

REGULAR MEETING CITY OF ROSWELL COUNCIL

Chaves County Administrative Center

Commission Chambers - #1 St. Mary's Place

Roswell, New Mexico 88203

Thursday, September 10, 2026, at 6:00 p.m.

Notice of this meeting has been given to the public in compliance with Sections 10-15-1 through 10-15-4 NMSA 1978 and Resolution No. 26-12.

The meeting convened at 6:00 p.m. with Mayor Jennings presiding:

ROLL CALL:

Riley A. Armstrong	Present
Ed Heldenbrand	Present
Kurt Gass	Present
Cristina Arnold	Present
Robert Corn	Present
Angela Moore	Present
Carlos Marrujo, Jr.	Present
Darrell Johnson	Present
Juan Oropesa	Present
Juliana Halvorson	Present

Councilor Marrujo led in prayer, and Councilor Johnson led in the Pledge of Allegiance.

1. Approval of agenda: Approve the agenda for the September 10, 2026, Regular City Council Meeting.

MOTION: Mayor Pro Tem Corn moved to approve the agenda for the September 10, 2026, Regular City Council Meeting, with the following amendment: removal of Item No. 14, Utilities Update. Councilor Marrujo seconded the motion.

ROLL CALL VOTE:

Riley A. Armstrong	Yes
Ed Heldenbrand	Yes
Kurt Gass	Yes
Cristina Arnold	Yes
Robert Corn	Yes
Angela Moore	Yes
Carlos Marrujo, Jr.	Yes

Darrell Johnson	Yes
Juan Oropesa	Yes
Juliana Halvorson	Yes

MOTION PASSED: 10-0

2. Approval of consent agenda: Approve the consent agenda for the September 10, 2026, Regular City Council Meeting.

MOTION: Mayor Pro Tem Corn moved to approve the consent agenda for the September 10, 2026, Regular City Council Meeting. Councilor Moore seconded the motion.

ROLL CALL VOTE:

Riley A. Armstrong	Yes
Ed Heldenbrand	Yes
Kurt Gass	Yes
Cristina Arnold	Yes
Robert Corn	Yes
Angela Moore	Yes
Carlos Marrujo, Jr.	Yes
Darrell Johnson	Yes
Juan Oropesa	Yes
Juliana Halvorson	Yes

MOTION PASSED: 10-0

CONSENT ITEMS (Items 3 through 10 will be considered and approved as part of the Consent Agenda.)

3. Approval of a budget adjustment in the amount of \$55,757.83 and approval to purchase a new septic system from TLC for the amount of \$105,757.83 utilizing state contract 30-00000 23-00084BA.

4. Approval of a budget adjustment in the amount of \$2,000,000 and approval to purchase FEMA claims consulting services from DRS Disaster Recovery Services.

Resolution(s)

5. Resolution 26-52: Adoption of Resolution 26-52: Dispose of Certain Surplus Property.

6. Resolution 26-53: Adoption of Resolution 26-53: Roswell Transit FY28 Financial Commitment.

7. Resolution 26-56: Adoption of Resolution 26-56: approving a budget adjustment for the fiscal year ending June 30, 2027.

8. Resolution 26-58: Weeds - The Resolution shall mandate the cleanup of approximately thirty (30) separate properties within the City.

Minutes

9. Approval of the minutes from the Regular City Council meeting on August 13, 2026

10. Approval of the minutes from the Special City Council meeting on August 17, 2026.

NON-ACTION ITEMS (Information Items)

11. Veterans Integration Center (Michelle Fraire or Craig Yazzie) – Not available to speak at this City Council Meeting.

12. Airport Updates (Omar Gonzalez) - An update on airport operations and ongoing projects was provided. He reported that staff have been heavily focused on preparations for the upcoming air races, noting increased activity at the airport and near-capacity occupancy of RV parking areas. Gonzalez advised that one air conditioning unit in Building 1166 had been replaced while a second unit will likely require replacement in the near future. He also noted that HVAC issues are emerging in other airport facilities, including the EAA building. Discussion continued regarding Building 1081, which has required significant maintenance expenditures, and airport staff are evaluating long-term options, including the potential sale of the property. Gonzalez reported that the airport is working with the Federal Aviation Administration (FAA) to explore funding opportunities for a replacement Aircraft Rescue and Firefighting (ARFF) vehicle, citing the age and high maintenance costs of the airport's existing trucks.

