



**NOTICE OF CITY OF ELEPHANT BUTTE
CITY COUNCIL MEETING**

103 Water Avenue, Elephant Butte, NM 87935

Wednesday, February 11, 2026 – 2:00PM

Minutes*

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Holcomb called the meeting to order and Mayor Pro Tem Skinner led the pledge of allegiance.

2. ROLL CALL

Mayor Richard Holcomb – Present
Mayor Pro Tem Kim Skinner – Present
Councilor Cathy Harmon – Present
Councilor Michael Williams – Present
Councilor Skylar Arnold – Absent

City Clerk Cobleigh conducted a roll call and declared a quorum.

3. APPROVAL OF AGENDA – Council Declaration of Conflict of Interest

Councilor Williams made a motion to approve the agenda with the removal of items 10 & 11. Mayor Pro Tem Skinner seconded the motion. 3-0.

City Clerk Cobleigh conducted a roll call vote.

Mayor Pro Tem Skinner – Yes
Councilor Harmon – Yes
Councilor Williams – Yes
Motion Carried.

4. PUBLIC COMMENT

STATEMENT OF OPEN MEETINGS RESOLUTION & 3 MINUTE LIMIT PER SPEAKER ON ALL ISSUES

Public comments can be made in person, by phone or given to the City Clerk by email (l.cobleigh@cityofebnm.gov) before the meeting.

Tara Manning, 109 Jade Loop Elephant Butte, NM. Manning was present on behalf of the TorC Animal Shelter. In 2025 the shelter housed 661 animals. In July of 2025 the shelter officially became a no kill shelter. Manning stated that in two weeks on February 25, 2026, the shelter will be partnering with Jordan's Way a non-profit to raise funds for Jordan's Way, SCARS, and the shelter. Manning went on to describe how both Jordan's Way and SCARS assist our community. Manning stated there is a current spay & neuter grant assisting animal owners and this grant is available until October or when funding runs out.

5. CONSENT ITEMS

- a. Special Meeting Minutes January 7, 2026
- b. Regular Meeting Minutes January 7, 2026

Councilor Williams made a motion to approve both consent items 5a and 5b. Mayor Pro Tem Skinner seconded the motion. 3-0.

City Clerk Cobleigh conducted a roll call vote.

Mayor Pro Tem Skinner – Yes

Councilor Harmon – Yes

Councilor Williams – Yes

Motion Carried.

6. PRESENTATIONS

- a. Sierra County Sheriff's Office – Sheriff Joshua Baker – *Not present*.

Councilor Harmon brought up that the Sheriff's Department is a safe place for custody transfers and any type of meetings with individuals you may not know as there is 24/7 surveillance. Councilor Harmon stated that she appreciated the Sheriff offering this safe place for the community.

- b. Bohannan Huston

Matt Thompson introduced himself to the mayor and council and members of the public. Thompson proceeded that this presentation today regarding the State Parks requesting to connect to the City's wastewater system. Thompson outlined that the deadlines for Colonias Funding is coming up to apply for that. Thompson explained that most of the water and wastewater projects will be funded through the Colonias Funding. Thompson stated that this funding would aid in the wastewater project. Thompson stated that there are upcoming road funding deadlines as well for NMDOT LGRF and TPF. Thompson stated that both of these are within the March timeframe for the application process. Janet Porter-Carrejo mentioned maps that Thompson had shared for the different phases of the sewer projects. Thompson asked if these maps were able to be shared digitally on the screens, Janet Porter-Carrejo stated she had not submitted them as she thought Thompson was providing and bringing them to the council. Mayor Pro Tem Skinner requested that these maps be emailed to all members of the council. Thompson apologized that he was under the understanding that his stuff was going to be in the council packets. Thompson went ahead and outlined the phases that the city currently has, noting that the city is still working on Phase 4 and there are 7 additional Phases after that. Thompson stated that these phases will go on for years as well as the application process for funding. Mayor Pro Tem Skinner shared information from 2008 Phase 1 which was the sewer plant went online. In 2009 the city received funding from the state to complete all of Phase 3. Phase 2 was the closing out of Phase 3, which were the group septic areas. Phase 4A was completed. Mayor Pro Tem Skinner stated that Hot Springs Landing was a part of the original 12 Phases for sewer improvement. Mayor Pro Tem Skinner stated that when all of this planning began, each phase was projected to be a \$2 million project. Where we are at now the project is projected to be \$7 million. Mayor Pro Tem Skinner stated that the city knows that PreReal is planning on adding a hotel as well as the 52 home sites that were approved in the new subdivision. Mayor Pro Tem Skinner stated that the city is partnering with the City of TorC as they have a large area over by the Sheriff's Posse Arena that needs to hook into our gravity flow pump. Mayor Pro Tem Skinner stated that when planning in the future the city needs to take into account the needs of the City, the needs of developers, the needs of the City of TorC, as well as the needs for Hot Springs Landing. Mayor Pro Tem Skinner stated that city manager Janet Porter-Carrejo plans on talking to the Environmental Department on obtaining funding for the regional wastewater plant. Mayor Pro Tem Skinner spoke on the State Parks wanting to connect to the wastewater system. The boat training center and the administration building could connect but it absolutely does not make sense to connect into the areas where they have the RVs.

