



NOTICE OF CITY OF ELEPHANT BUTTE
CITY COUNCIL MEETING
103 Water Avenue, Elephant Butte, NM 87935
Wednesday, August 12, 2026, – 2:00PM

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 – Present
Councilor Cathy Harmon – Present
Councilor Michael 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

Mayor Holcomb requested item 5b Copper Flats Mine be amended to be allowed to proceed when Stephen Crosby is present. Mayor Holcomb stated he is running late.

Councilor Williams made a motion to approve the agenda with the requested amendment allowing item 5b to be heard when the presenter arrives. Mayor Pro Tem Skinner seconded the motion. 4-0.

City Clerk Cobleigh conducted a roll call vote.

Mayor Pro Tem Skinner – Yes
Councilor Harmon – Yes
Councilor Williams – Yes
Councilor Arnold – 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.

None Submitted.

5. PRESENTATIONS

a. Sierra County Sheriff's Office – Sheriff Joshua Baker

Captain Apodaca was present on behalf of the Sierra County Sheriff's Department. Captain Apodaca went over the written reports provided with the council.

There were no questions.

b. Copper Flats Mine – Stephen Crosby – *(present at 2:34pm after item 9f.)*

Stephen Crosby, Senior Vice President of Copper Flats Mine, presented a power point presentation to the council regarding the statistics of the Copper Flats Mine overview. Crosby mentioned that there will be a public hearing in Hillsboro regarding the Copper Flats Mine on September 17, 2026. Crosby stated that they are currently working with the golf course on additional housing as the community will need additional police and medical professionals. Crosby stated that during the first several years the mine will employ 300-600 people. Crosby



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stated that businesses need to start staying open later like restaurants. During the construction period of the mine the operation will run five days a week, 10 hours a day. Once it is operational it will be a 24/7 operation. Mayor Pro Tem Skinner stated that the city had previously passed a resolution in support of the Copper Flats Mine. Mayor Pro Tem Skinner requested staff to find the resolution regarding the mine.

Provided the PowerPoint presentation to the council with Stephen Crosby's contact information.

6. CONSENT ITEMS

- a. Regular City Council Minutes June 22, 2026

Councilor Williams made a motion to approve the Regular City Council Meeting Minutes June 22, 2026, as submitted. Mayor Pro Tem Skinner seconded the motion. 4-0.

City Clerk Cobleigh conducted a roll call vote.

Mayor Pro Tem Skinner – Yes

Councilor Harmon – Yes

Councilor Williams – Yes

Councilor Arnold – Yes

Motion Carried.

7. PUBLIC HEARING

- a. Revival Roadside & Recovery, LLC – Conditional Use Business Registration Public Hearing
Mayor Holcomb requested a roll call to enter the public hearing.

Mayor Richard Holcomb – Present

Mayor Pro Tem Kim Skinner – Present

Councilor Cathy Harmon – Present

Councilor Michael Williams – Present

Councilor Skylar Arnold – Present

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

Mayor Holcomb introduced the hearing for 1201 Butte Blvd. The applicant is requesting a conditional use business registration for wrecker services and a wrecking yard.

Mayor Holcomb stated that City Staff and then the applicant would have a chance to add any additional evidence needed. Mayor Holcomb asked if all legal postings had been made. City Clerk Cobleigh stated that all postings had been made.

Mayor Holcomb addressed the Council in asking if they had received any ex parte communications on this case.

Mayor Pro Tem Skinner – No

Councilor Harmon – No

Councilor Williams – No

Councilor Arnold – No



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Mayor Holcomb addressed the Council in asking if they had any interest in the matter of this case.

Mayor Pro Tem Skinner – No
Councilor Harmon – No
Councilor Williams – No
Councilor Arnold – No

Rachel Black swore in all parties as a group who wish to testify at this public hearing.
City Clerk, Lindsey Cobleigh
Dominic Montoya
Jori Montoya

City Presentation

Lindsey Cobleigh, City Clerk presented all received evidence from the applicant concerning the request of a conditional use business registration. Cobleigh stated that all legal notices had been posted in accordance with the regulations set by city code.

No questions for staff.

Applicant Presentation

Dominic Montoya, Revival Roadside & Recovery, LLC introduced himself to the council along with his wife Jori Montoya. The applicants had no additional information to provide to the council for the public hearing.

Councilor Williams made a motion to approve the conditional use business registration for Revival Roadside & Recovery, LLC with the conditions being: the front solid fence to be completed within 3 months from permitting, side nearest the VFW to be completed within 6 months from permitting, side next to empty lot to be completed within 9 months from permitting, and the rear to be completed by 12 months from permitting. Land Use to issue a standard one-year permit for the construction of the solid fencing on the perimeter of the property. Councilor Arnold seconded the motion. 4-0. Motion Carried.

