

Regular Meeting Minutes–July 15th, 2026

The Mayor and the Board of Trustees of the Village of Tularosa met in a Regular Meeting on Wednesday July 15th 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 and Sean Milks 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. Stephanie Debois of Willow lane here in Tularosa, states that here lane is a dead end and the traffic is to fast and the need for “slow children at play” signs are needed. Also, congratulations to our Police Chief for becoming our new Otero Co. Sherrif.
 2. Terry Hollis of the village opposes the cell tower erection due to radio freq., fire hazard, property values go down 20%, theft of copper, cancer concerns as well.
 3. John Gonzales of the village opposes the cell tower erection due to property value loss, fall zone is incorrect.
 4. David Gonzales of the village opposes the cell tower erection due to the village was not properly informed of the decision to move forward with the plan. Mr. Gonzales also conveys that the N-S-W are all determined but the E is not. Also states that there is no cell phone tower ordinance for the Village of Tularosa and this needs to be in place before any decision is made, and what are the benefits of this tower?
 5. Eva J. Gonzales from the village opposes the cell tower erection due to

safety concerns, health factors and recommendations were not considered in the meeting on May 21st, 2026. She also states that when this was brought forward that the address was 1008 Old Mescalero Road and now it is 44 Sunset? Why the change?

6. Billie Hobson of the village opposes the cell tower erection due to the safety of the children here in the village. All effects are unknown. Freq. energy levels and what is it putting out?
7. Dale Nelson of the village opposes the cell tower erection due to the fact that he is in the fall zone and he was not made aware of the planning of this fact. States that the orange ribbons are right off his driveway.

3. Valerie Delgado, Finance Officer asked for approval of the 4th quarter FY financial Report ending 6/30/2026, Resolution #2026-27-1. Trustee Brusuelas made a motion; Trustee Otero seconded the motion. Trustee Brusuelas motioned to approve, Trustee Otero seconded the motion. All members voted Aye; motion carried.

Roll call, Rupp, Brusuelas, Garwood, and Otero.

4. Valerie Delgado, Finance Officer asked for approval of the Budget cleanup for FY 2025-26, ending on 6/30/2026, Resolution #2026-2027-2. Trustee Brusuelas made a motion; Trustee Otero seconded the motion. Trustee Otero motioned to approve, Trustee Rupp seconded the motion. All members voted Aye; motion carried.

Roll call, Rupp, Brusuelas, Garwood, and Otero.

5 Valerie Delgado, Finance Officer asked for approval to adopt FY26/27 Final Operating Budget, Resolution #2026-27-3. Trustee Rupp made a motion; Trustee Brusuelas seconded the motion. Trustee Otero motioned to approve, Trustee Garwood seconded the motion. All members voted Aye; motion carried.

Roll call, Rupp, Brusuelas, Garwood, and Otero.

6. Rebekah Garcia, Village Clerk asked for approval of Resolution #2026-2027-4 to enter into a Cooperative Agreement for Project control #L200737 with the NMDOT for the LGRF program (MAP) for the fiscal year 2027 for Old Mescalero Rd. from US 54 to US 70-Planning, Design, Construction, Reconstruction, Pavement Rehabilitation, Construction Management. Drainage and Misc. Improvements within the control of the Village of Tularosa in the State of New Mexico. Total project cost is \$300,000.00 with the Department share being

\$225,00.00 and the Public Entity share being \$75,000.00. Trustee Brusuelas made a motion; Trustee Otero seconded the motion. Trustee Otero motioned to approve, Trustee Garwood seconded the motion. All members voted Aye; motion carried.

Roll call, Rupp, Brusuelas, Garwood, and Otero.

7. Rebekah Garcia, Village Clerk asked for approval to adopt Resolution #2026-2024-5 to enter a Cooperative Agreement for the Project Control #L200710 with the NMDOT for the LGRF Program for fiscal year 2027 for Marin Dr. bound by Radio Rd., heading north to the end of the roadway-Pavement Rehabilitation/Construction Roadway Repairs with the control of the Village of Tularosa in the State of New Mexico. Total project cost \$235,445.00 with the Department share being \$176,584.00 and the Public Entity share being \$58,861.00. Trustee Otero made a motion; Trustee Brusuelas seconded the motion. Trustee Brusuelas motioned to approve, Trustee Rupp seconded the motion. All members voted Aye; motion carried.

