

Regular Meeting Minutes–AUGUST 19TH, 2026

The Mayor and the Board of Trustees of the Village of Tularosa met in a Regular Meeting on Thursday, August 19th, 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

Also present was Rebekah Garcia 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

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

2. Unscheduled correspondence:

1. Greg Gutierrez, From the Village has ideas for capturing flood waters in holding ponds. Appreciates all the Village efforts and would like to know if we can do radio broadcasts in the future.
2. Vivian Lueras asked for the board to please consider to use the other room during their closed sessions due to the heat. Also asked for the podium to be moved to the side. Vivian also requests that the sell of water to water trucks be restricted from May to Sept. every year. She asked about the new ordinances that the lawyer is looking over. She was advised that they will be published in the paper as well as a meeting before approval.
3. Teresa Miller of the Village spoke of the water situation. She advised that we sold water to Mesa Verde and we should not have. Angel Voorbach Village Utilities Director advised that the meter was taken from that tanker shortly after installing it due to this condition. States that they

took about 10000 gallons total is all. Then it was shut down.

4. Robert Danke, of the Village spoke of the danger to the 100 year old trees in the Village. States that there are over 30 trees here that are over 100 years old. States that they went 27 days without water. "Do Better" he states. Also added that the Cell Tower should be erected on Village Property.
 5. John Stanley of the Village states that he is disappointed and he is leaving town due to the fact that this place will become a Oragrade. Also added that AI informed him to sell and move. Advised that people upstream are damaging the water source. He will be sad to sell but Tularosa may die.
 6. Joan Price of the Village reads parts of letter she submitted 2 years ago on this same water disaster. States that the lawsuits between the Village and the Ditch Corp are still ongoing. States that the gate should have been replaced 2 years ago. She is asking that a Rio Tularosa Commission is put into place to advise on issues with the procedures at the plant.
 7. Andrew Davis of the Village spoke about the Flock Cameras that were put up on HWY 70. States that they are a violation of our rights. Very angry with the cameras being installed here. States that "He came home from the service to find China in his backyard"
- 3.** Geraldine Martinez, Chief of Police is wanting to recognize Dean Lester. Postponed till next meeting due to Dean is out.
- 4.** Michael Gruger, Tularosa Arts & History Council asked for road closure on Granado St. from Higuera Through Fresno St. and also barricades and trash cans for the annual Halloween event for the community on Saturday October 31, 2026. Trustee Otero made a motion; Trustee Brusuelas seconded the motion. Trustee Rupp motioned to approve, Trustee Brusuelas seconded the motion. All members voted Aye; motion carried.
- 5.** Discussion only: PROPOSED ORDINANCE AMENDING TITLE XV, CHAPTER 151, SECTIONS 151.01, 151.03 AND 151.04 OF THE CODE OF ORDINANCES OF THE VILLAGE OF TULAROSA; REPEALING SECTION 151.05; ESTABLISHING A REQUIREMENT THAT THE FEE SCHEDULE FOR SITE LOCATION PERMITS, MANUFACTURED HOMES, RESIDENTIAL AND COMMERCIAL PLAN REVIEWS, AND VARIANCE APPLICATIONS BE ESTABLISHED BY RESOLUTION.
Trustee Brusuelas made a motion to discuss; Trustee Rupp seconded the

motion.

Nann Winter, Village Attorney advised that the Redline 151 1970-2021 b code 151.03 permits and fees will repeal set fee schedule. Site locations, MH and that small work under 200 square feet will not need permitted. This will revise permits and fee structure. Hearings will be held. Action items. Hearings and 2 publications will be done before the ordinance changes can be approved.

- 6.** Rebekah Garcia, Village Clerk, asked for approval of NOTICE OF INTENT TO ADOPT ORDINANCE NO. 285 AN ORDINANCE AMENDING TITLE XV, CHAPTER 151, SECTIONS 151.01, 151.03 AND 151.04 OF THE CODE OF ORDINANCES OF THE VILLAGE OF TULAROSA; REPEALING SECTION 151.05; ESTABLISHING A REQUIREMENT THAT THE FEE SCHEDULE FOR SITE LOCATION PERMITS, MANUFACTURED HOMES, RESIDENTIAL AND COMMERCIAL PLAN REVIEWS, AND VARIANCE APPLICATIONS BE ESTABLISHED BY RESOLUTION. Trustee Otero made a motion; Trustee Rupp seconded the motion. Roll call Brusuelas, Rupp, Garwood and Otero. Trustee Brusuelas made a motion to approve, Trustee Rupp seconded, motion carried.
- 7.** Discussion only: RESOLUTION ESTABLISHING A FEE SCHEDULE FOR SITE LOCATION PERMITS, MANUFACTURED HOMES, RESIDENTIAL AND COMMERCIAL PLAN REVIEWS, VARIANCE APPLICATIONS AND OTHER PERMITS Trustee Brusuelas made a motion to discuss, Trustee Rupp seconded. All members voted aye; motion carried. Schanen Yates- Unser discussed the changes and set fees after passing. Schanen states that the prices are comparable to the municipalities around the Village of Tularosa.
- 8.** Discussion and approval of Vacant Building Maintenance License: Instructions and Requirements. Trustee Brusuelas made a motion to discuss; Trustee Rupp seconded the motion. All members voted Aye; motion carried. New applications for vacant buildings for the sites that are falling down and boarded up and deemed not safe for the community. States that this will include sites owned by banks. This will require residents with these sites to get them cleaned up and made safe or fines will be assessed.
- 9.** Larry Berry, Village of Tularosa Judge asked for funding for the replacement of the court server and data transmission of files regarding Tyler Tech. Trustee Otero made a motion to approve; Trustee Rupp seconded the motion. All members voted aye; motion carried.

