

Regular Meeting Minutes–April 15, 2026

The Mayor and the Board of Trustees of the Village of Tularosa met in a Regular Meeting on Wednesday, April 15, 2026, at 6:00 P. M. in the Court Conference Room of the Public Safety Facility located at 609 St. Francis Drive, Tularosa, New Mexico.

Present: Mayor Deborah Cooksey
Trustee Manuel Brusuelas
Trustee Mark Garwood
Trustee Christopher Rupp
Trustee Casey Otero-Zoom

Also present was Kendra King Grant Coordinator in place of the Village Clerk also in attendance Village Attorney Nann Winters via Zoom.

At 6:00 P. M. Mayor Deborah Cooksey called the meeting to order asking that all rise and join her in the Pledge of Allegiance and the Salute to the Flag of the State of New Mexico.

Roll Call was taken:

Brusuelas-present, Garwood-present, Rupp-present, Otero-present zoom

1. Trustee Garwood made a motion to accept the agenda; Trustee Brusuelas seconded the motion. All members voted aye; motion carried.

2. Unscheduled correspondence:

Schanen Yates-Unser: It has come to her attention that someone from the village office has stated that the planning and zoning was responsible for preventing connections to the sewer and water system. This statement is categorically false, this commission has never received let alone reviewed or acted upon an application from the resident in question nor was there any record of an application received or taken by the 2025 commission pertaining to water or sewer. To attribute the denial of water and sewer services to this commission without any basis in fact is an egregious misrepresentation of our actions and our roles. The fallout from this misrepresentation has already had consequences. The resident in question came to her place of business and was so upset that she raised her voice at her for almost an hour making it impossible for her to conduct business. It is unacceptable that village leadership would reflect responsibility by providing residents with inaccurate information, causing unnecessary conflict and professional disruption. We expect immediate correction of this information and a commitment that this commissions record will not be misrepresented in future communications. Also, she was informed that planning and zoning would not be

able to use the audio and video equipment purchased by the village. This makes it extremely difficult for p&z to comply with the open meetings act. We are a public body and as such are required to be transparent for the public.

Donna F: If you have noticed the big mess on highway 54 that would be her, it has taken her. She is bringing her whole family which consists of animals and they have camels and will be opening up in May. She hopes that this location will be used for family events.

Deborah Lewis: Wants to know why she couldn't get her water and sewer hooked up. Everything necessary has been done and has even had Angel Voorbach who took a side job and helped her with all the plumbing and everything to hook up to the water. As far as whether she is allowed to have a RV/Trailer park. She stated that her place is zoned commercial per Otero County and there are no covenants to it so she can do whatever she wants. She stated that they looked it up under Monterrey Subdivision and there are no covenants.

Anna Vigil: Will talk during agenda item.

Toby Pruett: I am here to request that agenda item #10 the village contract with TCDC be postponed and not come up for vote until this is mutually agreed on by TCDC and the Village. TCDC has no idea what contract this is as of today there is nothing they have seen. She is asking to send this contract to TCDC for review.

Larry Berry: The bull riding that is going on outside the village limits no matter what it will be tied to Tularosa. That anything the village can do to aide with this event would be good because it is part of the heritage.

Jeff Trembly: Stated that it has come to the attention of the NM office of the state engineer that water diverted by the Tularosa Ditch Corp. is being improperly delivered to lands not authorized under the final decree by this letter NMOSC is formally ordering TCDC to immediately cease and desist from delivering water outside of the authorized place of use of the water rights served by the ditch. Under the final decree, irrigation water rights have been adjudicated pertinent only to those land shown in the 1906 survey. No surface water should be delivered or applied to these lands unless and until the state engineer approves a permit to do so. While internal ditch matters are outside the parity of the state engineer the unauthorized expansion of the ditch beyond the legal boundaries of the ditch and the illegal diversion and use of water to irrigate lands out of pertinent water rights are a matter to which the state engineer hold the authority and the duty to address. Mr. Trembly contacted the state engineer to complain about the schedule from last year also using this year to tell them he did not believe is was fair and asking them to rule that that was not fair and equitable.

Vivian Lueras: She was given an estimate on the carpet replacement and was wondering when they can begin. Also stated that the village has an ordinance

regarding travel trailer and staying in them for 15 days and it still seems to be a problem and she was wondering how they were going to address that.

3. Deborah Cooksey, Mayor asked to approve a raise for Nathan Betancur in the amount of \$1.50 and Brett Saenz in the amount of \$2.00. Postponed

4. Deborah Cooskey, Mayor asked to approve the appointment of Clarissa Betancur to Senior Center Director at a pay rate of \$20.00hr. Trustee Brusuelas made a motion; Trustee Garwood seconded the motion. All members voted Aye; motion carried.

5. Clarissa Betancur, Senior Center Director asked to approve the appointment of Regina Becchetti as the full time Secretary/Assessment Coordinator at a pay rate of \$15.00hr. Trustee Garwood made a motion; Trustee Otero seconded the motion. All members voted Aye; motion carried.

