County of Los Alamos

Minutes

County Council – Regular Session

Los Alamos, NM 87544
www.losalamosnm.us

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

Tuesday, July 28, 2026 | **6:00 PM** | **Council Chambers – 1000 Central Avenue**

1. OPENING/ROLL CALL

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

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

The following Councilors were in attendance:

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

Absent: 1 – Councilor Havemann

2. PLEDGE OF ALLEGIANCE

Led by: All.

3. STATEMENT REGARDING CLOSED SESSION

Councilor Cull read the following statement to be included in the meeting minutes: “The matters discussed in the closed sessions of County Council held on July 28, 2026, that began at 5:00 p.m. was limited only to the topics specified in the notice of the closed session, and no action was taken on any matter in the closed session. We request that this statement be included in the minutes meeting.”

4. PUBLIC COMMENT

None.

5. APPROVAL OF AGENDA

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

The motion passed by acclamation with the following vote:

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

Absent: 1 – Councilor Havemann

6. PRESENTATIONS, PROCLAMATIONS, AND RECOGNITIONS

A. Proclamation Declaring August 2026 as "Bear Month" in Los Alamos County

Councilor Neal-Clinton read and presented the proclamation.

Mr. James Robinson spoke.

B. Introduction and Discussion on the Local Economic Development Act (LEDA) Participation Agreement and Metropolitan Redevelopment Area (MRA) Development Agreement High Level Terms for the Guest House Project

Mr. Maksim Khudiakov, Economic Development Administrator, spoke.
Mr. Tucker Sharp, Grand Mesa Partners, presented.
Ms. Anne Laurent, County Manager, spoke.

Public Comment:
Mr. Jason Chappel spoke.
Ms. Lisa Shin spoke.

No action taken.

C. Fiscal Year 2026 4th Quarter Briefing on County Investments and 4th Quarter Financial and Budget Overview

Mrs. Melissa Dadzie, Chief Financial Officer, presented.
Ms. Deanne Woodring, President, Government Portfolio Advisors, presented.

Public Comment:
None.

No action taken.

D. Quarterly Intergovernmental and Regional Activities Update Summer 2026

Ms. Danielle Duran, Intergovernmental Affairs Manager, presented.
Mr. Philo Shelton, Utilities Manager, spoke.

Public Comment:
Ms. Maire O'Neill spoke.

No action taken.

7. PUBLIC COMMENT FOR ITEMS ON THE CONSENT AGENDA

None.

8. CONSENT AGENDA

Consent Motion:

A motion was made by Councilor Cull, 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.

A. Approval of County Council Minutes for July 7, 2026, Regular Session and July 14, 2026, Work Session

I move that Council approve the minutes for July 7, 2026, Regular Session and July 14, 2026, Work Session as presented.

B. Approval of Modification 27 to Extend the Contract Term of the Electric Coordination Agreement (ECA) between the Incorporated County of Los Alamos and the United States Department of Energy (DOE)

I move that Council approve Modification 27 to the Electric Coordination Agreement (ECA) between the Incorporated County of Los Alamos and the Department of Energy (DOE). I further move that Council assign signature authority for Modification 27 to the Utilities Manager.

C. Approval of Amendment No. 1 to Lease Agreement LSE26-876 with 19th Hole Sports Pub Regarding Use of the County's Liquor License

I move that Council approve Amendment No. 1 to Lease Agreement LSE26-876 with 19th Hole Sports Pub and authorize the County Manager to execute the amendment on behalf of the County.

D. Approval of Task Order No. 4 (Amendment #2), AGR20-48c (Amendment #2) with Wilson & Company in the Amount of $164,306.18 for the Purpose of the Remaining Engineering Services for the Jemez Mountain Regional Fire

I move that Council approve Task Order No. 4 (Amendment #2), AGR20-48c with Wilson & Company for the purpose of engineering services for the Jemez Mountain Regional Fire Protection System in the amount of $164,306.18, plus applicable gross receipts tax.