Gonzalez further reported that Top Flight Tavern generated \$10,850 in revenue during August, while passenger counts for the month totaled 1,601 for United Airlines and 3,960 for American Airlines. He also provided an update on the Taxiway Lima rehabilitation project, explaining that core sampling had revealed significant cracking in approximately eight concrete slabs, with cracks extending through the full depth of the concrete. Airport staff and project consultants believe the issue may be related to delayed application of a concrete curing treatment during construction. Representatives from Constructors, Inc. are scheduled to review the defective sections and discuss replacement under warranty. Councilors sought clarification regarding repair costs and were

1 advised that the contractor is expected to bear responsibility for the replacement work. No action
2 was taken.

3
4 13. National Championship Air Races Update (Fred Telling) – Fred Telling, Chairman and CEO
5 of the National Championship Air Races, provided an update on preparations for the upcoming
6 event and expressed appreciation to the City of Roswell, the State of New Mexico, and local
7 partners for their continued support. He highlighted the educational STEM program that will be
8 offered to participating students and recognized Bobby Thompson as the recipient of the
9 Chairman’s Award, while also acknowledging the HollyFrontier Foundation as Persons of the Year
10 for their significant contributions to the event, including support for the newly completed 5,000-
11 foot emergency runway. Mr. Telling commended airport staff, Public Works personnel, Parks
12 Department staff, and other city employees for their work in improving airport facilities and
13 infrastructure in preparation for the races. He reported that race activities and pilot briefings were
14 underway, with approximately 70 aircraft expected to participate across multiple racing classes.
15 Additional event activities include the arrival of the U.S. Air Force Thunderbirds, a public
16 reception on September 18, 2026, and aerial demonstrations throughout the event. He further noted
17 that coordination efforts with American Airlines and United Airlines had been successful in
18 addressing scheduling conflicts and improving operational planning for future races. No action
19 was taken.

20
21 14. Utilities Update (Andrew Valadez) – Removed from the agenda at the approval of the agenda.

22 23 **PUBLIC PARTICIPATION ON AGENDA ITEMS AND NON-AGENDA ITEMS**

24
25 Vivian Moore addressed the Council regarding various community concerns, including crime,
26 public safety, utility costs, financial management, and meeting accessibility. She expressed
27 concern about the impacts of flooding on residents and encouraged greater engagement with
28 constituents.

29
30 Kerry Moore, President of the Friends of the Spring River Zoo, spoke regarding Resolution 26-54.
31 She supported relocating the zoo animals to appropriate facilities but urged the Council to delay
32 decisions regarding redevelopment of the zoo property until additional planning and public input
33 could occur. She encouraged consideration of the future of the Roswell Museum and Planetarium,
34 preservation of the carousel, and exploration of opportunities for family- and education-oriented
35 facilities.

36
37 Larry McCray, Vice President of the Roswell Adult Center Foundation, spoke regarding Resolution
38 26-54 and stated that additional information was needed before any action was taken. He requested
39 that consideration of the item be postponed to allow for further review and public understanding.

1 Richard Sweet expressed concerns regarding the installation of cameras within residential areas,
2 privacy issues, and the direction of City priorities. He urged the Council to reconsider the use of
3 neighborhood surveillance cameras.

4
5 Ed Kafka spoke in opposition to the proposed ordinance increasing certain fines and penalties,
6 expressing concern about the financial impact on residents and the use of traffic enforcement
7 cameras.

8
9 Carolyn Mitchell, President of the Roswell Adult Center Foundation, expressed concern that the
10 proposed multi-generational area concept did not adequately address the needs of senior citizens
11 and the future location of the Adult Center. She encouraged additional planning and public input
12 before proceeding.

13
14 Ashley Keith commented on Item No. 19 regarding the recent fraud incident, stating that stronger
15 internal controls and independent review measures should be considered to prevent similar
16 occurrences in the future.

17
18 **PUBLIC HEARING(S)**

19
20 15. Ordinance 26-08: Hold a public hearing on the proposed Ordinance 26-08: Amending Fines
21 and Penalties in the City of Roswell Code of Ordinances.

22
23 **BACKGROUND:** From time to time, various issues arise that need to be changed within some
24 City Ordinances. This Ordinance seeks to increase penalties for certain criminal or traffic
25 infractions, align City Code with State Law provisions, and correct various errors and omissions
26 that have inadvertently been included in previous versions of the Ordinances. In part, the need for
27 some of these changes to the penalty assessments is in response to HB 139, which eliminated court
28 fees. The increase in these penalty assessments seeks to correct that unfunded mandate.