City Clerk Cobleigh conducted a roll call vote.

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

For the record the case of the conditional use business registration was approved unanimously. Staff are to prepare the written findings of fact regarding this case as well as the zoning permit.

8. APPOINTMENT

a. Zoning Commission – Fulltime Commissioner Seat



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Mayor Holcomb made the recommendation to appoint Shiela McKisson to the Zoning Commission.

Councilor Williams approved the recommendation of Shiela McKisson for the Zoning Commission. Mayor Pro Tem Skinner seconded the motion. 4-0.

City Clerk Cobleigh conducted a roll call vote.

Mayor Pro Tem Skinner – Yes

Councilor Harmon – Yes

Councilor Williams – Yes

Councilor Arnold – Yes

Motion Carried.

9. REGULAR ITEMS (DISCUSSION POSSIBLE ACTION)

- a. Discussion/Possible Action: Amending MOU with Sierra County – Floodplain Regulation Management – Amended by Sierra County

Laura Whiteside, City Treasurer, presented this amended MOU with the fees removed and the removal of the enforcement section. Whiteside clarified that there will no charge going forward on the floodplain reviews.

Mayor Pro Tem Skinner made a motion to approve the amended MOU with Sierra County regarding Floodplain Regulation. Councilor Williams seconded the motion. 4-0.

City Clerk Cobleigh conducted a roll call vote.

Mayor Pro Tem Skinner – Yes

Councilor Harmon – Yes

Councilor Williams – Yes

Councilor Arnold – Yes

Motion Carried.

- b. Discussion/Possible Action: Amended MOU with TorC – Animal Control Services

Laura Whiteside, City Treasurer, presented this amended MOU with the clarification of monthly reports and quarterly attendance at meetings of the city council.

Mayor Pro Tem Skinner made a motion to approve the amended MOU with TorC regarding Animal Control Services. Councilor Williams seconded the motion. 4-0.

City Clerk Cobleigh conducted a roll call vote.

Mayor Pro Tem Skinner – Yes

Councilor Harmon – Yes

Councilor Williams – Yes

Councilor Arnold – Yes

Motion Carried.

- c. Discussion/Possible Action: RFQ On Call Engineering Services – Bohannon Huston

Laura Whiteside, City Treasurer, introduced this item to the council. Whiteside stated there were a total of four companies who responded to the RFQ for on call engineering services. The four proposals were reviewed by staff; Laura Whiteside, Lindsey Cobleigh, David Smith, and Rachel Black. Based on what the companies offer and the city's needs, Bohannon was the staff pick for on call engineering services.

Mayor Pro Tem Skinner made a motion based on staff recommendation to approve Bohannon Huston as the City of Elephant Butte's On Call Engineering Service. Councilor Williams seconded the motion. 4-0.



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Mayor Pro Tem Skinner – Yes

Councilor Harmon – Yes

Councilor Williams – Yes

Councilor Arnold – Yes

Motion Carried.

- d. Discussion/Possible Action: Resolution 26-27-109 Travel Rates for FY26-27

Lindsey Cobleigh, City Clerk, introduced this item to the council. These rates are the annual rates adopted and set by DFA.

Mayor Pro Tem Skinner made a motion to approve Resolution 26-27-109 Travel Rates for FY26-27. Councilor Williams seconded the motion. 4-0.

City Clerk Cobleigh conducted a roll call vote.

Mayor Pro Tem Skinner – Yes

Councilor Harmon – Yes

Councilor Williams – Yes

Councilor Arnold – Yes

Motion Carried.

- e. Discussion/Possible Action: Resolution 26-27-110 Establishing Procedures for Preparation of Agendas for the Governing Body

Ben Young, City Attorney, introduced this resolution to the council as it had been requested by members of the council. Councilor Williams asked for a line item after Mayor and Council Reports on the agenda to discuss the items for the following agenda.

Councilor Williams made a motion to approve the resolution with the suggestions made. Mayor Pro Tem Skinner seconded the motion. 4-0.

City Clerk Cobleigh conducted a roll call vote.

Mayor Pro Tem Skinner – Yes

Councilor Harmon – Yes

Councilor Williams – Yes

Councilor Arnold – Yes

Motion Carried.

Attorney Young to make needed amendments and supply amended copy to City Clerk for signatures.

- f. Discussion/Possible Action: Resolution 26-27-111 Declaring a Local Disaster Due to Historically Low Water Levels at Elephant Butte Reservoir

Mayor Holcomb introduced this resolution to the council. Mayor Holcomb stated that this resolution falls in line with the county commission recently approving their resolution last Friday in special session. Mayor Holcomb stated that after the resolution is approved it will be sent to the State Parks and the Office of Governor. Mayor Holcomb stated that there are no guaranteed funds. Tularosa, Angel Fire and Las Vegas are also declaring disasters due to drought.