E. Approval of Amendment No.2 to General Services Agreement No. AGR24-46a-A2 and Amendment No.1 to General Services Agreement AGR24-46b, With Bonfire Engineering & Construction LLC to Remove the Service Connection Drops from the Design and Construction Agreement and add them to the Network Operations Agreement

> **I move that Council approve Amendment No.2 to General Services Agreement No. AGR24-46a-A2 and Amendment No.1 to General Services Agreement AGR24-46b-A1, with Bonfire Engineering & Construction LLC to remove the service connection drops from the Design and Construction Agreement and add it to the Network Operations Agreement.**

Mr. Juan Rael, Deputy County Manger, spoke.

F. Approval of Amendment No. 3 to Agreement AGR23-53 with LSP Data Solutions to Exercise the County's Sole Option to Extend the Agreement for A Consecutive One-Year Renewal and Increase the Not to Exceed Amount by $216,000 to $938,000, Plus Applicable New Mexico Gross Receipts Taxes (NMGRT), for e-Discovery Services and Expertise in Response to Inspection of Public Request Act (IPRA) Requests

> **I move that Council approve Amendment No. 3 to Agreement No. AGR AGR23-53 with LSP Data Solutions to exercise the County's sole option to extend the agreement for a consecutive one-year renewal and increase the not to exceed amount to $938,000, plus applicable New Mexico Gross Receipts Taxes (NMGRT), for -Discovery Services and Expertise in Response to Inspection of Public Request Act (IPRA) requests.**

Ms. Francella Montoya, RIM Program Manager, spoke.

G. Approval to Execute a Power Purchase Agreement (PPA) in an Amount not to Exceed $9,195,750.00 Plus Applicable Gross Receipts Tax, to Meet Forecasted Los Alamos Power Pool Load for the Months of August and September 2026

> **I move that Council approve a Power Purchase Agreement with a yet to be determined power supplier competitively selected not later than July 31, 2026, in an amount not to exceed $9,195,750.00 plus applicable gross receipts tax for the purpose of supplying power and energy to serve the Los Alamos Power Pool's electric load with a definite purchase for the month of August and a contingent purchase for the month of September, depending on whether the new electric coordinating agreement is approved. I further move that Council assign signature authority to the Utilities Manager to secure these monthly power purchases.**

H. Award of Bid No. IFB26-58 for the Purpose of Los Alamos Switching Station (LASS) Cured in Place Piping with AUI, Inc. in the Amount of $849,570, plus Applicable Gross Receipts Tax for the Term of 180 Days and Approval of Budget Revision 2027-02

> **I move that Council approve the Award of Bid No. IFB 26-58 for the purpose of cured in place piping with AUI, Inc. in the amount of $849,570 and a contingency in the amount of $169,914, for a total of $1,019,484, plus Applicable Gross Receipts Tax.**

I. Board/Commission Appointment(s) - Los Alamos County Health Council

> **I move that Council nominate and appoint Joseph Granville to the Los Alamos County Health Council for a term beginning on July 28, 2026, and ending on July 28, 2028.**

J. Acceptance of Land Dedication/Transfer to Los Alamos County Within the Boundary Survey and Lot Line Adjustment for Grand Mesa Partners 400 Trinity Drive Hilltop Owners, LLC, a Subdivision of Consolidated Tract S, Eastern Area No. 2

I move that Council approve and accept the dedication/transfer of land to Los Alamos County within the Boundary Survey and Lot Line Adjustment for Grand Mesa Partners 400 Trinity Drive Hilltop Owners, LLC, a subdivision of Consolidated Tract S, Eastern Area No. 2.

K. Approval of the June 30, 2026, Quarterly Report as Required by the State of New Mexico Department of Finance and Administration's Local Government Division

I move that Council approve the June 30, 2026, Quarterly Report to be submitted as required to the State of New Mexico Department of Finance and Administration's Local Government Division.

