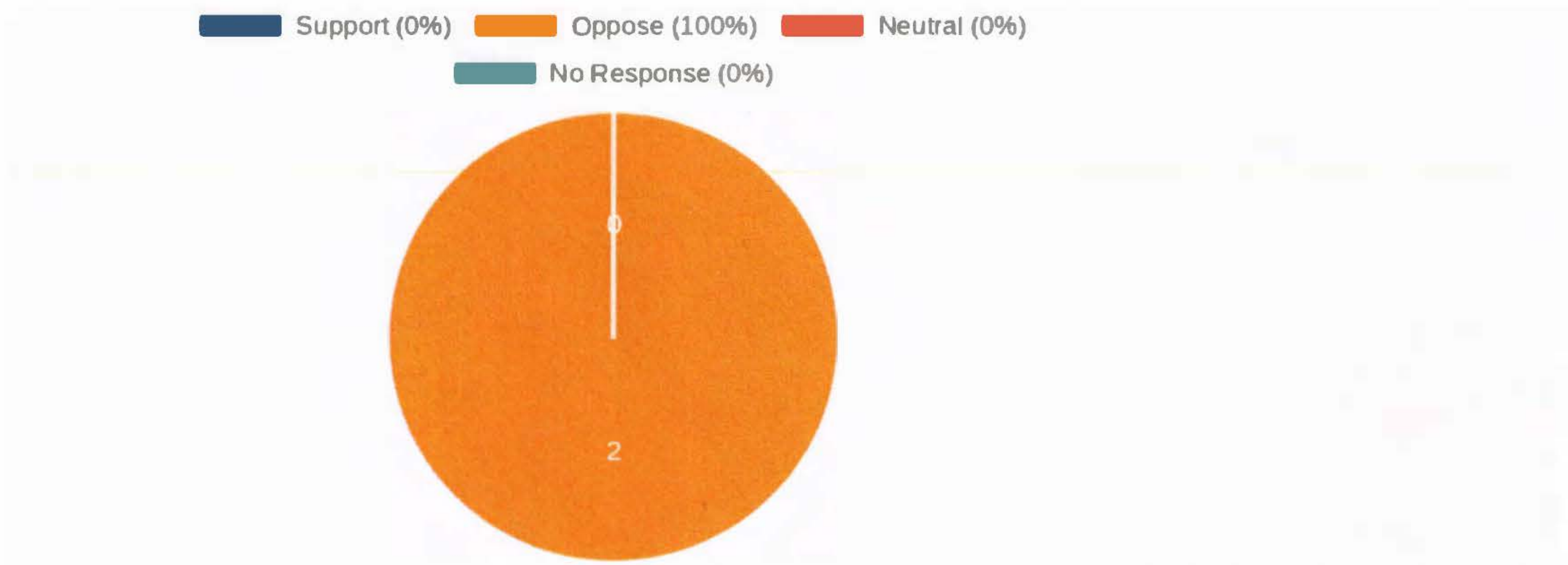
County Council - Regular Session on 2025-10-28 6:00 PM
10-28-25 17:45

Agenda Name	Comments	Support	Oppose	Neutral
8. PUBLIC HEARING(S)	1	0	1	0
A. OR1095-25b Incorporated County of Los Alamos Ordinance No. 748, An Ordinance Adopting a .0125% County Gross Receipts Tax, Being Effective July 1, 2026	1	0	1	0

