



TORRANCE COUNTY
COMMISSION MEETING

July 29, 2026

9:00 A.M.

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TORRANCE COUNTY
COMMISSION MEETING

Agenda Item

No. 1



TORRANCE COUNTY
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No. 2



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TORRANCE COUNTY
COMMISSION MEETING

Agenda Item

No. 5A

Draft
Torrance County Board of Commissioners
Regular Commission Meeting
July 8, 2026
9:00AM

Commissioners Present:

RYAN SCHWEBACH – COUNTY CHAIRMAN
KEVIN MCCALL- COUNTY COMMISSIONER
LINDA JARAMILLO – COUNTY VICE-CHAIR

Others Present:

STEPHANIE Y. REYNOLDS-COUNTY MANAGER
MICHELLE JONES-DEPUTY COUNTY MANAGER
MICHAEL GARCIA- COUNTY ATTORNEY
SYLVIA CHAVEZ-COUNTY CLERK
MACKENZIE CARLSON- ADMINASTRATIVE ASSISTANT
DON GOEN – PLANNING & ZONING DIRECTOR

1. CALL TO ORDER

Chairman Schwebach Calls meeting to order at 9:06AM

2. PLEDGE OF ALLEGIANCE AND INVOCATION

- Pledge led by **Chairman Schwebach**
- Invocation led by **Commissioner Jaramillo**

3. CHANGES TO THE AGENDA

No changes

4. PROCLAMATIONS - None

5. AWARDS AND RECOGNITIONS – Years of Service recognition and Employee of the Quarter recognition.

- **County Manager- Stephanie Reynolds**
- Recognized County employees for years of service (covering March to present).
- **Commissioner Linda Jaramillo** publicly thanked all employees for their service.

Employee of the Quarter – Deputy Eunice Cervantes

- **Presenter:** County Manager Stephanie Reynolds
 - **Award:** Employee of the Quarter

Motion: Chairman Schwebach motioned to approve Commission Meeting minutes; Seconded by **Commissioner McCall**.

Roll Call Vote:

- **Schwebach** – Yes
- **McCall** – Yes
- **Jaramillo** – Yes

Motion Carried

b. COMMISSION: Request approval of June 3, 2026, Special Meeting Minutes of the Board of County Commissioners.

Motion: Chairman Schwebach motioned to approve Commission Meeting minutes; Seconded by **Commissioner Jaramillo**.

Roll Call Vote:

- **Schwebach** – Yes
- **McCall** – Yes
- **Jaramillo** – Yes

Motion Carried

c. COMMISSION: Request approval of February 4, 2026, Special Meeting Minutes of the Board of County Commissioners.

Motion: Chairman Schwebach motioned to approve Commission Meeting minutes; Seconded by **Commissioner McCall**.

Roll Call Vote:

- **Schwebach** – Yes
- **McCall** – Yes
- **Jaramillo** – Yes
- Motion Carried

9. CONSENT AGENDA

a. FINANCE: Request Approval of Payables with a Date Range of June 18, 2026, through June 30, 2026.

Motion: Chairman Schwebach motioned to approve Payables; Seconded by **Commissioner Jaramillo**.

Project Overview

- **Scope:**
 - Upgrade from current **AMR** (automated meter reading) system to **AMI** (advanced metering infrastructure) using **RF** (radio frequency).
 - Focus is infrastructure modernization, not solar/batteries.
 - Add smart capabilities to:
 - Provide real-time usage data to members (daily usage, demand programs, etc.).
 - Support demand programs (e.g., pre-pay or capped monthly usage).
 - Improve control and visibility of reclosers and regulators for fault and outage management.
 - Enhance SCADA-type monitoring with ~5-second latency (vs. current minutes–hour pings).
- Benefits to community:
 - Faster outage detection and restoration.
 - Better grid analytics for targeted investment.
 - Stronger reliability and service quality across the co-op's territory, with Torrance County being the largest landmass served.