Roll call, Rupp, Brusuelas, Garwood, and Otero.

8. Rebekah Garcia, Village Clerk asked to approve for Resolution #2026-2027-6 regarding annual membership dues in the contribution amount of \$1000.00 dollars for the SNMEDD/COG. Trustee Otero made a motion; Trustee Rupp seconded the motion. Trustee Otero motioned to approve, Trustee Rupp seconded the motion. All members voted Aye; motion carried.

Roll call, Rupp, Brusuelas, Garwood, and Otero.

9. Ralph Otero, Head Custodian asked for approval of the appointment of Jesus Torres as Custodian II at the pay rate of \$16.00hr. Trustee Brusuelas made a motion; Trustee Rupp seconded the motion. Trustee Brusuelas motioned to approve, Trustee Rupp seconded the motion. All members voted Aye; motion carried.

10. Geraldine Martinez, Chief of Police asked for the approval of the promotion of Latham Garnsey to Sergeant at the pay rate of \$27.00hr. Trustee Otero made a motion; Trustee Brusuelas seconded the motion. Brusuelas-Aye, Garwood-Aye, Otero Aye, Rupp-Nay. motion carried.

11. Mark Garwood, Trustee asked to approve the dedication of the Community Center Park to be named Steven Orosco Park with a memorial placard for all the deceased veterans from Tularosa. Trustee Otero made a motion; Trustee Rupp

seconded the motion. Trustee Brusuelas motioned to approve, Trustee Otero seconded the motion; motion carried.

12. Request to reconsider issuance of Special Use Permit Application 2026-SUP-001 Cell tower installation for Sean Milks/Nancy Carr. Trustee Brusuelas made a motion; Trustee Otero seconded the motion. Discussion;

Sean Milks showed the room slide show. Power point presentation.

Joan Price, why do we need 5G here?

Eva J. Gonzales, questions the slide and the extended coverage gaps, where are they? And the tax info. Mr. Milks advises within a quarter mile of proposed tower, and no info on the tax concern at this time.

David Gonzales, questions the East side of the plans. The 4th side was not discussed Sunset Road North to South and the 192ft from other side. This is not adequate for the property line of Sunset Rd. Middle of tower to the west of Sunset is 191ft and in the case of it falling it would cross property lines and the danger is there. Also, the foundation will it be above or below ground and the diameter of the tower itself? Mr. Milks advises that the tower is constructed that in the case of falling it will fall onto itself and not like a tree. Mr. Gonzales states that there is no ordinance for cell towers in the Village of Tularosa and what about the debris that will come down with the tower in the case of it falling. Mr. Milks, states that the foundation is 6 feet below grade and the base of the tower is 3 or 4 feet wide.

Brian Hobson- Old Mescalero Rd. of the village questions, did they use a map? And the Megahertz? Mr. Hobson States that there are 3 different Frequencies, the low-mid and the MM, what is their plan due to the fact that the MM is required to have a tower every 500-1000 ft, and this is not feasible for the Village, Mr. Milks no info.

Trustee Garwood questions if different locations were looked at before this property was considered? Mr. Milks states that yes, several locations were considered and due to the required space, power and location this 44 Sunset was agreed upon. Trustee Garwood questions what was the cost of this property?. Mr. Milks states that they will not own the property just lease it.

John Gonzales states that his neighbor was asked about their property for this cell tower and he denied. So, question is how many were asked and denied?

Dana Horton questions if this is to increase cell tower coverage and if so where did the tower go that was located at the "Y" in the Village? Trustee Brusuelas advised that the cell tower at the "Y" in the village had to be removed due to that is where the medical helicopter lands and could not land there due to in the way. Therefore, it was removed. Mrs. Horton questions why there was no advertisement of this plan before this month. Village Clerk Rebekah Garcia advised that it was posted in the Alamogordo Daily News for 2 weeks and on the Village of Tularosa Website. Trustee Otero advises that the Planning and Zoning Commission went door to door with the news as well. Mrs. Horton also questions who takes care of the landscaping of the property and they are worried about the value of their property depreciation of 20% and Sunset Road itself, if damaged during construction will they repair? Mr. Milks advised that all the landscaping will