Sentiments for All Agenda Items

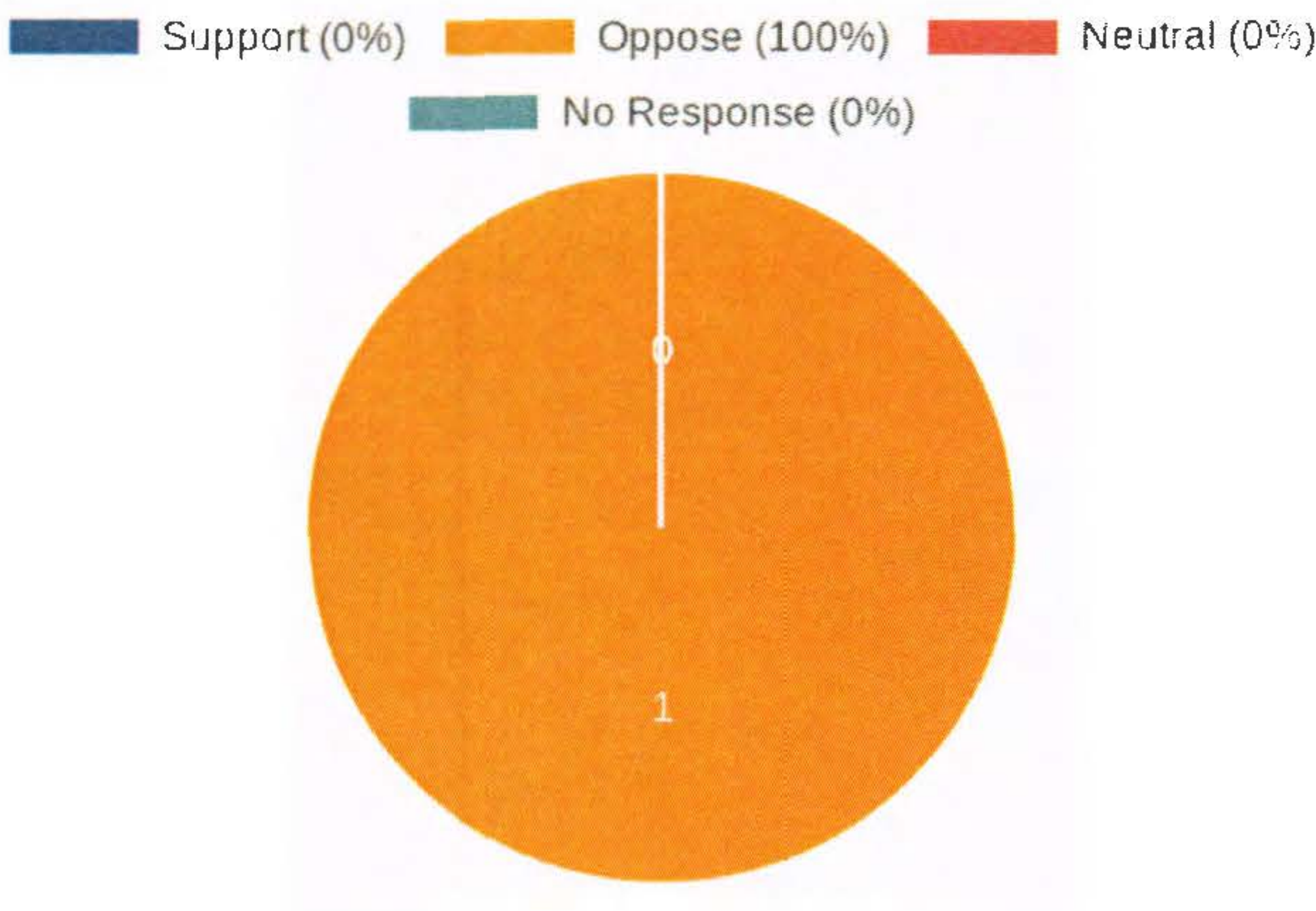
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Agenda Item: eComments for 8. PUBLIC HEARING(S)