Funding & Structure

- Total estimated project cost: ~\$7.5 million for entire co-op grid [0:19:10].
- Current state funding pool: \$5 million available for all applicants statewide.
- Strategy:
 - Apply as Tier 2 + Tier 3 combination:
 - Tier 2: set-up and initial systems.
 - Tier 3: actual construction and deployment.
 - Staged application:
 - Initial stage (e.g., \$500,000) for internal software upgrades, preparation, and limited deployment.
 - Maintain application “on file” for subsequent funding rounds to complete remaining stages over multiple years.
 - No ground disturbance envisioned, so environmental review is simplified.

Fiscal Agent – County Role & Administrative Details

- Work urgently toward the **August 15**, State deadline.

Fiber Project Update (Co-op)

- **Presenter:** Co-op CEO Adam Roybal
- **Status:**
 - Active fiber build-out in Mountainair and Estancia.
 - Currently doing drops to homes; in-home installations and activations to begin in about two weeks.
- **Community relations:**
 - Co-op is receiving some pushback in Mountainair about crews in yards.
 - CEO requested commissioners:
 - Inform communities that contractors are working on authorized fiber deployment.
 - Emphasize that drops are currently funded by grants; if residents refuse now but want service later, they may have to pay for the drop.
 - Flyers will be left for posting at community centers.
- **Access & contact:**
 - Contractors knock on doors and make multiple attempts to reach residents.
 - Residents can call the main office of the co-op if they miss the contractor or have gates locked.
- **Service details:**
 - Technology: Fiber-to-the-home, wired, not wireless.
 - Speeds: Up to 1 Gbps; promotional offer of 250 Mbps for the price of 100 Mbps.
 - Pricing: Multiple packages available; details on co-op website.
 - Areas like McIntosh and Moriarty:
 - Fiber exists in some corridors but not yet covered by the current grant.
 - Co-op will finish grant areas first, then establish line-extension policies for others.
 - Mountain communities: Fiber is planned through Manzano and surrounding mountain areas.
 - County fairgrounds – Estancia:
 - Co-op can serve the fairgrounds even though not on the grant list, due to proximity.

11. ADOPTION OF RESOLUTION

- a. MANAGER: Request Approval of Amended Resolution No. 2026-09-Authorizing Project SAP 25-J2477-GF amended to specify authorized officers.**

- **Presenter: Michelle Jones, Chief Deputy County Manager**
- **Issue:**
 - Original Resolution 2026-09 for project SAP 25-3247 7G F was rejected by the state because it did not specify authorized signatories.
- Action requested:
 - Approval of amended resolution to:
 - Clearly identify authorized signers (or successors).
 - Resubmit in a format approved by the state.

Motion: Chairman Schwebach motioned to approve; Seconded by **Commissioner McCall**.
Roll Call Vote:

- **Schwebach** – Yes
- **McCall** – Yes
- **Jaramillo** – Yes
- Motion Carried

- b. FIRE: Request Approval of Resolution No. 2026-11 -Authorizing extension of burn ordinance for 60 days.**

- **Presenter: Gary Smith, Torrance County Fire Chief**
- **Context:**
 - A previous 60-day burn ban was in place.
 - A brief gap was allowed to enable Fourth of July activities, which were reportedly conducted safely.
 - Current conditions: Extremely low relative humidities (single digits in the afternoons), prompting concern.

- Begin blading, shaping, ditching, and slope work to establish proper drainage.
- Over time place base/gravel as funding and priorities allow.
- The county cannot commit to spending large sums (e.g., \$100,000 per mile) immediately without harming existing maintenance obligations.

2. Definitions & Categories:

- Discussion that some roads function more like “driveway-type” multi-user access roads and may never reach full standard width or design.
- Chair suggested:
 - Distinguishing between:
 - County roads built to full spec with implied speed limits and design standards.
 - Other maintained access roads needing different labels and standards.
- Interest in defining a separate category for multi-home access roads to allow maintenance without mislabeling them as fully compliant “county roads.”

3. Distance from Arterials / Major Roads:

- County Attorney raised concern:
 - What if four houses within a tenth of a mile are located several miles from a major arterial?
 - Adopting the entire connector might require paving or heavy maintenance over a very long segment.
- Discussion on:
 - Possibly limiting eligibility based on distance from a major arterial (e.g., within ½ mile or 1 mile).
 - Chair: new developments should meet higher standards; this policy is targeting existing long-neglected areas.

