



LOS ALAMOS

County of Los Alamos

Los Alamos, NM 87544
www.losalamosnm.us

Minutes

County Council – Work Session

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

Tuesday, September 16, 2025

6:00 PM

Fire Station No. 3
129 State Road 4 - White Rock

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 procedure of the meeting.

The following Councilors were in attendance:

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

Remote: 1 – Councilor Hand

Absent: 1 – Councilor Havemann

2. PLEDGE OF ALLEGIANCE

Led by: All.

3. PUBLIC COMMENT

None.

4. APPROVAL OF AGENDA

A motion was made by Councilor Ryti, seconded by Councilor Neal-Clinton, 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. Proclamation Designating October 5th through the 11th, 2025, as "Fire Prevention Week in Los Alamos County." (Accepted by Los Alamos Fire Marshal Colorado Cordova)

Councilor Herrmann read and presented the Proclamation.

Mr. Colorado Cordova, Fire Marshal, spoke.

- B. Proclamation Designating September 17th through the 23rd, 2025, as "Constitution Week in Los Alamos County" (Accepted by Linda Carol Alt, Chapter Regent of the Valle Grande Chapter of the Daughters of the American Revolution)

Councilor Reagor read and presented the Proclamation.

Ms. Linda Carol Alt, Chapter Regent of the Valle Grande Chapter of the Daughters of the American Revolution, spoke.

- C. Proclamation Designating September 15th Through October 15th, 2025, as "National Hispanic Heritage Month in Los Alamos County." (Accepted by Los Alamos County Employees)

Councilor Ryti read and presented the Proclamation.

- D. Proclamation Designating October 6th through the 10th, 2025, as "Customer Service Week in Los Alamos County." (Accepted by Joann Gentry, Deputy Utilities Manager - Finance and Administration)

Councilor Neal-Clinton read and presented the Proclamation.

Ms. Joann Gentry, Deputy Utilities Manager, Finance and Administration, spoke.

- E. Presentation from Ted Wyka, NNSA Los Alamos Field Office Manager

Mr. Ted Wyka, NNSA Los Alamos Field Office Manager, presented.

No action taken.

- F. Briefing Presentation to Council by Karen Easton, Chair, of the Planning and Zoning Commission

Ms. Karen Easton, Planning & Zoning Commission, Chair, presented.

Mr. Elias Isaacson, Community Development Director, spoke.

No action taken.

- G. Presentation to Council by David Hampton, Chair of the Personnel Board

Mr. David Hampton, Personnel Board, Chair, presented.

No action taken.

6. BUSINESS

A. FY2025 4th Quarter Financial Overview

Ms. Melissa Dadzie, Chief Financial Officer, spoke.

Ms. Deanne Woodring, President and Senior Advisor, Government Portfolio Advisors (GPA), presented.

Ms. Erika Thomas, Budget and Performance Manager, presented.

Ms. Anne Laurent, County Manager, spoke.

Public Comment:

None.

No action taken.

B. Action to Suspend Council Rules for Work Session

A motion was made by Councilor Herrmann, seconded by Councilor Neal-Clinton, that Council suspend their procedural rules for this work session, September 16, 2025, so that formal action may be taken.

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

C. Adoption of Property Tax Rates for Calendar Year 2025 as Certified by the State Department of Finance and Administration

Ms. Erika Thomas, Budget and Performance Manager, presented.

Mr. Lucas Fresquez, Chief Deputy Assessor, spoke.

Public Comment:

Mr. Mike Dempsey spoke.

A motion was made by Councilor Ryti, seconded by Councilor Herrmann, that Council adopt the official 2025 Certificate of Property Tax Rates prepared by the State Department of Finance and Administration, Local Government Division shown in Attachment A and forward notification of this adoption to the County Assessor.

The motion passed with the following vote:

**Yes: 4 – Councilor Cull, Councilor Herrmann, Councilor Neal-Clinton,
and Councilor Ryti**

No: 2 – Councilor Hand and Councilor Reagor

Absent: 1 – Councilor Havemann

7. INTRODUCTION OF ORDINANCE(S)

- A. Incorporated County of Los Alamos Ordinance No. 746 for the Purchase, Sale, and Development Agreement for Affordable and Market Rate Housing on the A-8-A Parcel

Councilor Ryti introduced, without prejudice, Incorporated County of Los Alamos Ordinance No. 746; An Ordinance Authorizing the Sale of Certain County-Owned Real Property Located in The Incorporated County of Los Alamos Generally Described As Lot A-8-A, Also Known As 125 DP Road, to Servitas LLC, and ask staff to assure that it is published as provided in the County Charter.

8. COUNCIL BUSINESS

- A. General County Business

- 1) Discussion on Possible Changes to the Council Procedural Rules

Chair Cull presented.

Mr. Alvin Leaphart, County Attorney, spoke.

No action taken.

- B. Approval of Councilor Expenses

A motion was made by Councilor Hand, seconded by Councilor Ryti, that Council approve up to three Councilors to attend the Governor's Summit for Economic Development on September 24th and 25th.