Overall Sentiment



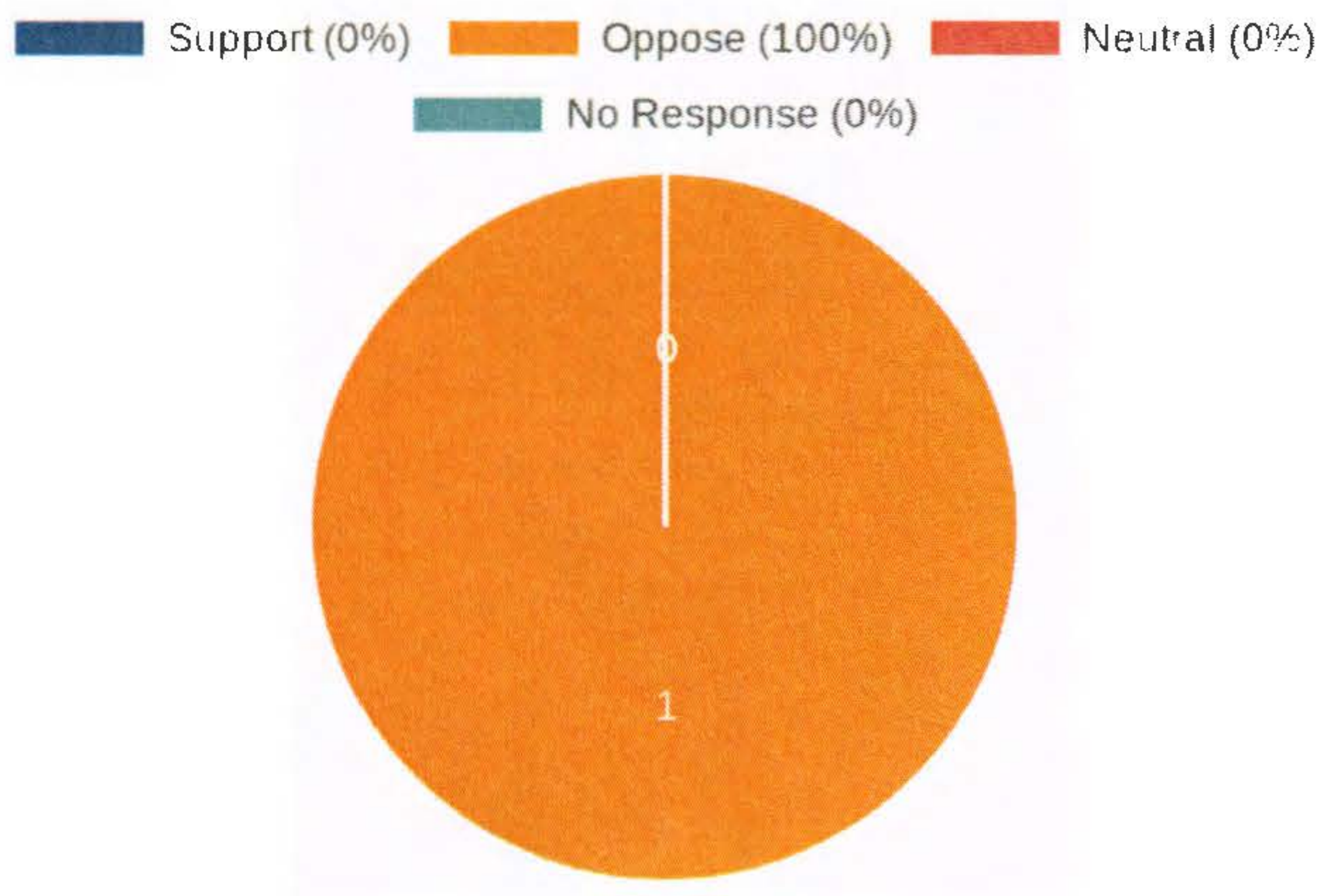
Diane Pattara

Location:
Submitted At: 8:06am 10-28-25

Work with the Lab to resolve differences. You are too far apart.

Agenda Item: eComments for A. OR1095-25b Incorporated County of Los Alamos Ordinance No. 748, An Ordinance Adopting a .0125% County Gross Receipts Tax, Being Effective July 1, 2026

Overall Sentiment



Diane Pattara

Location:
Submitted At: 8:12am 10-28-25

The Lab is strongly opposed to this. Work with them to resolve first. The political environment has changed for them and they have to accomplish their missions within a more austere political environment. If you just go ahead, they will have to cut somewhere and other entities and important nonprofits in the region will suffer. The county needs to implement some strict austerity measures to gain credibility.

October 28, 2025 County Council – Regular Session For DAIS

For items: 9.C Introduction of Incorporated County of Los Alamos Ordinance No. 744

There is an error in the staff report. Please see the attached corrected staff report. There is no change to the **Recommended Action**.