L. Approval of Services Agreement No. AGR26-72 with Southwest Fire Defense LLC in the Amount of $1,000,000.00, plus Applicable Gross Receipts Tax, for the Purpose of Electric Power Line Tree Trimming Services Near and Around 15,000 Volt Energized Power Lines Over the Next Seven Years

I move that Council approve Services Agreement No. AGR26-72 with Southwest Fire Defense, LLC, in the amount of $1,000,000.00 plus applicable gross receipts tax, for the purpose of Electric Power Line Tree Trimming services near and around energized power lines over the next seven years.

M. Award of Task Order No. 10, Agreement No. AGR24-39a for the Purpose of Determining Relay Settings for the New Transformer in White Rock Substation with Transmission & Distribution Services, LLC in the Amount of $157,262, plus Applicable Gross Receipts Tax for the Term of 180 Days and Approval of Budget Revision 2027-03

I move that Council approve Task Order #10, Agreement No. AGR24-39a for the Purpose of Completing the study to connect the White Rock Transformer #1 and connecting the controls with Transmission & Distribution Services, LLC in the Amount of $157,262 plus Applicable Gross Receipts Tax.

The motion passed with the following vote:

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

Absent: 1 – Councilor Havemann

9. PUBLIC HEARING(S)

A. Incorporated County of Los Alamos Code Ordinance No. 02-371; A Code Ordinance Amending Chapter 16, Development Code, Article V, Administration and Enforcement, Division 1, Review and Decision - Making Bodies, Sections 16-68,16-69, 16-70, Division 2, Procedures, Sections 16-71, 16-72, Division 3, Specific Development Procedures, Sections 16-73, 16-74, 16-75, Division 4, Non-conformities, Sections 16-79, 16-81, 16-83, Division 5, Construction Improvements, Sections 16-84, 16-91, 16-92, 16-93, and Divisions 6, Violations, Enforcement, and Penalties, Section 16-98

Ms. Danyelle Valdez, Planning Manager, presented.

Public Comment:
None.

A motion was made by Councilor Cull, seconded by Councilor Neal-Clinton, that Council adopt Incorporated County of Los Alamos Code Ordinance No. 02-371; A Code Ordinance Amending Chapter 16, Development Code, Article V, Administration and Enforcement, Division 1, Review And Decision-Making Bodies, Sections 16-68,16-69, 16-70, Division 2, Procedures, Sections 16-71, 16-72, Division 3, Specific Development Procedures, Sections 16-73, 16-74, 16-75, Division 4, Non-conformities, Sections 16-79, 16-81, 16-83, Division 5, Construction Improvements, Sections 16-84, 16-91, 16-92 16-93, and Divisions 6, Violations, Enforcement, and Penalties, Section 16-98.

The motion passed with the following vote:

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

Absent: 1 – Councilor Havemann

B. Incorporated County of Los Alamos Resolution No. 26-16, A Resolution of the Council of the Incorporated County of Los Alamos Approving the Temporary Relocation of the Voter Convenience Center for the Consolidated Precinct Consisting of Precincts 17 Through 23 for the November 3, 2026, General Election

Mr. Michael Redondo, County Clerk, presented.
Ms. Anne Laurent, County Manager, spoke.

Public Comment:
None.

A motion was made by Councilor Herrmann, seconded by Councilor Neal-Clinton, that Council adopt Resolution No. 26-16, A Resolution of the Council of the Incorporated County of Los Alamos Approving the Temporary Relocation of the Voter Convenience Center for the Consolidated Precinct Consisting of Precincts 17 Through 23 for the November 3, 2026, General Election, subject to District Court approval.

The motion passed with the following vote:

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

Absent: 1 – Councilor Havemann

RECESS
Councilor Ryti called for a recess at 8:08 p.m. The meeting reconvened at 8:20 p.m.

