



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, January 6, 2026

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 joined the session remotely at 6:54 p.m. during the presentation of Item 9.A.

The following Councilors were in attendance:

**Present: 5 – Councilor Cull, Councilor Herrmann, Councilor Neal-Clinton, Councilor Reagor,
and Councilor Ryti**

Remote: 2 – Councilor Havemann and Councilor Hand

2. PLEDGE OF ALLEGIANCE

Led by: All.

3. PUBLIC COMMENT

Mr. Morris Pongratz spoke.

Ms. Anne Laurent, County Manager, spoke.

Mr. Erik Litzenberg, Fire Chief, spoke.

4. APPROVAL OF AGENDA

A motion was made by Councilor Ryti, seconded by Councilor Herrmann, that Council approve the agenda as presented.

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

5. PRESENTATIONS, PROCLAMATIONS, AND RECOGNITIONS

A. State of the County Presentation

Chair Cull presented.

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, seconded by Councilor Neal-Clinton, 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 amended her motion.

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

A. Approval of County Council Minutes for the December 16, 2025, Regular Session

I move that Council approve the Minutes for the December 16, 2025, Regular Session.

B. Approval of Services Agreement No. AGR 26-835 with Trane US, Inc. in an Amount Not to Exceed \$4,000,000 plus Applicable Gross Receipts Tax for On-Call HVAC and Plumbing Services for a Seven-Year Term

I move that Council approve Services Agreement No. AGR 26-835 with Trane US, Inc. in an Amount Not to Exceed \$4,000,000 plus Applicable Gross Receipts Tax for On-Call HVAC and Plumbing Services for a Seven-Year Term.

- C. Approval of Amendment No. 2 to Services Agreement No. AGR 22-917 with TRANE US, Inc. in an Amount Not to Exceed \$815,693.08 plus Applicable Gross Receipts Tax for HVAC Control System Services and Monitoring

I move that Council approve Amendment No. 2 to Services Agreement No. AGR 22-917 with TRANE US, Inc. in an amount not to exceed \$815,693.08 plus applicable Gross Receipts Tax for HVAC Control System Services and Monitoring.

- D. Approval of Amendment No. 1, Novation of Contract, to General Services Agreement No. AGR22-32b with JVI Arizona, LLC, DBA Varitec Solutions a Wholly Owned Subsidiary of Daikin Applied Americas, Inc.

I move that Council approve Amendment No. 1, Novation of Contract, to General Services Agreement No. AGR22-32b with JVI Arizona, LLC, DBA Varitec Solutions, a wholly owned subsidiary of Daikin Applied Americas, Inc.

- E. Board/Commission Appointment - Parks & Recreation Board

I move that Council nominate and appoint Brian Watkins to fill one vacancy on the Parks & Recreation Board for the term December 1, 2025, to November 30, 2027.

- F. Board/Commission Appointment - Planning & Zoning Commission

I move that Council nominate and appoint David Hampton to the Planning & Zoning Commission to fill the remaining term that began on April 01, 2024, and ends on March 31, 2027.

Approval of the Consent Agenda:

The motion passed with the following vote:

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

Absent: 1 – Councilor Havemann

8. PUBLIC HEARING(S)

- A. Incorporated County of Los Alamos Resolution No. 26-01; A Resolution Establishing Minimum Standards of Reasonable Notice to the Public for all Meetings of the Council, County Boards, Commissions and other Public Bodies Created by the State and those Appointed by the Council (Collectively “Appointed County Committees”)

Chair Cull presented.

Public Comment:
None.

A motion was made by Councilor Ryti, seconded by Councilor Herrmann, that Council adopt Incorporated County of Los Alamos Resolution No. 26-01; A Resolution Establishing Minimum Standards of Reasonable Notice to the Public for all Meetings of the Council, County Boards, Commissions and other Public Bodies Created by the State and those Appointed by the Council (Collectively “Appointed County Committees.”)

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

- B.** Incorporated County of Los Alamos Code Ordinance No. 02-374; an Ordinance Amending Chapter 2, Article III, Section 2-111, of the Code of the Incorporated County of Los Alamos Adjusting the Compensation of the County Council

Ms. Linda Matteson, Deputy County Manager, presented.

Public Comment:
None.