6. Clarissa Betancur, Senior Center Director asked to approve the appointment of Tucker Hood as Head Cook with a pay raise of \$2.00. Trustee Rupp made a motion; Trustee Brusuelas seconded the motion. All members voted Aye; motion carried.

7. Clarissa Betancur, Senior Center Director asked for a pay raise for Michelle Dorame in the amount of \$.50. Trustee Rupp made a motion; Trustee Brusuelas seconded the motion. All members voted Aye; motion carried.

8. Deborah Cooksey, Mayor asked for approval for the contract with Ray Ramos to help with the water plant operations. Trustee Rupp made a motion; Trustee Garwood seconded the motion. Item Postponed

9. Deborah Cooksey, Mayor asked for approval for the contract with Prodigy Builders to help with the water plant operations. Trustee Garwood made a motion; Trustee Otero seconded the motion. Item Postponed

10. Deborah Cooksey, Mayor asked to approve the contract with Tularosa Community Ditch Corp. Trustee Garwood motioned to postpone for a special meeting, Trustee Rupp seconded the motion. All member voted Aye; motion carried.

11. Isaiah Chavez, Individual asked for street closures for the Rose Festival to include Granado St. from the HW through 2nd St. on Saturday May 9th 2026, from 7am-6pm. Trustee Garwood made a motion; Trustee Rupp seconded the motion.

All members voted Aye; motion carried.

12. Kendra King, Grant Coordinator gave an update on grants. She stated she has developed a spreadsheet with some basic information and that there is about 6 million dollars in grants the village is working on at the moment. Discussion only

13. Kendra King, Grant Coordinator asked to approve a support plan for the future of the Tularosa Sports Complex. Trustee Rupp made a motion, Trustee Brusuelas seconded the motion. Postponed for special workshop.

14. Sheila Coca, Individual presented the "Tour of the Bulls" as a tourism attraction. Trustee Brusuelas made a motion; Trustee Otero seconded the motion. All members voted Aye; motion carried.

15. Steven Chavez, Individual asked to consider locations/funding for a Bark Park. Trustee Brusuelas motioned to have a workshop regarding this, Trustee Rupp seconded the motion. All members voted Aye; motion carried.

16. Deborah Cooksey, Mayor want to discuss an MOU to approve Anna Vigil from Non-Metro New Mexico Area Agency on Aging to utilize an office space at the Senior Center. A workshop will be conducted to get more information and an updated MOU. Discussion only.

17. Planning and Zoning recommended approving a building site permit for Judy Stirbis of 2060 Railroad Ave. Trustee Brusuelas made a motion; Trustee Rupp seconded the motion. All members voted Aye; motion carried.

18. Planning and Zoning recommended approving a building site permit for Stella Brusuelas of 204 Hagee Ln. Trustee Brusuelas made a motion; Trustee Garwood seconded the motion. Trustee Brusuelas recused himself. Garwood, Rupp, and Otero voted Aye; motion carried.

19. Planning and Zoning recommended approving with conditions at next meeting. Trustee Brusuelas made a motion to postpone, Trustee Rupp seconded the motion. All members voted Aye; motion carried.

20. Planning and Zoning recommended approving with conditions a building site permit for Nancy Carr at 1290 Old Mescalero Rd. Trustee Brusuelas made a motion; Trustee Rupp seconded the motion. All members voted Aye; motion carried.

21. Planning and Zoning recommended approving an exempted subdivision/five-year exempted request for a two-tract split for Cody Jones/James Kelly. Trustee Rupp made a motion to postpone. Trustee Brusuelas seconded the motion. All members voted Aye; motion carried.

22. Planning and Zoning recommended a public hearing for consideration of a cell tower installation for Sean Mikes/Nancy Carr. Postponed due to public hearing scheduled.

23. Planning and Zoning gave a recommendation to not approve a building site permit for Rebekah Garcia/Village of Tularosa at 606 Central Ave. The building site permit was lacking setback requirements. Trustee Brusuelas made a motion to deny the application; Trustee Rupp seconded the motion. All members voted Aye; motion carried.

24. Old Business:

Trustee Brusuelas-PNM Lights Mayor Cooksey stated they had a meeting and they keep getting the same response and they still haven't given us a price on how much they run. Trustee Brusuelas will be checking into this.

Trustee Otero- Stated that the roof warranty for PD was a material warranty only so with it being as old as it is the warranty does not cover what is wrong with our roof.

Trustee Garwood-Asked what is going to happen with the Young house. Mayor Cooksey stated that they need to see about what they can do to get it taken down.

25. New Business:

Trustee Rupp- Stated that he was wanting to see the carpet quote regarding the courthouse since it is a safety issue. Also a follow up regarding Mr. Berry's comment on the Bull Riding event it is still a go, they are working on some of the points for that event regarding insurance and a couple odds and ends so it is still a go. A special thanks to all the volunteers that are helping out getting this Rose Festival assembled. They have been meeting once a week and have been volunteering their time on the radio, advertising and such.

26. Adjourn: 7:43 pm

Deborah Cooksey, Mayor

ATTEST: (seal)

Rebekah Garcia, Village Clerk