Alto Lakes Water & Sanitation District
Final Minutes Regular Board Meeting August 28, 2025

Alto Lakes Water & Sanitation District held a Regular Board Meeting on Thursday August 28, 2025 in the Conference Room of the ALW&SD Office Located at 214 Lake Shore Drive, Alto, NM 88312

Call to Order

Chairman Knorr called the meeting to order at 9:00 AM and Office Manager Muldowney conducted roll call: Chairman Knorr, Vice Chairman Holmes, Secretary Maxwell, Director Duncan and Treasurer Meunier were present.

Pledge of Allegiance

Approval of Minutes for July 2025 Regular Board Meeting

Director Holmes made a motion to accept the minutes of the July 2025 Board Meeting; the motion was seconded by Director Duncan and carried unanimously.

Approval of Agenda including additions and changes

Director Holmes made a motion to approve the agenda with the change of putting the public comments first and Discussion and Possible Action – Receive , review Application for inclusion of territory (Kokopelli Mesa Subdivision) into the Alto Lakes Water and Sanitation District from Mr. John Underwood second; the motion was seconded by Director Maxwell and carried unanimously.

Public Comments

Pierre Pfeffer addressed the Board of Directors to ask for assistance with fire-wise enforcement, other members of the community that spoke on the issue include, Stan Mathis ALGCC VP, Doug Allen, Marty Bellamy, Laura Bellamy and Harriet Lane.

Discussion and Possible Action – Receive, review Application for inclusion of territory (Kokopelli Mesa Subdivision) into the Alto Lakes Water and Sanitation District from Mr. John Underwood.

Director Duncan made a motion to accept the application for inclusion of territory (Kokopelli Mesa Subdivision), the motion was seconded by Vice Chairman Holmes and carried unanimously

Discussion and possible action on of path forward. Kokopelli must understand this is only first step in the process all matters outlined in Memorandum of Understanding are required to achieve desired outcome.

The Board spoke to John Underwood and Harriet Lane who were here to represent Kokopelli regarding understanding that this is only the first step in the process.

Discussion and Possible Action on Date of Public Hearing.

Director Holmes made a motion to have a public hearing October 30, 2025 for the inclusion of territory (Kokopelli Mesa Subdivision), Director Maxwell seconded the motion which carried unanimously.

Discussion and Possible Action Review and Approval of letter to Kokopelli property owners.

Director Holmes made a motion to approve the letter to Kokopelli property owners, the motion was seconded by Director Duncan and carried unanimously.

Discussion and Possible Action Review and Approval of mailing list of Kokopelli property owners.

Director Holmes made a motion to approve the Property and mailing list for Kokopelli property owners, the motion was seconded by Director Duncan and carried unanimously.

Consent Agenda

1. **Expenditures**: Purchases/Payroll/Accounts Payable
2. **Leak Approve Credits**-There were three

Director Meunier made a motion to approve the Consent agenda; the motion was seconded by Director Maxwell and carried unanimously.

Districts Managers Report

District Manager Edington reported that the system is currently operating well with all production goals being met for Domestic and Irrigation. for July, The District produced 10,078,700 gallons and we sold 9,496,321 gallons. For July 2025 Production vs Sold difference was 5.8%.

The number of active customers was up by 24 and consumption per active customer was down by 4406 gallons per active account from same period last year. Last years data inaccurate do to South Fork Fire.

Wastewater System Update

Manager Edington reported that the system is meeting required treatment goals at this time.

Solid Waste Update

Manager Edington presented solid waste pull statistics by Universal Waste Systems for July 2025 to include 12 pulls with 360 yards of Green Waste of which 70% was Yard Waste and 30% was Forest Waste with the collection of $600.00 in additional fees, 5 pulls with 35.4 tons of trash, 4 pull with 100 yards cardboard, 0 pulls with 0 yards paper, 1 pull with 30 yards of miscellaneous with the collection in additional $262.00 in fees, 0 pull with 0 yards metals, and 0 pulls 0 tons aluminum cans, 0 pull with 0 yards plastic.

Customer Issues:

Personnel Update:

Regulatory Update:

Project Reports:

Office Manager’s Report

Administrative Update

Financial Reports

Office Manager Muldowney presented the Alto Lakes Water & Sanitation Districts Financial reports to the board for review.

Regular Business Agenda.

Board Member Reports

Discussion and Possible Action on Resolution 2026-03 - A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AND SUBSIDY AGREEMENT ("AGREEMENT") BY AND BETWEEN THE ALTO LAKES WATER AND SANITATION DISTRICT, LINCOLN COUNTY, NEW MEXICO (THE "GOVERNMENTAL UNIT") AND THE NEW MEXICO FINANCE AUTHORITY ("NMFA"), IN THE TOTAL AMOUNT OF ONE MILLION NINE HUNDRED THOUSAND DOLLARS ($1,900,000) ("LOAN") EVIDENCING A SPECIAL LIMITED OBLIGATION OF THE GOVERNMENTAL UNIT TO UTILIZE THE LOAN AMOUNT FOR THE PURPOSE OF FINANCING THE COSTS OF THE DESIGN, CONSTRUCTION AND EQUIPMENT FOR THE REMOVAL OF IRON AND MANGANESE FROM THE GOVERNMENTAL UNIT'S DRINKING WATER SUPPLY ("PROJECT"), AND SOLELY IN THE MANNER DESCRIBED IN THE AGREEMENT; APPROVING THE FORM OF AND OTHER DETAILS CONCERNING THE AGREEMENT; RATIFYING ACTIONS HERETOFORE TAKEN; REPEALING ALL ACTION INCONSISTENT WITH THIS RESOLUTION; AND AUTHORIZING THE TAKING OF OTHER ACTIONS IN CONNECTION WITH THE EXECUTION AND DELIVERY OF THE AGREEMENT.

Director Holmes made a motion to approve Resolution 2026-03, and authorize the Execution and Delivery of the Loan and Subsidy Agreement, the motion was seconded by Director Maxwell.

Office Manager Muldowney conducted a roll call vote

Director Duncan Yes, Treasurer Meunier Yes, Chairman Knorr Yes, Secretary Maxwell Yes, and Vice Chairman Holmes Yes.

Discussion and Possible action on Authorizing RFP for engineering services for design, construction, start-up, and close-out engineering services for the Iron and Manganese Removal Project.

Director Maxwell made a motion to approve the RFP for engineering services for design, construction, start-up, and close-out engineering services for the Iron and Manganese removal Project, the motion was seconded by Director Meunier and carried unanimously.

Discussion and Possible Action on Mark Nichols, 276 Lake Shore Drive request to remove old storage tank and building from well site 1A

The Board discussed the removal and will work on the best solution for Mr. Nichols and the District.

Board Member Reports

Announcement of next meeting

The next scheduled ALWSD Board Meeting will be conducted on Thursday September 25, 2025, to be held at the District Office located at 214 Lake Shore Drive, Alto, NM. The meeting will begin at 9:00 a.m. in the District Office conference room.

Adjournment

Director Meunier made a motion to adjourn the meeting. Director Maxwell seconded the motion which carried unanimously. Meeting adjourned at 12:12 p.m.

Submitted by:
Rachel Muldowney
District Board Assistant Secretary