c. PreReal Investments – Patrick Pharris

Patrick Pharris, Executive Vice President of PreReal Investments. Pharris is here to present on behalf of the Sierra Gateway Alliance. This alliance is envisioned to bring together the public and private sectors of the county making one strong voice at state levels to find and procure financing for the needs of the area. The focus would be on economic development and tourism. Pharris stated he understood he has ten minutes for his presentation today. Pharris spoke about the increase in development in the southern part of New Mexico to include the copper mine. Pharris said that the number of jobs coming to the area over the next 5 years could be as many as 112,000. The Copper Flat mine is expected to open up 1,200 jobs within the first quarter of 2027. Borderplex and Project Jupiter, Pharris stated he assumed everyone knew what those two companies were without explanation. He is projecting these to bring in 45,000 new jobs. Pharris is projecting with this growth in job there will a greater need for recreation, which he noted we do not have here. Pharris stated that the next three years, 2026-2029, is the ideal time to plan ahead. Pharris stated that if this planning is not done during this time that the funding and costs will increase as times goes as Mayor Pro Tem Skinner had mentioned with the sewer projects. Pharris stated that a priority should be making sure that shops look great and city streets are clean. Pharris stated that with this in place there would be the option to increase lodgers tax which creates more funding options. Pharris stated we need this alliance now as it helps shape the future of Sierra County and southern New Mexico. This would allow us to control our future without having to be reactionary. Pharris stated that the Mayor Holcomb was successful in bringing the secretary of tourism to Elephant Butte a few weeks ago. Pharris stated he did not think any tourism secretary had been here in a very, very long time. Pharris stated that when all of these things happen and we do not have a plan it will be bad. Pharris stated that the solution that they are proposing is the Sierra Gateway Alliance which is a 501(c)6 which will work together with the cities and the county to identify budgets that are available at the state and federal level before they are published grants. Pharris stated that the message is in three main bullet points: prepare now, manage the growth, and protect the future. Pharris reviewed the proposed two different structure types on how the Sierra Gateway Alliance will operate for the cities and county. Pharris stated that the idea of the Alliance operating under a JPA with the cities and the county would allow for an annual trade between the cities and county rather than with every single grant. Patrick Pharris stated that this is the conclusion of his presentation and would accept questions from the council not the public. Mayor Pro Tem Skinner clarified that it would only be questions and comments from the council and none from the audience as this is not public comment section. Mayor Pro Tem Skinner stated she had a question, each time this presentation is presented or spoken about it changes each time. When talking about priorities and everyone getting a turn. Mayor Pro Tem Skinner stated that the priority that was discussed previously by Pharris was the dividing of Wells Road which is the road from Ash Canyon to the Spaceport. The City of Elephant Butte is needing sewer as well as TorC and the Landing. Mayor Pro Tem Skinner stated she is on the spaceport tax board and very much for the spaceport. Dividing Wells Road would be great for the Spaceport but for the City of Elephant Butte, we have real environmental needs with our wastewater. Mayor Pro Tem Skinner asked who gets the first turn, second turn and so on. Is it based on population? When you have three or four people talking about their priorities, will Elephant Butte be out voted or displaced? Pharris stated that the Mayors were all provided a questionnaire to review with their city managers on the things that are top priorities for each city. All of those were taken into account for the presentation today. Pharris stated that to address Mayor Pro Tem Skinner's questions on being kicked off, there is nothing to be kicked off of. Mayor Pro Tem Skinner clarified that she had said out voted not kicked off. Pharris stated that each entity would only have one vote within the alliance. Councilor Harmon stated that after going through all the paperwork it stated that municipalities can apply for grant

