

**Regular Meeting of the Legal Committee
Held in the Roswell City Hall
Thursday January 22, 2026**

Notice of this meeting was given to the public in compliance with NMSA 1978 §10-15-1 through 4 and Resolution 25-28.

ROLL CALL

The meeting convened at 2:00 PM with Chair Cavin presiding and Vice Chair Arnold present along with Councilor Heldenbrand, Councilor Oropesa, and Councilor Moore participating via GoToMeeting.

Staff present: Vicky Eaton, Christopher J. Nairn-Mahan, Mike Mathews, Aleena Huerta, Clint Caldwell, Shelly Bell, Amalia Martinez, Jessica Vickers, Angela Garcia, Caroline Brooks, Omar Mendoza, Bobbi Thompson, and Hess Yntema.

Guests present: Rita Kane-Doerhoefer, Julius Smith, Mike Espirtu, and Terry Harber.

Public present via GoToMeeting: 8 guests.

APPROVAL OF AGENDA

Councilor Heldenbrand moved to approve the Legal Committee meeting agenda as presented. Councilor Arnold was the second. A voice vote was 4-0, and the motion passed

FOR THE RECORD: Councilor Moore arrived at 2:00 pm via phone.

APPROVAL OF MINUTES

No minutes were presented

NON-ACTION ITEMS

Monthly Reports

1. Legal Department
2. City Clerk.
3. Community Development
4. HR /Safety

REGULAR ITEMS

5. **Consider recommending approval of a lease agreement extension with First National Tower, Ltd. For property located at 400 N. Pennsylvania Avenue, Roswell, NM 88201, inclusive of a ratification for January 1, 2026 through March 31, 2026.**

City Attorney, Hess Yntema explained that the City (Tenant) was a tenant at sufferance so there was no need to vote as the existing lease between the parties became a month-to-month lease.

Item dies for a lack of a motion. No vote was taken.

6. **Consider recommending approval of AerSale, Inc. to enter into a 10-year lease beginning October 1, 2025, and ending September 30, 2035, for Hangar No. 85 at the Roswell Air Center.** This item was presented by Bobbi Thompson.

Aersale is presently a tenant in Hangar 85 and the lease is in holdover status. This action was put forth because the parties wish to ratify the lease to the prior date of October 1, 2025.

Councilor Heldenbrand inquired whether the lease was exclusive or non-exclusive.

Councilor Arnold motioned to recommend the lease as presented to the consent agenda. Motion was seconded by Councilor Oropesa. Voice vote was 4-0 with Councilor Moore absent.

7. **Consider recommending approval of the City of Roswell Police Department to enter into a 5-year lease beginning March 1, 2026, ending February 28, 2031, for Building No. 500 at the Roswell Air Center.** This item was presented by Bobbi Thompson.

The lease presented was a revised lease that included a provision specifying a \$80,000 annual maintenance fee which Thompson explained was required to remain compliant with FAA Order 5190-6B.

Councilor Heldenbrand inquired as to the method used to determine the maintenance fee amount. Thompson explained that the Air Center's history with maintaining the building informed the fee amount.

Councilor Arnold inquired into the feasibility of using Building 500 to host future City Council meetings, and Councilor Oropesa expressed concerns about the logistics of housing RPD in this building.

Councilor Heldenbrand motioned to recommend the lease as presented to the consent agenda. Motion was seconded by Councilor Oropesa. Voice vote was 4-0 with Councilor Moore absent.

8. **Ordinance 26-XX: consider recommendation to City Council approval to advertise and hold a public hearing on proposed Ordinance 26-XX: An**

Ordinance Amending Chapter 13 Fire Prevention. This item was presented by Jared Olive.

The City's current fire code is the 2015 version and this Ordinance would update to the 2024 version. The State of New Mexico is presently on the 2021 version.

Proposed changes include formatting changes to improve clarity and increasing permit fees from \$50 to \$100 and commence charging a re-inspection fee after the second failed inspection.

Councilor Heldenbrand inquired as to whether the adoption of this new code would require audible alarms on the outside of the building would require existing building to be brought up to current code with Jared Olive explaining that adopting the 2024 Fire Code would only apply to new buildings.

Councilor Arnold expressed some concerns regarding the increase in the permit and inspection fees.

Councilor Oropesa motioned to consider recommending to authorize to advertise and public hearing be added to the consent agenda. Motion was seconded by Councilor Heldenbrand. Voice vote was 4-0 with Councilor Moore absent.

9. **Ordinance 26-XX: consider recommending to City Council approval to advertise to hold a public hearing on proposed Ordinance 26-XX: An Ordinance for the sale of Real Property and approval for the City of Roswell to enter into a Purchase and Sale Agreement with EquipmentShare.com Inc.** This item was presented by Jessica Vickers.

The proposed Ordinance would permit the sale of 12.47 acres located at South Sunset Ave. and Monksdale Rd. The property is presently owned by the City of Roswell and would be sold to EquipmentShare.com Inc (a Texas Corp.) for \$99,760.00.

Mike Espirtu explained the history of the proposed sale and development of the property is expected to bring approximately 25-50 jobs to Roswell.

Councilor Arnold motioned to consider recommending to authorize to advertise and public hearing be added to the consent agenda Motion was seconded by Councilor Oropesa. Voice vote was 4-0 with Councilor Moore absent.

10. **Consider recommending approval of City of Roswell Museum Lease to enter into a 5-year lease beginning February 1, 2026, and ending January**

31, 2031, for Building No. 1081 at the Roswell Air Center. This item was presented by Bobbi Thompson.

Ms. Thompson presented the revised lease explaining that the maintenance of Building 1081 was going to be covered by the museum and was otherwise unchanged.

Councilor Heldenbrand motioned to recommend the lease as presented to the consent agenda. Motion was seconded by Councilor Arnold. Voice vote was 4-0 with Councilor Moore absent.

CHAIR COMMENTS, REPORTS, ANNOUNCEMENTS

NONE

PUBLIC PARTICIPATION

Rita Kane-Doerhoefer spoke regarding the restaurant scheduled to open at the Roswell Air Center.

Mike Espirtu spoke on Jump.

Julius Smith advised that he has yet to be contacted regarding his issues and advised the council of case law in support of his position.

ADJOURN

The meeting adjourned at 4:36 p.m.