4. Scope & Cost / Budget Constraints:

- Leonard noted that many roads could qualify, especially in the northern part of the county.
- **Commissioner McCall** shared a preliminary mapping analysis:
 - Applying four houses per tenth of a mile yielded about two miles of roads for potential adoption in his rough study.
- **Commission agreed:**

- Publication costs: it will be more cost-effective to advertise for multiple hearings in a single notice.
- Legal counsel clarified:
 - A draft must be prepared and approved by Commission for publication.
 - 30-day posting requirement before adoption.
- Consensus:
 - Direction to staff and attorney to draft an ordinance amendment reflecting:
 - Four-residence/0.1-mile criterion,
 - Commission discretion,
 - Budget and prioritization framework,
 - Definitions of road categories and possible distance from arterials.
 - Aim to have a draft ready by the next meeting for approval to publish and start the 30-day clock.

No Formal Action Yet

- This item was primarily discussion and direction for staff.
- No formal motion to publish was taken in this segment, given agenda wording and need for a draft.
- Staff will:
 - Prepare cost estimates per mile (Leonard).
 - Draft ordinance language (Attorney, with staff).
 - Return at a future meeting with draft text for Commission review and publication authorization.

b. CLERK'S REPORT

Sylvia Chavez – Torrance County Clerk

- **Election update:**
 - Independent candidate filed for Commission District 1 on filing day.
 - Candidate previously ran for another office and has campaign finance compliance issues.
 - Secretary of State's office is working with the individual to correct those issues and determine qualification.

- County is setting up local water haulers as vendors to enable rapid contracting and payment.

Budget, Audit, and Fiscal Closeout

- Fourth Quarter Report & Final Budget:
 - Staff working to complete both by the next Commission meeting.
 - If timelines slip, a special meeting may be necessary solely for:
 - Fourth Quarter Report approval
 - Final budget approval.
- **Audit preparation:**
 - Manager, Finance Department, and Treasurer's Office working closely with outside auditor Kurt, preparing for annual audit.
 - Internal cooperation is strong; audit preparation "looking really good."
- FY26 Closeout & FY27 Opening:
 - Finance and Treasurer are coordinating on end-of-year close and new fiscal year setup.

Staffing & Recruitment

Open positions / processes:

- RFPs issued for:
 - DWI Coordinator
 - Teen Court Coordinator
 - Economic Development position.
- Accepting letters of interest for:
 - Domestic Violence Advocate.
- Current postings:
 - Safety Officer
 - Seasonal PRN EMT/Firefighter
 - IT Specialist – interviews scheduled next week.
 - Financial Analyst – interviews scheduled next week.
 - Certified Deputy level 1 position vacancy.

Fair Building – Ribbon Cutting

- New fair building is nearly complete:

- Finalize arrangements without further changes.
- Consensus was reached that establishing a firm meeting time was more important than continuing to adjust schedules.

Former Senator Dr. Schmedes

- Former Senator Dr. Schmedes was invited but is unable to attend because he is in Socorro completing clinical responsibilities.
- The group acknowledged his significant contributions:
 - He was described as one of the largest financial supporters of the building project.
 - He previously served as both a State Representative and State Senator.
- Although he cannot attend, he:
 - Has remained engaged with the project.
 - Is excited that the building is nearing completion.
 - Requested photographs of the completed facility.

2) Commissioner Schwebach, District 2

Chairman Ryan Schwebach

1. Melody Ranch Water System Takeover

Status

- EMWT has been approved to take over the Melody Ranch water system, subject to several conditions.
- The project is entering a critical implementation phase.

Current Conditions

- Approximately \$4 million is available through the Water Trust Board.
- Funding is intended for:
 - Construction of the pipeline from Moriarty to Melody Ranch.
- Current funding does not include drilling or constructing a new well.

Engineering Status

- Preliminary engineering has not yet been completed.
- Current estimates are based on a rough but conservative budget.
- Presenter believes the allocated funding should adequately cover pipeline costs.

2. Moriarty Approval Needed

Before construction can begin:

- The City of Moriarty must approve of allowing Melody Ranch to connect to its water system.
- Approval is expected during Moriarty's next regular meeting.
- If approved, the project can immediately move into the next phase.