funding outside of the alliance as long as it is not conflicting. Councilor Harmon asked that conflicting be defined. Councilor Harmon stated that if the Alliance is going after infrastructure grants, these grants are very specific to the job applied for. Councilor Harmon asked if the Alliance went after infrastructure funding for street A does that mean that the city could go after funding for street b? Pharris stated the when he put that language into this document it was from previous meetings with MRGDA and lodgers' tax. Councilor Williams stated his questions were the same as Mayor Pro Tem Skinner and Councilor Harmon and the last thing he wants to do is enter into another JPA. Councilor Williams stated that this request and presentation need to be very specific. Mayor Holcomb recapped the presentation with his understanding of what Pharris had presented that the Alliance would be working for the cities and county. By working under the JPA the cities and county as a group would then have the ability to request a larger range of funds. Councilor Harmon stated that before the city will dive into this they will require a very tight document on the exact process and procedure of the alliance and how it will be operating. Mayor Holcomb thanked Pharris for his time and presentation and asked if he had a specific request or ask from this presentation. Pharris stated that yes there is a timeline to this and the 501(c) 6 is being formed right now and will be done next week. Pharris asked that the decision to be a part of the JPA be expedited amongst normal channels and does not drag on for months as we do not have the luxury of that.

7. REGULAR ITEMS (DISCUSSION POSSIBLE ACTION)

- a. Discussion/Possible Action: Resolution 25-26-122 Code of Ethics

Janet Porter-Carrejo introduced this item to the council with the intent this will become an annual adoption.

Councilor Williams made a motion to approve Resolution 25-26-122 Code of Ethics. Pro Tem Skinner seconded the motion. 3-0.

City Clerk Cobleigh conducted a roll call vote.

Mayor Pro Tem Skinner – Yes

Councilor Harmon – Yes

Councilor Williams – Yes

Motion Carried.

- b. Discussion/Possible Action: Resolution 25-26-123 Colonias

Janet Porter-Carrejo introduced this resolution to the council as a needed resolution for the upcoming Colonias Funding Application that the city will submit.

Councilor Williams made a motion to approve Resolution 25-26-123 Colonias. Mayor Pro Tem Skinner seconded the motion. 3-0.

City Clerk Cobleigh conducted a roll call vote.

Mayor Pro Tem Skinner – Yes

Councilor Harmon – Yes

Councilor Williams – Yes

Motion Carried.

- c. Discussion/Possible Action: Resolution 25-26-124 MAP – *Tabled*

- d. Discussion/Possible Action: Resolution 25-26-125 LGRF – *Tabled*

Councilor Williams made a motion to table items 7c and 7d until the regular March meeting. Mayor Pro Tem Skinner seconded the motion. 3-0.

City Clerk Cobleigh conducted a roll call vote.

Mayor Pro Tem Skinner – Yes

Councilor Harmon – Yes

Councilor Williams – Yes

Motion Carried.

- e. Discussion/Possible Action: Ordinance 227 Right-of-Way Management *Approval for publication*

Councilor Williams asked how the city came up with the fines and amounts presented in the draft ordinance. Rachel Black, Land Use Administrator stated that the city had researched the amount it would cost to repair the roadways along with the labor and man hours involved.

Councilor Williams made a motion to approve Ordinance 227 Right-of-Way Management for publication. Mayor Pro Tem Skinner seconded the motion. 3-0.