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. WORKING GROUPS AND EXTERNAL ENTITIES REPORTS

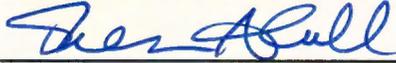
Councilor Hand reported that the Lodger's Tax Advisory Board (LTAB) meeting was cancelled.

Chair Cull reported on a State and Regional Working Group meeting.

10. ADJOURNMENT

The meeting adjourned at 8:14 p.m.

INCORPORATED COUNTY OF LOS ALAMOS



Theresa Cull, Council Chair

Attest:



Michael D. Redondo, County Clerk



Meeting Transcribed by: Casey J. Salazar, Deputy Clerk

LACF25-1179 10/03/2025 12:27:15 PM
Pages: 18 Fees: \$0.00
Michael D. Redondo, County Clerk
Los Alamos County NM
allison.collins



6. BUSINESS

A. FY2025 4th Quarter Financial Overview

REVISED RECOMMENDED ACTION

6.A.

The following correction was made to Attachment B - FY2025 4th Quarter Financial & Budget Overview to show the FY2025 Adopted budget on slides 3 and 4 and additional footnotes.

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Los Alamos County 4th Quarter Financial Overview

Budget Overview

Capital Improvement Projects (CIP)

Grants Update

General Fund Update

Next Steps

OVERVIEW

Budget Overview

General Fund Revenue

<i>General Fund Revenues as of 6/30/2025</i>	FY 2025 Adopted Budget	FY 2025 Jul-Jun Actual	FY2025 Remaining Budget	FY2025 % Collected
Revenues				
Gross Receipts Tax*	93,623,000	80,741,768	(12,881,232)	86%
Property Tax	9,153,817	9,509,167	355,350	104%
Federal Grants	803,057	803,399	342	100%
State Grants	565,535	1,134,620	569,085	201%
User Charges	2,420,112	2,191,170	(228,942)	91%
Investment Income	2,542,563	9,041,371	6,498,808	356%
Other	15,778,263	13,708,419	(2,069,844)	87%
Total	124,886,347	117,129,914	(7,756,433)	94%

* GRT includes all Fiscal Year 2025 activity

General Fund Expenditures as of 6/30/2025	FY 2025* Adopted Budget	FY 2025 Jul-Jun Actual	FY2025 Remaining Budget	FY2025 % Spent	Salary & Benefits Spent
Expenditures					
County Council	428,753	362,346	66,407	85%	98%
County Assessor	622,192	649,572	(27,380)	104%	100%
County Clerk	1,118,480	1,178,005	(59,525)	105%	87%
County Sheriff	17,512	17,132	380	98%	97%
Municipal Court	689,407	677,596	11,811	98%	98%
Probate Court	9,278	5,413	3,865	58%	99%
County Manager	9,585,986	6,409,897	3,176,089	67%	83%
County Attorney	1,437,337	1,282,448	154,889	89%	96%
Administrative Services	14,052,614	12,894,890	1,157,724	92%	89%
Community Development	6,153,792	3,315,647	2,838,145	54%	84%
Community Services	17,985,120	16,722,533	1,262,587	93%	89%
Fire	9,337,438	8,831,018	506,420	95%	N/A
Police	15,741,260	15,933,108	(191,848)	101%	98%
Public Works	19,292,068	16,211,371	3,080,697	84%	83%
TOTAL GENERAL FUND	96,471,237	84,490,976	11,980,261	88%	90%

* Does not include carryovers (encumbrances, continued appropriations, and approved budget revisions)

Budget Overview

General Fund Expenditures

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CIP Overview

Project Highlights-(%)Percentage of Project Completed

- Athletic Court Renovation (East Park and North Mesa) 75%
- Playground Renovation and ADA Improvements (37th Street and Pinon) Design and Construction documents 100%; Construction 0%- Contracting documents in process
- Trail and Open Space Management Plan 95%
- Urban Trail 100%
- DP Road 99%
- Golf Course Improvements ~99%
- White Rock Visitors Center 100%
- Bathtub Row 75%
- DPU
 - State Route 4 water production line replacement 100%
 - Conduit for future middle mile fiber optic line 100%

CIP Overview

Capital Improvement Projects (CIP)

- \$38.9M or 36% of Life-to-Date Budget
- Projects budgeted but not spent
 - Fire Station 4 ~ \$10M
 - Emergency Operations Center ~ \$5M
 - LA Downtown Revitalization ~ \$3.5M
 - MRA (White Rock and Los Alamos) ~ \$4M
 - Denver Steels Phase 2 ~ \$1.3M