A motion was made by Councilor Ryti, seconded by Councilor Neal-Clinton, that Council adopt Incorporated County of Los Alamos Code Ordinance No. 02-374; an Ordinance Amending Chapter 2, Article III, Section 2-111, of the Code of the Incorporated County of Los Alamos Adjusting the Compensation of the County Council and ask staff to assure that it is published in summary form.

The motion passed with the following vote:

Yes: 5 – Councilor Cull, Councilor Hand, Councilor Herrmann, Councilor Neal-Clinton, and Councilor Ryti

No: 1 – Councilor Reagor

Absent: 1 – Councilor Havemann

- C.** Incorporated County of Los Alamos Code Ordinance No. 02-375; an Ordinance Amending Chapter 2, Article III, Section 2-111, of the Code of the Incorporated County of Los Alamos Adjusting the Compensation of the County Assessor

Ms. Linda Matteson, Deputy County Manager, presented.

Public Comment:
None.

A motion was made by Councilor Neal-Clinton, seconded by Councilor Herrmann, that Council adopt Incorporated County of Los Alamos Code Ordinance No. 02-375; an Ordinance Amending Chapter 2, Article III, Section 2-111, of the Code of the Incorporated County of Los Alamos Adjusting the Compensation of the County Assessor and ask staff to assure that it is published in summary form.

The motion passed with the following vote:

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

Absent: 1 – Councilor Havemann

- D. Incorporated County of Los Alamos Code Ordinance No. 02-376; an Ordinance Amending Chapter 2, Article III, Section 2-111, of the Code of the Incorporated County of Los Alamos Adjusting the Compensation of the Probate Judge

Ms. Linda Matteson, Deputy County Manager, presented.

Public Comment:
None.

A motion was made by Councilor Herrmann, seconded by Councilor Neal-Clinton, that Council adopt Incorporated County of Los Alamos Code Ordinance No.02-376; an Ordinance Amending Chapter 2, Article III, Section 2-111, of the Code of the Incorporated County of Los Alamos Adjusting the Compensation of the Probate Judge and ask staff to assure that it is published in summary form.

The motion passed with the following vote:

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

Absent: 1 – Councilor Havemann

- E. Incorporated County of Los Alamos Code Ordinance No. 02-377; an Ordinance Amending Chapter 26, Article II, Section 26-45 of the Code of the Incorporated County of Los Alamos by Amending the Compensation for the Municipal Court Judge

Ms. Linda Matteson, Deputy County Manager, presented.

Public Comment:
None.

A motion was made by Councilor Ryti, seconded by Councilor Neal-Clinton, that Council adopt Incorporated County of Los Alamos Code Ordinance No. 02-377; an Ordinance Amending Chapter 26, Article II, Section 26-45 of the Code of the Incorporated County of Los Alamos by Amending the Compensation for the Municipal Court Judge; and ask staff to assure that it is published in summary form.

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

- F. Incorporated County of Los Alamos Ordinance No. 752; an Ordinance Adopting An Economic Development Project For Public Support of UbiQD, a Foreign Corporation Organized under the Laws of the State of Delaware and Registered to Conduct Business in the State of New Mexico**

Ms. Anne Laurent, County Manager, spoke.

Mr. Hunter McDaniel, Founder and Chief Executive Officer, UbiQD, presented.

Public Comment:

Ms. Sandy Jones spoke.

A motion was made by Councilor Neal-Clinton, seconded by Councilor Herrmann, that Council adopt Incorporated County of Los Alamos Ordinance No. 752; an Ordinance Adopting An Economic Development Project For Public Support of UbiQD, a Foreign Corporation Organized under the Laws of the State of Delaware and Registered to Conduct Business in the State of New Mexico, and ask staff to assure that it is published as provided in the County Charter.

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

- G. Incorporated County of Los Alamos Resolution No. 26-02 Declaring the Official Intent of the Incorporated County of Los Alamos, New Mexico to Reimburse Itself from Bond Proceeds for Amounts Advanced to Pay Costs of Construction of Certain Projects of the County; Stating the Maximum Principal Amount of Bonds Expected to be Issued and Estimating the Expenditures to be Reimbursed from Proceeds of the Bonds; and Authorizing Incidental Action**

Ms. Helen Perraglio, Administrative Services Director, presented.

Public Comment:

Mr. Ken Milder spoke.