29
30 **MOTION:** Councilor Arnold moved to adopt Ordinance 26-08: Amending Fines and Penalties in
31 the City of Roswell Code of Ordinances. Councilor Marrujo seconded the motion.

32
33 **ROLL CALL VOTE:**

34	Riley A. Armstrong	Yes
35	Ed Heldenbrand	No
36	Kurt Gass	No
37	Cristina Arnold	Yes
38	Robert Corn	Yes
39	Angela Moore	No
40	Carlos Marrujo, Jr.	No

1	Darrell Johnson	Yes
2	Juan Oropesa	No
3	Juliana Halvorson	Yes

4
5 The motion resulted in a **5-5 tie** vote. Mayor Jennings cast the tie-breaking vote in favor of the
6 motion.

7
8 **MOTION PASSED: 6-5**

9
10 **NEW BUSINESS / REGULAR ITEMS**

11
12 16. Approval to enter into a lease agreement with the Roswell Invaders for the use and operation
13 of Joe Bauman Stadium for a term of up to five (5) years.

14
15 **BACKGROUND:** The proposed lease agreement authorizes the Roswell Invaders, a member of
16 the Pecos League of Professional Baseball Clubs, to utilize and operate Joe Bauman Stadium for
17 professional baseball activities and related uses. The agreement includes an initial two-year term
18 with the option to renew for up to three additional one-year terms upon mutual agreement of the
19 parties. The lease also provides for continued use of the facility by the Roswell High School
20 Baseball Team through a shared scheduling arrangement administered by the lessee. Under the
21 agreement, the Roswell Invaders will be responsible for routine maintenance, groundskeeping,
22 trash removal, utilities, and day-to-day operations of the facility.

23
24 **MOTION:** Councilor Arnold moved to amend the motion and approve a lease agreement with the
25 Roswell Invaders for the use and operation of Joe Bauman Stadium for an initial two-year term,
26 with three one-year extension options. Councilor Gass seconded the motion.

27
28 **VOTE:** A voice vote was unanimous

29
30 **AMENDED MOTION PASSED: 10-0**

31
32 **Resolution(s)**

33
34 17. Resolution 26-54: Adoption of Resolution 26-54: New Multi-Generational Area, Spring River
35 Zoo, Roswell Adult Center, and Peppermint Park.

36
37 **BACKGROUND:** This resolution would provide direction to wind down operations of the Spring
38 River Zoo by the end of FY27. In its place, the City Manager is instructed to provide a plan to the
39 Governing Body for replacement of the Roswell Adult Center and other facilities at the location
40 of the Spring River Zoo and old Peppermint Park utilizing available FEMA, state revolving loan

1 funds, and Flood Bond funds, as necessary, for the betterment of Roswell consistent with, but not
2 bound by the attached map.

3
4 **MAIN MOTION:** Councilor Arnold moved to adopt Resolution 26-54: New Multi-Generational
5 Area, Spring River Zoo, Roswell Adult Center, and Peppermint Park. Councilor Halvorson was
6 the second.

7
8 **SUBSIDIARY MOTION:** Councilor Armstrong moved to table Resolution 26-54, establishing a
9 new Multi-Generational Area at Spring River Zoo, Roswell Adult Center, and Peppermint Park,
10 for at least 30 days to allow for a public hearing and incorporation of public feedback. Councilor
11 Gass seconded the motion to table.

12
13 **DISCUSSION:** Councilor Halvorson stated that the resolution was intended as a starting point for
14 the City's long-term flood recovery efforts and emphasized that no final plan had been developed.
15 She explained that the conceptual maps presented were for illustrative purposes only and that
16 public hearings, engineering studies, and additional planning would be conducted before any final
17 decisions were made.

18
19 Councilor Moore expressed concerns regarding the proposed changes to the zoo and the lack of
20 public involvement prior to the item being brought before the Council. She emphasized the
21 importance of obtaining community input and allowing residents to participate in discussions
22 regarding future redevelopment plans. Councilor Moore stated her support for rebuilding efforts
23 but favored additional public engagement before moving forward.

24
25 Prior to further discussion, the City Manager advised that debate is generally not permitted on a
26 motion to table unless the Council first suspends the rules.

27
28 **MOTION:** Councilor Halvorson moved to suspend the rules. Councilor Arnold seconded the
29 motion.

