



**NOTICE OF CITY OF ELEPHANT BUTTE  
CITY COUNCIL WORKSHOP  
DISCUSSION ONLY, NO DECISIONS TO BE MADE  
103 Water Avenue, Elephant Butte, NM 87935  
Monday, April 27, 2026 – 11:00am**

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**Minutes\***

**1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

**Mayor Holcomb** called the meeting to order, and Councilor Williams led the pledge of allegiance.

**2. ROLL CALL**

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

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

**3. APPROVAL OF AGENDA – Council Declaration of Conflict of Interest  
STATEMENT OF OPEN MEETINGS RESOLUTION & 3 MINUTE LIMIT PER SPEAKER ON ALL ISSUES**

**Councilor Williams** made a motion to approve the agenda as submitted. Councilor Arnold seconded the motion. 3-0.

**City Clerk Cobleigh** conducted a roll call vote.

Councilor Harmon – Yes  
Councilor Williams – Yes  
Councilor Arnold – Yes  
Motion Carried.

**4. PUBLIC COMMENT**

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

*None Submitted.*

**5. PRESENTATIONS**

a. New Mexico Municipal League

Clinton Nicley from the New Mexico Municipal League was present for the workshop. Nicley connected into one TV by HDMI with a slideshow for the council.

Nicley went over the slideshow with the council regarding the top priorities that the New Mexico Municipal League (NMML) offer to their clients. Nicley stated that ordinance project has become a top priority within the NMML to assist municipalities with rewriting their out-of-date ordinances. Nicley stated that the top ordinances priorities they are seeing around the state are Animal Control, Land Use and Traffic Code.

The Governing Body agrees that the ordinances need amended.

Councilor Williams began the discussion regarding the city's specific needs on ordinances. Councilor Williams stated that ordinance 211 needs to be removed all together and to tackle Title 15 – Land Use first.

Councilor Williams stated that this ordinance needs to be completely rewritten and to be written to where the public can easily understand.

Councilor Harmon noted her primary concerns are contradicting information and convoluted references.

Mayor Holcomb suggested that the NMML take all City of Elephant Butte ordinances and review and rewrite all of them using AI.

Rachel Black, Land Use Administrator, brought in a dry erase board with a timeline of all the zoning ordinances that have been adopted and repealed.

Mayor Holcomb asked if it is possible to condense a 70-page ordinance down to 4 pages. Nicley stated that yes it is possible, but you must be able to maintain enforceability.

Councilor Williams noted that under application for permitting it mentions "Red Lots" which were removed years prior. City Clerk Cobleigh spoke more on the topic of "Red Lots" and why they remained in the code books and city code. As ordinances are approved and adopted and eventually sent to American Legal for codification a draft of the updates is then sent to city staff for review. The term "Red Lots" were missed during a review of a codification supplemental packet.

Mayor Holcomb asked Clinton Nicley, how does the city get started on this project? Nicley stated that this workshop today is the start of the project and he does not want to rush the review process. Nicley stated that within 30-60 days there could be a nice product produced for review. Nicley stated that the NMML would take chunks of the ordinances and code at a time rather than all city ordinances at once.

Mayor Holcomb suggested creating a list to show all priorities. Councilor Williams suggested doing Zoning 1<sup>st</sup> and then making a list after that is completed.

Councilor Harmon asked if all ordinances would be repealed and renumbered. Nicley recommended a repeal and rewrite of the ordinances which in turn would assign new ordinance numbers.

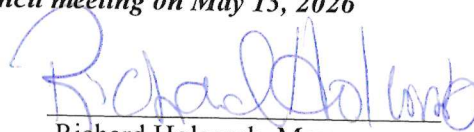
Councilor Williams requested other members of the council begin reviewing their code books to establish a priority list.

Rachel Black, Land Use Administrator, to be the point of contact for this project and will ensure all ordinances are supplied to the NMML.

## 6. ADJOURNMENT

Mayor Holcomb adjourned the meeting.

*Minutes approved and adopted at the City Council meeting on May 13, 2026*

  
Richard Holcomb, Mayor

ATTEST:

  
Lindsey Cobleigh, City Clerk