- Joint Powers Agreements (JPAs)
- Regulatory compliance
- Reporting requirements

Recommendation: Hire an Executive Director

Proposal

The presenter requested the Commission consider funding a professional manager.

Suggested position:

- Executive Director
- Full-time administrative leader
- Focused entirely on MWT operations

Responsibilities would likely include:

- Managing projects
- Coordinating agencies
- Handling grants
- Monitoring contractors
- Ensuring compliance
- Keeping projects on schedule
- Providing professional oversight

Funding Discussion

Possible contract lengths discussed:

- Presenter initially suggested:
 - 3 years
- Commissioners discussed:
 - 2 years
 - 1-year renewable contract

Reasoning:

- Longer contracts may attract stronger candidates.
- MWT should eventually become financially self-supporting and assume the position's cost.

Current Staffing Clarification

Questions were asked about current personnel.

Current staffing includes:

Board Chair

- Bobby Ortiz serves as Board Chair.
- Functions similarly to a governing board rather than day-to-day management.

Part-Time Employee

Responsibilities include:

- Meter reading
- Field operations
- Basic system support

Contract Water Administrator

Handles:

- Water testing

- To avoid potential Open Meetings, Act concerns, staff recommended issuing a standing Notice of Possible Quorum for future MWT meetings.
- County staff agreed they could prepare these notices.

Long-Term Vision

The presenter stressed that:

- Water is one of New Mexico's most critical long-term issues.
- Regional water management is viewed as the future.
- Success of the MWT model could lead to additional state and federal investment.
- Failure to successfully administer these projects could reduce future funding opportunities.

The presenter summarized that "we need to hit a home run" because the state's confidence depends on successful execution.

3) Commissioner Jaramillo, District 3

Commissioner Linda Jaramillo

- She has attended fewer meetings recently due to private life issues but has remained active via calls and emails.
- She recently attended a large Luna family reunion in Willard:
 - Over 400 registered attendees over two days.
 - Noted the long history of the Luna family in Torrance County, describing the event as very sentimental and positive.

13. EXECUTIVE SESSION

- COMMISSION: Limited Personnel Matters Regarding the Position of the Torrance County Fire Chief, pursuant to Executive Session 10-15-1.H (2).**
- COMMISSION: Discussion of potential litigation, with Tajique waste transfer station, pursuant to Executive Session NMSA 1978 10-15-1.H (7).**

Motion: Chairman Schwebach motioned to enter Executive session; Seconded by **Commissioner McCall.**

Roll Call Vote:

- **Schwebach** – Yes
- **McCall** – Yes
- **Jaramillo** – Yes
- Motion Carried

~Entered Executive Session at 12:25PM

17.ADJOURNMENT

Motion: Chairman Schwebach motioned to Adjourn; Seconded by **Commissioner Jaramillo**.

Roll Call Vote:

- **Schwebach** – Yes
- **McCall** – Yes
- **Jaramillo** – Yes
- Motion Carried

Meeting adjourned at 1:09PM

Ryan Schwebach – Chairman

Mackenzie Carlson – Admin Assistant

Date

Sylvia Chavez – County Clerk

The video and audio of this meeting are available upon request.



TORRANCE COUNTY
COMMISSION MEETING

Agenda Item
No. 6A



**TORRANCE COUNTY
BOARD OF COUNTY COMMISSONERS
RESOLUTION NO. R 2026-**

**FISCAL YEAR 2025-2026 FINAL QUARTER FINANCIAL REPORT
YEAR ENDING JUNE 30, 2026**

WHEREAS, the Governing Board in and for the County of Torrance, State of New Mexico has developed a budget for fiscal year 2026-2027; and

WHEREAS, the final quarterly report has been reviewed and approved to ensure the accuracy of the beginning balances used on the fiscal year 2026-2027 budget; and

WHEREAS, it is hereby certified that the contents in this report are true and correct to the best of our knowledge and that this report depicts all funds for fiscal year 2025-2026; and

NOW, THEREFORE BE IT RESOLVED: that the Board of County Commissioners, County of Torrance, State of New Mexico hereby approves the final quarterly report for fiscal year 2025-2026 hereinafter described as Attachment "A" and respectfully requests approval from the Local Government Division of the Department of Finance and Administration.