Councilor Williams stated this process is a lot like the Covid Relief project. If the state does decide to help, the City of Elephant Butte will already be in line for that help. Mayor Holcomb stated that Representative Rebecca Dow was supposed to be present today at the council meeting



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for questions. For the record, Dow was not present in person or by zoom. Mayor Holcomb stated this is the first round of requests being made.

Councilor Williams made a motion to approve Resolution 26-27-111 Declaring a Local Disaster Due to Historically Low Water Levels at Elephant Butte Reservoir. Mayor Pro Tem Skinner seconded the motion. 4-0.

City Clerk Cobleigh conducted a roll call vote.

Mayor Pro Tem Skinner – Yes

Councilor Harmon – Yes

Councilor Williams – Yes

Councilor Arnold – Yes

Motion Carried.

10. CITY STAFF REPORTS

a. Discussion of Department Reports

Land Use

Rachel Black went over her written report with the council. Black stated there were a total of 10 permits issued for the month of July. Black gave an update on the Air BnB's; in July there were 24 homes identified as Air BnB's within the City Limits of Elephant Butte.

Treasurer

Laura Whiteside went over a new set of financial reports that she had put together for the council's review. Mayor Pro Tem Skinner asked about the COLA raises for employees. David Smith, City Manager, stated that the budget has not yet been approved by DFA. Whiteside continued with her reports stating that the GRT reporting is two months behind in the reporting process.

Code Enforcement

Lindsey Cobleigh went over her written report with the council as provided.

Fire Chief

Chief Long was not present at the meeting as he was attending a Rope Rescue Course. The council was provided with the written chief's report for review. Councilor Williams requested the clerk to send Chief Long a note to host events like National Night Out in Elephant Butte rather than in TorC.

Public Works

David Smith spoke on a series of clean up projects. Potholes and cut across patching projects. Clean up along main roads.

City Manager

David Smith reported that he has been working on updated personnel policies for the city. Smith stated he is also working with the water trust board.

Councilor Williams requested that City Manager Smith issue an RFP for legal services.



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11. EXECUTIVE SESSION

- a. Closed pursuant to NMSA 1978, Section 10-15-1(H)(8) for discussion of the purchase, acquisition, or disposal of real property.
- b. Closed pursuant to NMSA 1978, Section 10-15-1(H)(7) to discuss pending litigation – *Mascaro Saavedra v. COEB, Bachicha v. COEB.*

Mayor Pro Tem Skinner made a motion to enter executive session for items 11a and 11b. Councilor Williams seconded the motion. 4-0.

City Clerk Cobleigh conducted a roll call vote.

Mayor Pro Tem Skinner – Yes

Councilor Harmon – Yes

Councilor Williams – Yes

Councilor Arnold – Yes

Motion Carried.

All attendees by Zoom were removed and placed into the waiting room.

Mayor Pro Tem Skinner made a certification statement that there was no discussion of items other than the discussion of item 11a and 11b.

12. ACTION

- a. Action required following discussion closed pursuant to NMSA 1978, Section 10-15-1(H)(8) for discussion of the purchase, acquisition, or disposal of real property
No Action.
- b. Action required following discussion pursuant to NMSA 1978, Section 10-15-1(H)(7) to discuss pending litigation – *Mascaro Saavedra v. COEB, Bachicha v. COEB.*
No Action.

13. MAYOR AND COUNCIL REPORTS/COMMENTS

Councilor Harmon – No Report

Mayor Pro Tem Skinner attended the Sierra County Emergency Meeting. Met with the Mayor and Crystal Brantley. Attended the City of Elephant Butte Public Utility Advisory Board Meeting on August 11, 2026.

Councilor Arnold listened to the Emergency County Meeting online.

Councilor Williams attended the Sierra County Commission Meeting, gave meeting notes to Mayor Holcomb. Councilor Williams stated that with it being public knowledge he wanted to let everyone know that the SCRDA Director, Michelle Atwell, is retiring at the end of this year.

Mayor Holcomb – No Report



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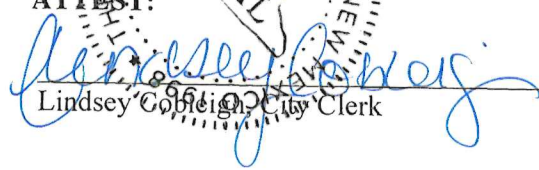
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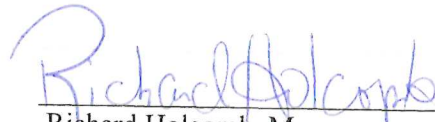
14. ADJOURNMENT

Mayor Holcomb adjourned the meeting at 4:21pm.

Minutes approved and adopted at the City Council meeting on September 9, 2026

ATTEST:


Lindsey Cobbleigh, City Clerk


Richard Holcomb, Mayor