NOTICE OF CITY OF ELEPHANT BUTTE
CITY COUNCIL MEETING
103 Water Avenue, Elephant Butte, NM 87935
Wednesday, October 28, 2026, – 2:00PM

Minutes*

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Holcomb called the meeting to order, and City Manager Smith 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

Councilor Williams made a motion to approve the agenda as submitted. Mayor Pro Tem Skinner seconded the motion with all amendments. 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.

Ryan Ruiz, 101 Organ Avenue. Ruiz wanted to let the Mayor and Council know that he is having a grand opening event at the Butte General OHV and Marine. Ruiz stated that this event is taking place on Saturday, November 7, 2026, from 9:00am-7:00pm. Ruiz stated that he has heard there could be anywhere from 50-500 OHVs present for the grand opening event. Ruiz stated there will be free food for all registered riders the day of the event along with a band.

5. CONSENT ITEMS

a. Regular City Council Minutes October 14, 2026

Councilor Williams made a motion to approve the Regular Meeting Minutes from October 14, 2026, with the correction on page 5 to amend the spelling of Councilor Williams. 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.

6. **PUBLIC HEARING**
   a. Revival Roadside & Recovery, LLC – Variance Request Case No. 26-073

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 variance for a fence height.

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

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

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

City Presentation

Rachel Black, Land Use Administrator presented a written statement. Staff recommends approval of the request to allow Revival Recovery to install an eight-foot (8') solid metal fence and gate, as an exception to the zoning code provision stating that fences and walls shall not exceed six feet (6') in height. Staff further recommends granting a thirty (30)-day extension to the previously established deadline of November 17 for completion of the front-facing portion of the fence. The recommendation is based on the intended purpose of the fencing to provide

security, screen the wrecking yard from public view, and improve the overall appearance of the property. The additional height and solid metal construction will provide enhanced screening and security for the site. Staff recommends that the City Council consider and take formal action on the requested exception and extension, to ensure the approval is properly authorized and documented.

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 stated they are requesting the variance for the security of the property as well as for the look of the property.

Mayor Pro Tem Skinner stated that CID would need to look at the project due to the fence height. Rachel Black stated that she had researched and there is no limitations set by the state regarding fence height.

Councilor Williams made a motion to approve the variance request with staff's presented recommendations. Councilor Harmon 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 variance for the fence height was approved unanimously. Staff are to prepare the written findings of fact regarding this case as well as the zoning permit.

7. **PRESENTATION**
   a. Elephant Butte Fire Department
   Chief Long presented a power point that was an overview of showing all accomplishments since he was first sworn in as interim chief in February 2024. Chief Long went over the grants that have been applied for and received by the department. Mayor Holcomb asked Chief Long to speak on the ISO benefits for the community. Chief Long stated that for every point in the ISO score homeowner's insurance is lowered by 8%. Chief Long stated that the department is currently at an ISO 5 and hopes to be re-evaluated and move to ISO 4 or possibly even ISO 3. Chief Long stated that the ISO is more of a community wide score rather than solely on the department.

   b. Mileage Log – City Manager
   David Smith presented the newly acquired mileage logs for city hall. Smith stated he will be presenting a quarterly report on the mileage logs for city hall and the public works departments. Councilor Harmon asked if any vehicles are currently used for personal use. Smith stated that no, there are no city vehicles used for personal use. Smith stated that emergency call outs will be logged separately in the mileage log to keep track of after hours use on the vehicles. Councilor Williams asked if there was currently an SOP

on vehicle damages and process if damage occurs. Smith stated that yes, there is a policy for this and has been for quite some time.

8. REGULAR ITEMS (DISCUSSION POSSIBLE ACTION)

a. Discussion/Possible Action: Approval to Implement Time Limits on Presentations
Councilor Williams made a motion to approve a standard 30-minute presentation with questions from council following, prior approval required for presentations over 30-minutes. Councilor Harmon 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.
Council requested staff purchase a time clock for presentations.

b. Discussion/Possible Action: Paloma Springs First Responder Appreciation – *Approval for Attendance by Elephant Butte Fire Department*
Chief Long requested approval to attend a First Responder Appreciation Event at Paloma Springs on Friday, October 30, 2026.
No opposition from council.

c. Discussion/Possible Action: Ordinance 231 IFC 2021-*Approval for Publication*
Chief Long presented this ordinance for approval of publication. Mayor Holcomb asked for clarification on what this ordinance applies to? Chief Long stated that this applies to businesses and new construction within the city limits.
Councilor Williams made a motion to approve Ordinance 231 IFC 2021 for publication. 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.

d. Discussion/Possible Action: Ordinance 232 Fireworks – *Approval for Publication*
Chief Long presented this ordinance for approval of publication.
Councilor Williams made a motion to approve Ordinance 232 Fireworks for publication. 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. EXECUTIVE SESSION

a. Discussion of limited personnel matters – closed pursuant to NMSA 1978, Section 10-15-1(H)(2) –*City Manager's Office.*

Councilor Williams made a motion to enter executive session for the discussion of NMSA 1978, Section 10-15-1(H)(2) –*City Manager's Office.* 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.

Mayor Pro Tem Skinner made a certification statement that there was no discussion of items other than the discussion of item 9a.

10. ACTION

a. Action required following discussion of limited personnel matters –pursuant to NMSA 1978, Section 10-15-1(H)(2) *City Manager's Office.*

No Action.

11. MAYOR AND COUNCIL REPORTS/COMMENTS

None.

12. DISCUSSION OF TOPICS FOR NEXT MEETING

Ordinances for Adoption, SOP between the City and Fire Department, AI Policy, Update on Butte General Grand Opening in Mayor's report, Pending Litigation, Personnel Matters – City Manager.

13. ADJOURNMENT

Mayor Holcomb adjourned the meeting at 3:37pm.
Minutes approved and adopted at the City Council meeting on November 18, 2026

CITY OF ELEPHANT BUTTE NEW MEXICO 1998 SEAL

Richard Holcomb, Mayor

ATTEST:

Lindsey Cobleigh, City Clerk