City Clerk Cobleigh conducted a roll call vote.

Mayor Pro Tem Skinner – Yes

Councilor Harmon – Yes

Councilor Williams – Yes

Motion Carried.

8. CITY STAFF REPORTS

- a. Discussion of Department Reports

Fire Chief

Chief Long presented his written report to the mayor and council. Chief stated that for the month of January there was a total of 49 calls: 40 EMS, 5 Fire, 3 MVAs, and 1 Other. One structure fire reported that there was someone trapped inside the structure. Upon arrival entry was made and a search made, there was no one inside the home. The fire was contained to that structure. Two members are now advanced medical technicians. Chief Long reported and gave an update on the new software program First Due that the fire department is now utilizing.

Mayor Holcomb asked Chief Long to review the Annual Awards Banquet that was held the evening before. Chief Long stated there were four members that received promotions within the department. Two new lieutenants, Joseph Henry and Kenneth Chacon. Joseph Farless was promoted to Captain and Joseph Green was promoted to Battalion Chief. Mayor Holcomb mentioned that a member of the administrative staff, the city clerk, was also awarded at the banquet and asked Chief to let the council and members of the public know. Chief Long stated that Lindsey Cobleigh was awarded with an outstanding service award. Chief Long stated that any special events she's the first one to help and organize. She operates the rehab truck for the department for large scale events. Chief Long stated she does a lot for the department and keeps everyone organized.

City Clerk

Lindsey Cobleigh presented her written report to the mayor and council.

New Meter Installation

I have been assisting the public works department in the recording of the new meters for installation. All meters have been tagged with the property address and can number where they will be installed. We have created a spreadsheet to log the new meters in with their serial numbers. It is proposed to begin the meter installation project the week of February 17, 2026, and install 80 new electronic read meters. I will be assisting the public works department in logging all final reads from the existing meters and logging the new reads. These meters will automatically upload all meter readings and will no longer need to be physically read. This will be a huge asset to the city!

Utility Department

The utility department has been increasingly busy with new account setups from the wastewater 4b project as well as ownership changes in accounts. There were two liened properties that paid in full this month and the liens were released. There are two additional liened properties that the owners are currently making payments and should be paid in full within the next month. There were no new liens filed this month.

Upcoming Meetings

February 20, 2026 – Special City Council Meeting at 2:00pm – Liquor License Transfer – This is for a transfer of existing license from Pat’s to Purple Cactus LLC as required by the State of New Mexico.

Ordinance Codification

I am preparing to send our adopted ordinances to American Legal for codification. Once these ordinances are sent to American Legal it will be approximately 3-6 months to received the hard copy of Supplement 6 for our code books.

Mayor Holcomb asked for more information on the meters. Janet Porter-Carrejo stated that David Smith, with public works is currently here and can come up and discuss this item with the council. Smith went over the staging process for the installation. Smith stated that the first phase will be the 80 meters and as funding is made available they will continue the upgrade.

Councilor Williams asked if the funding for future meters comes from the water accounts and Janet Porter-Carrejo stated yes. Councilor Williams asked where the project will start. David Smith stated the project would start on the landing.

Code Enforcement

Lindsey Cobleigh presented her written report to the mayor and council. Cobleigh stated that this report is from December to February as the last several months have gone by quickly and she wanted to give a good update to the council. Cobleigh stated that the office was short handed during the month of December and she was unable to get out to do code enforcement duties as much as she would have liked to. Cobleigh stated that the cases are all fairly routine items. Cobleigh stated there was one that she and Rachel Black worked on together as it was a code case that turned into a zoning permit. Cobleigh stated that once it is approved through zoning it will be closed out with code.

Land Use

Rachel Black presented her written report to the mayor and council. Black stated there was a total of 9 permits issued in January, with one denial. Black did state that currently there is only one member on the Zoning Commission and if anyone in the public is interested in serving on the board to please submit a letter of interest.

City Manager

Janet Porter-Carrejo reported to the council that she has been having continued conversations with the state parks on their desire to connect to the wastewater systems. State Parks has requested to be a presenter for the council meeting in March. Working with BHI on the road projects and road projects. Porter-Carrejo and Mayor Holcomb traveled to Santa Fe for training.