DONE THIS 29 DAY OF JULY, 2026.

APPROVED AS TO FORM ONLY:

BOARD OF COUNTY COMMISSIONERS

Michael I. Garcia, County Attorney

Ryan Schwebach, Chair, District 2

Date: _____

Kevin McCall, Member, District 1

ATTEST:

Sylvia Chavez, County Clerk

Linda Jaramillo, Vice Chair, District 3

Date: _____



TORRANCE COUNTY
COMMISSION MEETING

Agenda Item
No. 6 B



**TORRANCE COUNTY
BOARD OF COUNTY COMMISSIONERS
RESOLUTION NO. R 2026-**

**A RESOLUTION
ADOPTING THE FINAL BUDGET FOR TORRANCE COUNTY FOR FISCAL YEAR
2026-2027; AND REQUESTING STATE OF NEW MEXICO, DEPARTMENT OF
FINANCE AND ADMINISTRATION, LOCAL GOVERNMENT DIVISION, BUDGET
AND FINANCE BUREAU APPROVAL**

WHEREAS, the Board of County Commissioners for Torrance County, New Mexico, has developed a budget for the 2026-2027 fiscal year; and

WHEREAS, the budget was developed on the basis of need and through cooperation with all user departments, elected officials, and department directors; and

WHEREAS, official meetings for the review of the budget were advertised in compliance with the State Open Meetings Act; and

WHEREAS, it is the majority opinion of this Board of County Commissioners that the proposed budget meets the requirements as currently determined for the 2026-2027 fiscal year; and

WHEREAS, Torrance County has complied with the requirements set forth by the State of New Mexico Department of Finance & Administration for the submission of the Interim Budget, and received approval June 29, 2026; and

WHEREAS, the Board of County Commissioners for Torrance County seeks approval and certification by the State of New Mexico Department of Finance & Administration for the Final Budget for fiscal year 2026-2027.

NOW, THEREFORE BE IT RESOLVED: the Board of County Commissioners for Torrance County, State of New Mexico, hereby adopts the Final Budget herein above described and respectfully requests approval from the Local Government Division of the Department of Finance and Administration.

1 **DONE THIS 29 DAY OF July, 2026.**

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4 **APPROVED AS TO FORM ONLY:**

BOARD OF COUNTY COMMISSIONERS

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7 _____
Michael I. Garcia, County Attorney

Ryan Schwebach, Chair, District 2

8 Date: _____

Kevin McCall, Member, District 1

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11 _____
Linda Jaramillo, Vice Chair, District 3