Los Alamos County Council
Regular Session
October 28, 2025
Item 9.C

Title

Introduction of Incorporated County of Los Alamos Ordinance No. 744; An Ordinance Authorizing a Communications Site License with Sun State Towers IV, LLC, Subcontracting with Primary Carrier Verizon Wireless, for a Macro Communications Cell Tower at the Overlook Sports Complex in White Rock, New Mexico

Recommended Action

I introduce, without prejudice, Incorporated County of Los Alamos Ordinance No. 744; An Ordinance authorizing a communications site license with Sun State Towers IV, LLC, subcontracting with primary carrier Verizon Wireless, for a macro communications cell tower at the Overlook Sports Complex in White Rock, New Mexico, and ask staff to assure that it is published as provided in the County Charter.

County Manager's Recommendation

The County Manager recommends that Council introduce this Ordinance.

Body

Staff is recommending the County enter into a long term communications site license with Sun State Towers IV, LLC who submitted Case No. Tel-2024-0005 A and presented plans to construct an eighty (80) foot tall monopole with space for three cell phone carriers to install antenna arrays at three different elevations on the pole. The top position is reserved for Verizon Wireless as the primary tenant. The license includes ground space for cabinets and other equipment within a twenty (20) foot by thirty (30) foot block-wall enclosure, and a utility easement to provide fiber and electricity to the cell tower. Sun State Towers presented their proposal to the Planning and zoning Commission March 26, 2025 which approved the requested height variance and recommended against adding any camouflage, reasoning that evergreen camouflage at the Overlook Sports Complex would be more conspicuous than a plain antenna array pole which will blend with the taller nearby ninety-foot lighting arrays at the ball fields.

This County owned property may be licensed (or leased) in accordance with NMSA 1978 Section 3-54-1(A). The Ordinance is ~~not~~ subject to referendum pursuant to Section 701 of the County Charter. ~~Los Alamos County Code Section 14-31(4) allows license of an interest in easements and real property.~~

Proposed Public Hearing Schedule: November 4, 2025**Alternatives**

Council could choose not to license the cell tower (monopole) in which case cell phone coverage, capacity and quality will likely remain as it currently exists in White Rock.

Fiscal and Staff Impact/Planned Item

The parties have negotiated for Sun State Towers to pay \$2,000.00 monthly rent, with a 3% annual escalator, with an initial five-year term, renewable five times, for a total of 30 years. Additionally, if a second and third tenant occupies the monopole for additional communication services, the County will receive 25% of the additional tenants rent.

Attachments

A - Ordinance No. 744

B - SST NM14-149 Grand Slam - Communications Site License Agreement

C - Sun State Towers IV Engineered Plans

Los Alamos County Council
Regular Session
October 28, 2025
Item 9.C

Budget Revision 2026 - 17

BPU Meeting Date: October 22, 2025

Council Meeting Date: October 28, 2025

	Fund & Department	Org	Object	Revenue (decrease)	Expenditures (decrease)	Transfers In(Out)	Fund Balance (decrease)
1	Joint Utilities Fund - Electric Distribution	51285299	8369		\$ 1,128,000		\$ (1,128,000)
2							\$ -
3							\$ -
4							\$ -
5							\$ -
6							\$ -
7							\$ -
8							\$ -
9							\$ -
10							\$ -
Description: The purpose of the budget revision is to increase FY2026 expenditure authority for the purpose of the White Rock substation replacement and the LANL temporary tie line projects.							
Fiscal Impact: The net fiscal impact to the Joint Utilities Fund in FY2026 is an increase in expenditures and a decrease in fund balance of \$1,128,000.							

Attachment A

Joann Gentry

Preparer

10/14/2025

Date

Philo Shelton

Department Director Signature

Tara Mariano

Budget Manager/Analyst Signature

County Manager Approval if Required

Los Alamos County Council
Regular Session
October 28, 2025
Item 7.D - Attachment A
Heard During Item 10, Business