City Treasurer

Janet Porter-Carrejo presented this report on behalf of Laura Whiteside in her absence. Councilor Williams asked about a purchase to “Texas Boat Works. Porter-Carrejo stated this

was the boat purchased with the LEPP as approved by council. Councilor Williams asked about the Advanced Building Solutions, Porter-Carrejo stated this was the first draw down on the bathroom project. Councilor Williams inquired what "HCASHB" was. Porter-Carrejo stated that is an insurance payment.

9. MAYOR AND COUNCIL REPORTS/COMMENTS

Mayor Pro Tem Skinner announced that the Public Utility Advisory Board (PUAB) meeting had been cancelled and will be rescheduled once information is gathered on how to proceed with the credit balances and deposits on inactive accounts. Mayor Pro Tem Skinner stated that City Manager Janet Porter-Carrejo will be sharing this information with the PUAB as it is made available. Mayor Pro Tem Skinner spoke on a meeting with the secretary of tourism. Had a meeting with Patrick Pharris. Had a meeting with Louise Marquez from Spaceport.

Councilor Harmon read through the provided draft of the hazard mitigation plan. Councilor Harmon stated there is an RTPO meeting next month.

Councilor Williams asked if there was a zoning need would that defer to the council at this time due to lack of members. Rachel Black, Land Use Administrator, stated yes it would. Councilor Williams brought up the subject of the payments made to SCRDA for their dispatching services. Councilor Williams stated that \$10,000.00 annually is to be paid by the fire department and the remainder is paid by the municipality. SCRDA Director Michelle Atwell was in the audience and stated the last time she had received the \$10,000.00 specifically from the fire department was for FY 2022. Atwell stated that she had been paid for all invoiced amounts and there was no back owed to SCRDA. City Manager Janet Porter-Carrejo stated she will be looking into this. Councilor Williams asked Chief Long to provide him with a report notating the payments made and what line items were used for the payments before the next SCRDA meeting on February 18, 2026.

Mayor Holcomb reported that he had attended the New Mexico Municipal League Newly Elected Officials training in Santa Fe. As a result of this meeting, Lansing Adams with tourism was enticed to come to Elephant Butte. Mayor Holcomb stated that the lake water levels are on the radar in Santa Fe. Mayor Holcomb stated that the TorC Mayor and Janet Porter-Carrejo are working closely together.

~~10. EXECUTIVE SESSION~~

- ~~a. Closed pursuant to NMSA 1978, Chapter 62 Electric, Gas and Water Utilities—Utility Rates~~
- ~~b. Closed pursuant to NMSA 1978, Section 10-15-1(H)(7) to discuss threatened and/or pending litigation—*Mascaro Saavedra v. COEB, Bachicha v. COEB, Sierra Vista Hospital.*~~

~~11. POSSIBLE ACTION~~

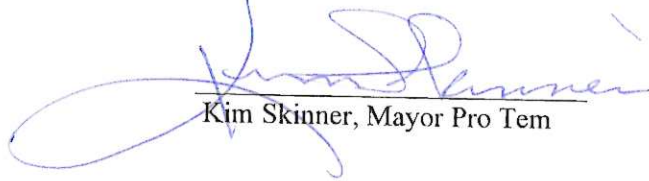
- ~~a. Action required following discussion pursuant to NMSA 1978, Chapter 62 Electric, Gas and Water Utilities—Utility Rates~~
- ~~b. Action required following discussion pursuant to NMSA 1978, Section 10-15-1(H)(7) to discuss threatened and/or pending litigation—*Mascaro Saavedra v. COEB, Bachicha v. COEB, Sierra Vista Hospital.*~~

Removed by approval of the agenda item 3.

12. ADJOURNMENT

Councilor Williams made a motion to adjourn the meeting. Mayor Pro Tem Skinner seconded the motion. 3-0. Motion Carried.

Minutes approved and adopted at the City Council meeting on March 11, 2026



Kim Skinner, Mayor Pro Tem

ATTEST:



Lindsey Cobleigh, City Clerk