A motion was made by Councilor Neal-Clinton, seconded by Councilor Herrmann, that Council adopt Incorporated County of Los Alamos Resolution No. 26-02, a Resolution Declaring the Official Intent of the Incorporated County of Los Alamos, New Mexico to Reimburse Itself from Bond Proceeds for Amounts Advanced to Pay Costs of Construction of Certain Projects of the County; Stating the Maximum Principal Amount of Bonds Expected to be Issued, and Estimating the Expenditures to be Reimbursed from Proceeds of the Bonds; and Authorizing Incidental Action.

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

9. BUSINESS

- A.** Discussion and Possible Approval of Amendment No. 1 to General Services Agreement No. AGR24-46a with Bonfire Engineering & Construction LLC Allowing the Purchase of Materials Associated With the Construction Phase and Approve Low Level Design, including Amending the Schedule of Construction Drawings by Construction Phase

Councilor Havemann joined the session remotely during the presentation of this item.

Mr. Jerry Smith, Broadband Manager, presented.

Mr. Ken DeRose, Project Manager, Bonfire, spoke.

Mr. Juan Rael, Deputy County Manager, spoke.

Ms. Anne Laurent, County Manager, spoke.

Public Comment:

None.

A motion was made by Councilor Ryti, seconded by Councilor Neal-Clinton, that Council approve Amendment No.1 under General Services Agreement No. AGR24-46a with Bonfire Engineering & Construction LLC amending the contract to allow for the pre-purchase of construction materials and approve the Low-Level Design, including amending the schedule of construction drawings by construction phase.

The nomination passed with the following vote:

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

10. COUNCIL BUSINESS

A. General Council Business

1) Election of Chair and Vice Chair for 2026

Councilor Herrmann nominated Councilor Ryti as Council Chair.

The nomination passed with the following vote:

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

Councilor Neal-Clinton nominated Councilor Herrmann as Council Vice-Chair.

The nomination passed with the following vote:

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

B. Appointments

None.

C. Board and Commission Vacancy Report

1) Board and Commission Vacancy Report

Chair Cull noted that the Vacancy Report was included with the agenda.

D. Board and Commission Reports

None.

E. County Manager's Report

None.

F. Council Chair Report

None.

G. Approval of Councilor Expenses

None.

H. Preview of Upcoming Agenda Items

1) Tickler Report of Upcoming Agenda Items

11. COUNCILOR COMMENTS

Councilor Ryti thanked Chair Cull and Vice-Chair Havemann for their hard work during 2025.

12. ADJOURNMENT

The meeting adjourned at 7:37 p.m.

INCORPORATED COUNTY OF LOS ALAMOS

Randall Ryti, Council Chair

Attest:

Michael D. Redondo, County Clerk

Meeting Transcribed by: Allison Collins, Deputy Clerk

7. Consent

F. 21025-26

Board/Commission Appointment - Planning & Zoning Commission

Body was incorrect, below is the corrected “Body”

Body

The purpose of this agenda item is to appoint one (1) new member to the Planning and Zoning Commission to fill a vacated seat.

This appointment will fill the unexpired term of the vacated seat. The term began on April 1, 2024, and will conclude on March 31, 2027. This nine-member Commission has three year terms beginning April 01 and ending March 31 and is currently composed as follows:

Karen A Easton [R]	April 01, 2025 - March 31, 2028
Rebecca L White [R]	April 01, 2025 - March 31, 2028
Robert E. Chrien [R]	April 01, 2025 – March 31, 2028
Marlon C Brown [R]	April 01, 2024 - March 31, 2027
Vacant	April 01, 2024 - March 31, 2027
Ronald O Nelson [D]	April 01, 2024 - March 31, 2027
Stephanie V Nakhleh [D]	April 01, 2023 - March 31, 2026
Katherine Bruell [D]	April 01, 2023 - March 31, 2026
Rachel S Adler [D]	April 01, 2023 - March 31, 2026

Party affiliations are noted as [D] Democrat, [R] Republican, [I] Independent, [G] Green, [L] Libertarian, [DTS] Declined to State, and [N] Not Registered to Vote.

Appointing this nominee will not violate the County Charter restriction concerning political party majorities on Boards and Commissions.

Los Alamos County Council
Regular Session
January 6, 2026
Item 7.F