30
31 **ROLL CALL VOTE:**

32	Riley A. Armstrong	No
33	Ed Heldenbrand	No
34	Kurt Gass	No
35	Cristina Arnold	Yes
36	Robert Corn	No
37	Angela Moore	No
38	Carlos Marrujo, Jr.	Yes
39	Darrell Johnson	No
40	Juan Oropesa	Yes

Juliana Halvorson Yes

MOTION TO SUSPEND THE RULES FAILED: 6-4

The Council returned to the pending motion to table Resolution 26-54.

ROLL CALL VOTE:

Riley A. Armstrong	Yes
Ed Heldenbrand	Yes
Kurt Gass	Yes
Cristina Arnold	No
Robert Corn	Yes
Angela Moore	Yes
Carlos Marrujo, Jr.	Yes
Darrell Johnson	Yes
Juan Oropesa	Yes
Juliana Halvorson	No

MOTION TO TABLE PASSED: 8-2

Because the motion to table passed, consideration of Resolution 26-54 was postponed for at least 30 days to allow for a public hearing and the incorporation of public feedback.

18. Resolution 26-55: Adoption of Resolution 26-55: Dissolution of the Keep Roswell Beautiful Board.

BACKGROUND: The Keep Roswell Beautiful Board was established to support community beautification, litter prevention, environmental education, and related volunteer initiatives within the City of Roswell with the help of the New Mexico Tourism Department's NM Clean and Beautiful Grant. Over time, operational responsibilities and community programs previously associated with the board have transitioned to city departments, organizations, and community partners.

At this time, staff is recommending dissolution of the Keep Roswell Beautiful Board due to limited board activity, evolving operational needs, high administrative volume, and organizational restructuring efforts. In recent years, the administrative requirements associated with maintaining the board and managing related grant initiatives have increased significantly. Due to these administrative demands and staffing considerations, the City did not apply for the New Mexico Clean and Beautiful Grant for the Fiscal Year 2027 funding cycle.

1 The proposed dissolution would streamline oversight responsibilities while allowing beautification
2 and community engagement initiatives to continue through existing City departments and
3 community partnerships.

4
5 This agenda item is being presented to the Legal Committee for discussion and consideration
6 regarding the formal dissolution process and any necessary ordinance or resolution amendments
7 associated with the board's termination.

8
9 **MOTION:** Councilor Arnold moved to adopt Resolution No. 26-55, dissolving the Keep Roswell
10 Beautiful Board. Councilor Armstrong seconded the motion.

11
12 **ROLL CALL VOTE:**

13	Riley A. Armstrong	Yes
14	Ed Heldenbrand	Yes
15	Kurt Gass	Yes
16	Cristina Arnold	Yes
17	Robert Corn	Yes
18	Angela Moore	Yes
19	Carlos Marrujo, Jr.	Yes
20	Darrell Johnson	Yes
21	Juan Oropesa	Yes
22	Juliana Halvorson	Yes

23
24 **MOTION PASSED: 10-0**

25
26 19. Resolution 26-57: Adoption of Resolution 26-57: Disclosing unauthorized disbursements and
27 corrective action.

28
29 **BACKGROUND:** As of August 31, 2026, the City of Roswell has experienced a loss of \$350,000
30 resulting from a fraudulent withdrawal from the City's bank accounts. The matter has been
31 reported to local, state, and federal law enforcement authorities for investigation and possible
32 recovery of the funds. The investigation remains ongoing, and at this preliminary stage, there is no
33 indication of criminal wrongdoing by City personnel.

34
35 Resolution No. 26-57 formally discloses the loss and directs the Finance Department and Office
36 of the City Treasurer to coordinate with the City's External Auditors and Internal Auditor to
37 develop and approve a comprehensive Banking Verification and Suspected Fraud Response
38 Protocol. The protocol will include an Immediate Incident Checklist and Institutional Escalation
39 Contacts and Procedures. All affected employees will be formally trained on the adopted protocol.