- 10.** Deborah Cooksey, Mayor asked for approval of the new personnel policy. Trustee Brusuelas made a motion, Trustee Otero seconded the motion. Trustee Brusuelas made a motion to approve, Trustee Otero seconded. All members voted Aye; motion carried.
- 11.** Deborah Cooksey, Mayor asked for approval of the removal of Kimberly Skaggs from Planning and Zoning. Trustee Brusuelas made a motion; Trustee Otero seconded the motion to discuss. After discussion, will postpone till next regular meeting. Trustee Brusuelas made a motion, Trustee Rupp seconded the motion All members voted Aye; motion carried to postpone.

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- 12.** 2026-SUB-002 Carl Schomokel Mesquite Flats/10 Sioux Trail. P&Z recommends approval with conditions. Conditions to ensure that any damage to public roads during construction phase is to be addressed under the Performance Guarantee with the Village of Tularosa. Schanen Yate-Unser sworn in, states that Feb.18th 2026 application and fee submitted, Road maintenance agreement refreshment done on June 14th, 2026 and agreement with Village is next letter of Credit or Escrow. Then there will be 35days to move forward of deny. Trustee Garwood made a motion; Trustee Otero seconded the motion. Schanen Yates-Unser was sworn in. Trustee Brusuelas motioned to approve, Trustee Rupp seconded the motion. All members voted Aye; motion carried.
- 13.** 2026-SUB-001 Nancy Carr Riata Road Estates. Mrs. Carr wishes to withdraw her application for the creation of the Riata Road Heritage Estates Subdivision and instead will be applying for a 2 lot split. Trustee Brusuelas made a motion to approve, Trustee Rupp seconded; all members voted aye; motion carried.
- 14.** Deborah Cooksey, Mayor asked to discuss the water situation. Angel Voorbach Utility Supervisor thanks everyone for the help, 49th Wing, Holloman Air Force Base for all the water delivered, Osmosis of Alamogordo for delivering water to the tanks, Laluz Paving for delivering water to Village people for their plants, Cloudcroft for the loan of the big pump, Mescalero Apache Tribe for the delivery of water to the tanks. Klinton Fuller of Fuller Excavation for the use of him and his truck for water tank deliveries. And

the utility department employees for all their extra time and effort to get the plant up and running. States that they discovered sand and mud had blocked the intake to the pond. They were able to clear the intake blowing it out and now is flowing as designed. Village employees worked 2 weeks nonstop to get this addressed. The state mandates that we inform the Village to do a precautionary water boil due to the water is not from our water source. All water tests were conducted and all passed, these tests were done daily. Water intake is under control at this time. Mrs. Yates- Unser questions headgates and asked if a daily tank report can be posted. Also adds are there no retention plans to capture debris from the creek water? Manual Brusuelas Trustee advised that there is a sand trap filter in place and a sediment removal company is needed. Bohannon Houston, Village Engineer Matt, advised that a electronic system is needed. Turbine water will split out the back to river automatically and will help prevent this from happening again. Pipeline will be addressed asap as soon as the funds are available. Also ground water rights are coming into play, do find that there is to much salt in the ground water, this will need a reverse osmosis system. This system is the ground water will push through membrane and all salts will be retained in a evaporative lagoon. Meeting to discuss this matter more is August 31st, 2026 in search of property for this system and lagoons. Will have to redrill the Montezuma well with updated materials. Stogden well is not usable at this time. Splash Pad Aquatic project is on hold as of now. Waste water project and lift station is to improve main cell on lagoons in place and replace liners. Street signs are done.

15. Department Head updates:

Geraldine Martinez- Chief of Police-
Rebekah Garcia- Village Clerk-
Kendra King- Grant Coordinator-
Angel Voorbach- Utility Supervisor-
Brett Saenz- Water Plant Operator-
Clarisa Betancur-Senior Center Director-

16. Unfinished Business:

Ralph Otero's request for Otero Rd. to be paved.

2026-SUP-001 Carr/Milks Cell Tower-Village Attorney is looking over some draft wireless communications ordinances. Flagship 1, LLC (Milks) will be reapplying.

2026-BP-012 Chavez 13 Brittany Ln. Status of village conditions of approval: Mandatory Deposit & Installation: resident has placed deposit with village. New Mexico Environment Department (NMED) Liquid waste permit: Village is unaware of certification as of 8/7/2026- as of 8/19/2026 permit was received.

2026-SUP-001 Carolina and Felipe Bermudez Moreno Abatement. Resident was arrested on 8/6/2026. Village Attorney has supplemented the complaint filed with District Court. Nann Winter advised that the resident is still incarcerated as of 8/19/2026

17. Adjournment: 8:04pm

Deborah Cooksey, Mayor

ATTEST: (seal)

Rebekah Garcia, Village Clerk