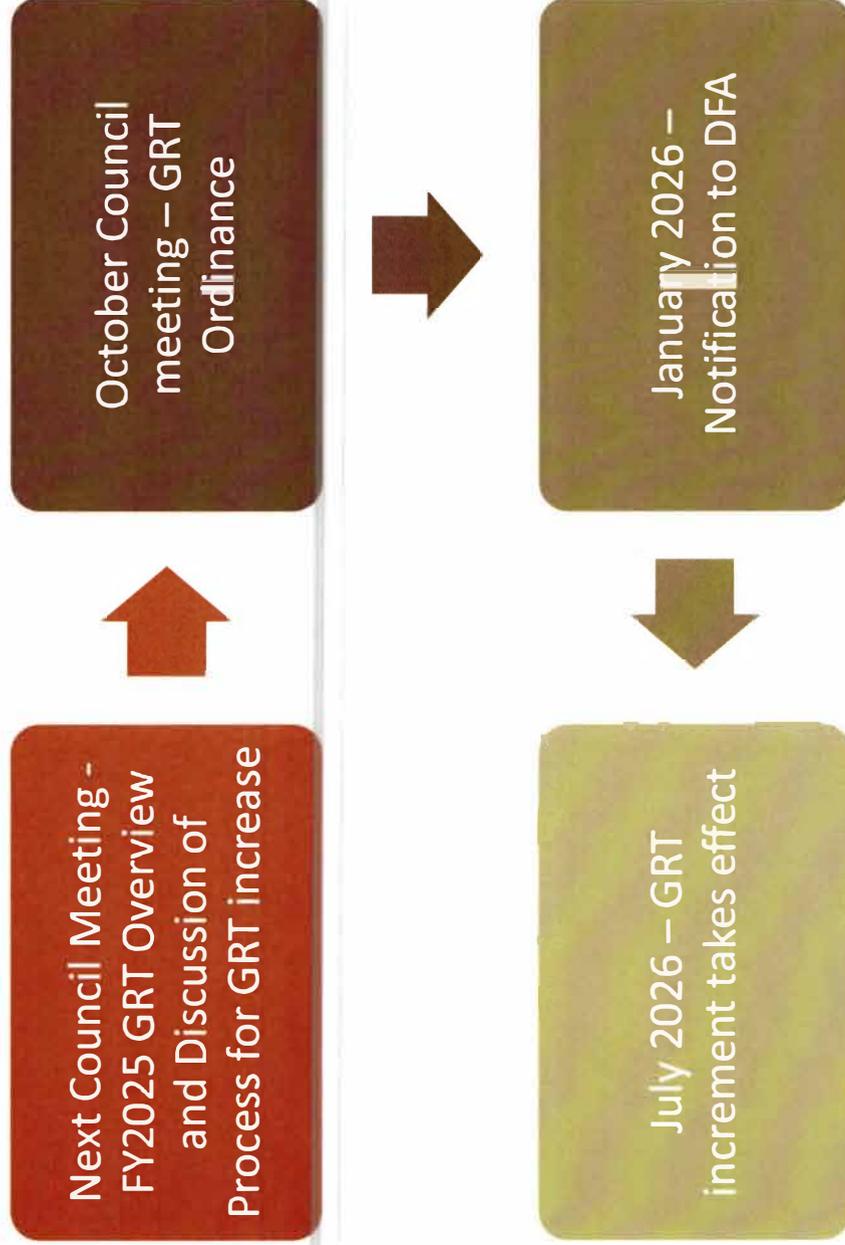
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Grants Update

- No changes regarding federal funding since last quarter
 - Emergency Management reduced funding

- Change in Policy at the State Level
 - Any federal funded grants must now have Cabinet Secretary approval for funding over \$100,000
 - May cause delays

Next Steps



Certificate of Property Tax Rates in Mills
 Los Alamos County
 Tax Year 2025

OVERALL COUNTY NET TAXABLE VALUE: \$1,105,538,877

Property Classification	Residential	Non-Residential
Tax District	1 R	1 NR
Municipality	Los Alamos County (Incorporated)	Los Alamos County (Incorporated)
Public School District	Los Alamos	Los Alamos
College District	UNM Los Alamos	UNM Los Alamos
Taxable Value	978,207,900	127,330,977
Mill Levies for State, County, Municipality, and School District		
State Debt Service	1.360	1.360
Total State	1.360	1.360
County Operational	4.963	8.850
Total County	4.963	8.850
Municipal Operational	3.338	3.998
Total Municipal	3.338	3.998
School District Operational	0.293	0.500
School District Debt Service	8.760	8.760
School Building (House Bill 33 Levy)	2.833	3.246
Total School District	11.886	12.506
Total State, County, Municipal and School District	21.547	26.714

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Tax District	1 R	1 NR
Mill Levies for College and Hospital		
College District Operational	1.697	2.000
College District Debt Service	0.493	0.493
Total Higher Education	2.190	2.493
Total Hospital	0.000	0.000
Total College and Hospital	2.190	2.493
Grand Total State, County, Municipal, Public School, College, Hospital	23.737	29.207
Mill Levies for Other Taxing Entities		
Total Other	0.000	0.000
Grand Total	23.737	29.207

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Livestock Mill Levies

Category	Rate	Applicable Tax Districts
Cattle Indemnity	8.888	1
Sheep/Goats/Swine/Alpaca	9.279	1
Dairy Cattle	3.559	
Bison/Camelids/Ratite	8.118	
Horses/Asses/Mules	9.869	1

Other Assessments

Category	Taxing Entity	Description
Public Improvement Special Levy Rolls	Mirador PID	Refer to Attachment

Footnotes

Tax District	Classification	Assessment	Footnote
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Amendments

Date	Description
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