1 **FOR THE RECORD:** Councilor Halvorson recused herself from the conversation and the vote
2 regarding Resolution 26-57 due to her affiliation with Pioneer Bank.
3

4 **MOTION:** Councilor Gass moved to adopt Resolution 26-57: disclosing unauthorized
5 disbursements and corrective actions. Councilor Heldenbrand seconded the motion.
6

7 **VOTE: ROLL CALL VOTE:**

8	Riley A. Armstrong	Yes
9	Ed Heldenbrand	Yes
10	Kurt Gass	Yes
11	Cristina Arnold	Yes
12	Robert Corn	Yes
13	Angela Moore	Yes
14	Carlos Marrujo, Jr.	Yes
15	Darrell Johnson	Yes
16	Juan Oropesa	Yes

17
18 **MOTION PASSED: 9-0**, with Councilor Halvorson recusing herself
19

20 20. Resolution 26-59: Adoption of Resolution 26-59: In support of applications to the New Mexico
21 Department of Homeland Security and Emergency Management for possible Community
22 Development Block Grant (CDBG) Disaster Recovery funding application.
23

24 **BACKGROUND:** The City of Roswell has begun the initial steps of an application to the New
25 Mexico Department of Homeland Security and Emergency Management for possible Community
26 Development Block Grant Disaster Recovery projects. There is no match requirement. The intent
27 is to seek funding for the following projects:
28

- 29 1. FEMA Project 950946 River Bank Slopes - \$2.8 Million (City Share)
- 30 2. FEMA Project 951173 Walking Trail - \$500,000 (City Share)
- 31 3. Brasher Road Phase 1 - \$13 Million
- 32 4. Airport Perimeter Road - \$10 Million
33

34 **MOTION:** Mayor Pro Tem Corn moved to adopt Resolution 26-59: In support of applications to
35 the New Mexico Department of Homeland Security and Emergency Management for possible
36 Community Development Block Grant (CDBG) Disaster Recovery funding application. Councilor
37 Arnold seconded the motion.
38

39 **ROLL CALL VOTE:**

1	Riley A. Armstrong	Yes
2	Ed Heldenbrand	Yes
3	Kurt Gass	Yes
4	Cristina Arnold	Yes
5	Robert Corn	Yes
6	Angela Moore	Yes
7	Carlos Marrujo, Jr.	Yes
8	Darrell Johnson	Yes
9	Juan Oropesa	Yes
10	Juliana Halvorson	Yes

11

12 **MOTION PASSED: 10-0**

13

14 **COUNCILOR COMMENTS (Information Only)**

15

16 **CITY MANAGER REPORTS/ANNOUNCEMENTS (Information Only) - City Manager**

17 Hess Yntema concluded his remarks by thanking City staff, elected officials, and employees for
18 their work and support during his tenure. He highlighted the City's financial progress from 2011
19 to this fiscal year, noting that expenditures increased by approximately 53.6%, revenues increased
20 by 85.24%, and cash reserves increased by 152.13%. He stated that the City generated
21 approximately \$48.7 million in surplus cash and emphasized significant efforts to address financial
22 and operational issues.

23

24 Yntema reported several positive developments, including the receipt of \$25 million in flood
25 recovery funding, which must be expended within 24 months, and the refinancing of the smart
26 meter project, resulting in approximately \$700,000 in savings. He also noted that gross receipts
27 tax revenues were approximately 8% above budget, or about \$900,000, placing the City in a more
28 stable financial position.

29

30 He encouraged the Council to continue focusing on employee compensation, particularly for
31 lower-paid City employees, and expressed concern that some wages do not adequately reflect the
32 responsibilities of the positions. He stated that completing the City's compensation study should
33 remain a priority.

34

35 Yntema also urged the governing body to improve decorum and professionalism, emphasizing the
36 importance of respectful interactions among councilors and staff. He encouraged adherence to
37 established procedures, including the use of the Audit Committee to review sensitive audit matters
38 before presentation to the full Council.

39

1 Reflecting on his tenure, Yntema acknowledged challenges associated with the city manager form
2 of government and encouraged the Council to consider exploring a charter commission and
3 potential governmental reforms. He stated that he had sought to serve lawfully, manage City
4 finances responsibly, and steward public resources carefully, while recognizing there were areas
5 where improvements could have been made.

6
7 He concluded by expressing his appreciation for those he worked with and wished the City and
8 Council continued success, stating that Roswell's success remains his priority.

9
10 21. Employee Out-of-State Travel (Informational Only)

11
12 **Adjournment**

13
14 The meeting was adjourned at 8:44 p.m.

15
16 Approved on this 8th day of October 2026.

17
18
19 (City Seal)

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21
22 _____
23 Timothy Z. Jennings, Mayor

24 _____
25 Amalia Martinez, City Clerk
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