10. BUSINESS

A. Discussion and Possible Approval of Amendment No. 1 to Services Agreement No. AGR25-922 with Lee-Sure Pools, Inc. in the Amount of $1,179,113.46 plus Applicable Gross Receipts Tax for Olympic Pool Mechanical System Improvements, Establish a Revised Project Budget in the Amount of $3,300,000, and Approve Related Budget Revision 2027-04

Mr. Eric Martinez, Public Works Director, spoke.
Mr. Miguel Jimenez, Project Manager, presented.
Ms. Anne Laurent, County Manager, spoke.
Mr. Cory Styron, Community Services Director, spoke.

Public Comment:
None.

A motion was made by Councilor Herrmann, seconded by Councilor Hand, that Council approve Amendment No. 1 to Services Agreement No. AGR25-922 with Lee-Sure Pools, Inc. in the amount of $1,179,113.46 plus applicable gross receipts tax for Olympic Pool Mechanical System Improvements, establish a revised project budget in the amount of $3,300,000, and approve related Budget Revision 2027-04.

The motion passed with the following vote:

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

Absent: 1 – Councilor Havemann

11. COUNCIL BUSINESS

A. General Council Business

1) Consideration on Sending Letter from the Incorporated County of Los Alamos to the Secretary of the Department of Interior Opposing the Revocation or Reduction of Public Land No. 7923 that Protects Chaco Culture National Historical Park

Chair Ryti presented.

Public Comment:
Mr. Chris Luchini spoke.

A motion was made by Councilor Cull, seconded by Councilor Neal-Clinton, that Council support sending a letter opposing the revocation or reduction of Public Land No. 7923 and authorize the Chair to sign and send the letter on behalf of the County Council as part of public comment process.

The motion passed with the following vote:

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

No: 2 – Councilor Hand and Councilor Reagor

Absent: 1 – Councilor Havemann

B. Appointments

None.

C. Board/Commission Vacancy Report

None.

D. Board and Commission Reports

None.

E. County Manager's Report

1) County Manager's Report for July 2026

- The 19th Hole restaurant offering lunch options and an upcoming consent item to amend the contract regarding the lease and use of the county liquor license
- A press release announcing that the Fire Marshal lowered fire restrictions due to increased moisture levels in surrounding areas, consistent with restrictions being lowered statewide
- The creation of an Inclusivity Board effective August 2, with recruitment for seven board members beginning the following week and appointments anticipated at the September Council meeting

F. Council Chair Report

Chair Ryti, reported on:

- Attending the monthly meeting with the Congressional Delegation on July 8
- Participating in the Environmental Department biweekly meeting regarding the Maximum Chromium Group
- Attending the National Association of Counties meetings with Councilors Reagor and Neal-Clinton
- Participating in the Finance Committee meeting on July 22 regarding the County's financial audit
- Attending the July 23 Farmers Market, where community members asked questions about utility rate increases and ongoing Town projects
- Meeting with the school district regarding the North Mesa project, the gymnastics building, the Community Health Group, and Council property usage
- Receiving an update from the Police Department on license plate reader technology
- Announcing that a Town Hall press release had been scheduled for August 27

G. Approval of Councilor Expenses

None.

H. Preview of Upcoming Agenda Items

1) Tickler Report on Upcoming Agenda Items

Chair Ryti highlighted items on the report attached to the agenda.
Ms. Anne Laurent, County Manager, spoke.

12. COUNCILOR COMMENTS

Councilor Neal-Clinton commented on the National Association of Counties Meeting.

13. WORKING GROUPS AND EXTERNAL ENTITIES REPORTS

None.

14. ADJOURNMENT

The meeting adjourned at 8:59 p.m.

INCORPORATED COUNTY OF LOS ALAMOS

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Randall Ryti, Council Chair

Attest:

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Michael D. Redondo, County Clerk

Meeting Transcribed by: Adrienne Lewis, Deputy Clerk