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13 **ATTEST:**

14 _____
15 Sylvia Chavez, County Clerk

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17 Date: _____
18



TORRANCE COUNTY
COMMISSION MEETING

Agenda Item
No. 6 C



TORRANCE COUNTY
COMMISSION MEETING

Agenda Item

No. 7A



TORRANCE COUNTY
COMMISSION MEETING

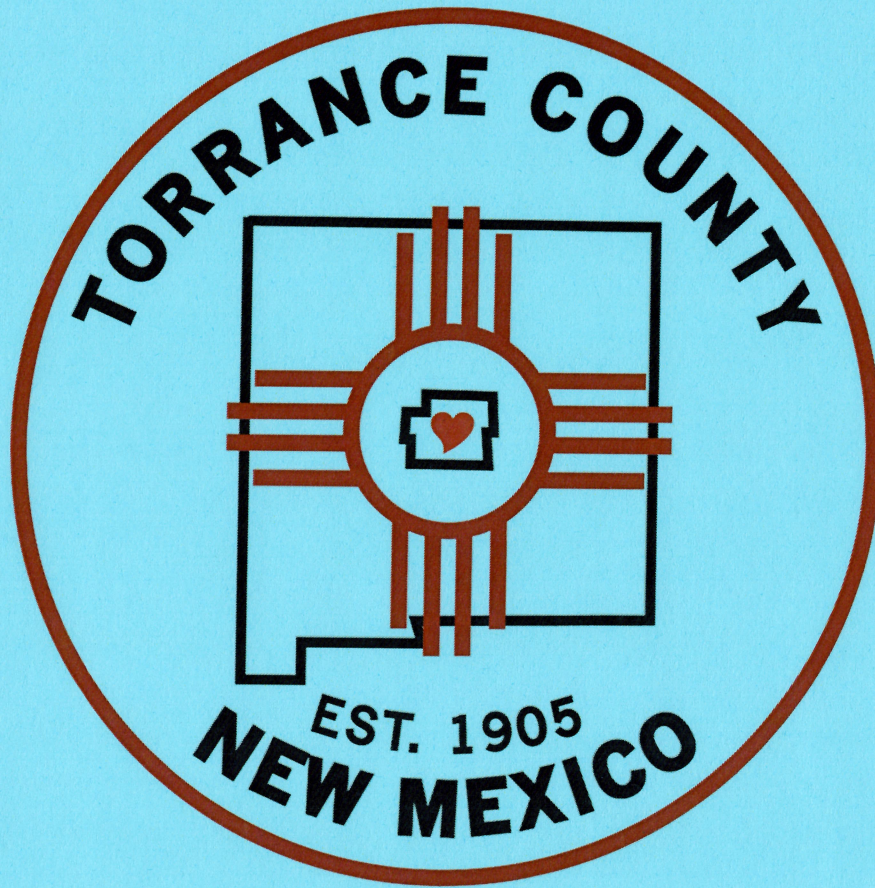
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TORRANCE COUNTY
COMMISSION MEETING

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No. 8A



TORRANCE COUNTY
COMMISSION MEETING

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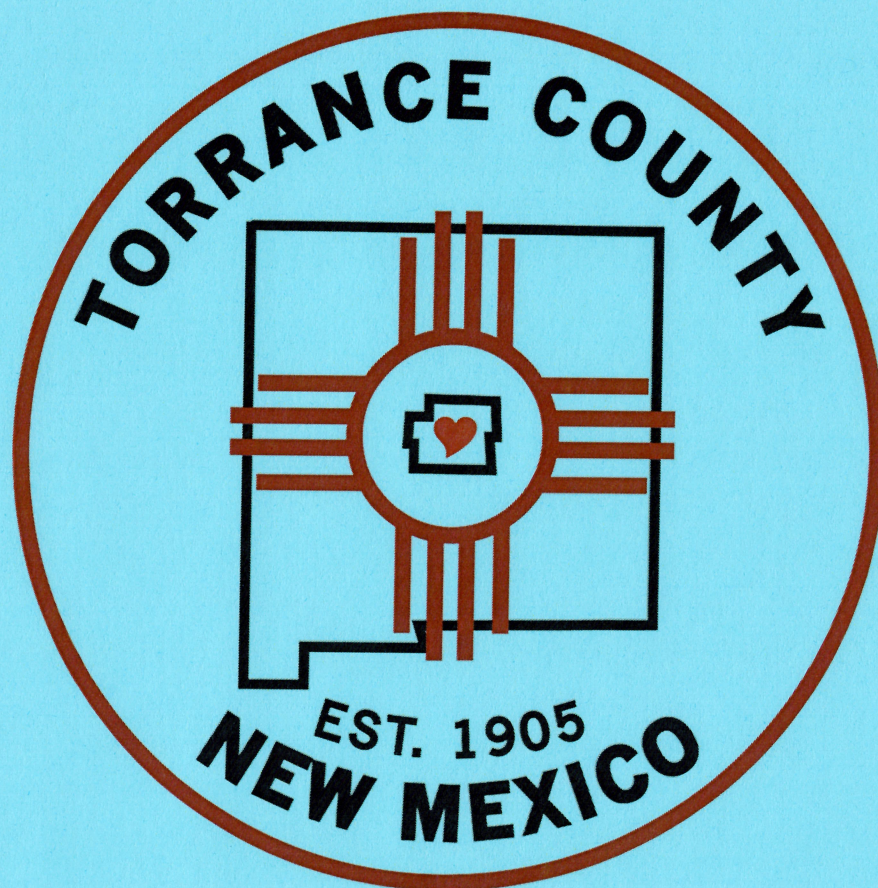
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TORRANCE COUNTY
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No. 9



TORRANCE COUNTY
COMMISSION MEETING

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No. 10



TORRANCE COUNTY
COMMISSION MEETING

Agenda Item

No. 11