be taken care of by them, and they have insurance that would cover the road damage if occurs. He also states that there is no depreciation of land/home values due to cell tower. Village Attorney Nann Winters comments that this cannot be denied due to Planning and Zoning or prior hearing and has no comments on depreciation due to an expert would need to advise. One last question of Mr. Horton, is the land considered commercial or residential? Mr. Milks, no comment, Village Attorney Nann Winters comments that this is a motion to reconsider 2026-SUP-001 per Mr. Gonzales. That there will need to be issued findings and facts to reconsider/reverse decision from May 21st, 2026. Nann states that there needs to be legitimate reasons for reversal on record and then the applicant may appeal. RF emissions and real estate values may not be used. Trustee Otero wishes to apologize for there not being proper notification to residents of the Village. Mayor Cooksey advised that this is a learning process for all Village residents including the Governing Body and Planning and Zoning. They will get the ordinance adopted per law. This takes months to process. Attorney Nann advised that the governing body approved this in May, that the Planning and Zoning only presented it to them. Nann also states that if this is granted then the applicant can appeal and if it is approved then the governing body can appeal, but good grounds for reversing is needed. Cynthia Prelo speaks with the opinion that proper notification should be the scope of the proposal and more so to those who are adjacent to the said property. Trustee Brusuelas motioned to reverse , Trustee Otero seconded the motion, All members voted Aye; motion carried.

13. Kathy Taylor, Tularosa Basin Downwinders asked to use Veterans Park on July 25th, 2026, at 7:30 pm for the annual candlelight vigil for the Downwinders memorial. Trustee Brusuelas made a motion; Trustee Otero seconded the motion. Trustee Otero motioned to approve, Trustee Brusuelas seconded the motion. All members voted Aye; motion carried.

14. Ralph Otero, Individual asked for his road Otero Ln. to be paved. Trustee Brusuelas made a motion; Trustee Rupp seconded the motion. Trustee Brusuelas motioned to postpone, Trustee Rupp seconded the motion. All members voted Aye; motion carried.

15. Discussion/Action: Cynthia Prelo, individual asked to address the neglected property adjacent to her residence due to it is violating village ordinances. Discussion only. Trustee Brusuelas made a motion; Trustee Otero seconded the motion. Aye

16. Department Head updates:

Rebekah Garcia, Village Clerk advised that the Renovations at the Village Offices is just about complete, new floor throughout and painting will happen soon. Mayor Cooksey asked who was taking care of Planning and Zoning in the Village Offices and Clerk Garcia advised that Jennifer Bookout is appointed.

Kendra King, Grant Coordinator updating on the Grants; Capitol includes the renovation of the Village Offices, Splash Pad, Maintenance and Trucks for Village- Completed, Hvac at the animal control office- Completed, PD Vehicles-Chef Completed, all will be updated on website at the end of the month. Water source improvements-New. Radio communications grant just granted. Colonia Funded Capitol projects- Kendra will taking over these grants soon. Grant projects. K-Linda Phase I is complete, Phase II in progress. The grant for the new benches at the Veterans Park were rehab. And completed. NM True Clean and Beautiful 3k for the dog park. Casey Otero-Trustee- got with John Henry and they were granted \$100k for a youth green space. Finally projects under deadline: Splash Pad deadline met, \$300k to BH and this does not include price increases as the years go on. State keeps moving goal post- ei: they are now requiring electric charging stations in the parking lot. This requires rework of plans. \$350k to National Construction for construction of Pad. Village of Tularosa and the Court house building roof grants were approved. Hvac in the back part of the Village Offices grant approved and scheduled. Kendra's grant search, applied for \$100k for Museum remodel, will be advised at end of month. Applied for PD-COPS grant for new hires and equipment. Federal infrastructure funding will be applied for once DFA is satisfied with funding. These are big- \$10 million or more.

Brett Saenz, Water Plant Supervisor updates that the water is very dirty right now due to the rains in the mountains, processing is slow due to this fact and watering overnight is to high at this time and needs to come down. Advises that he has been working with Quintan from Rural Water and has helped him get the levels to good standing and advises him that the pumps and tanks are inadequate and need updated. Mayor Cooksey states that Brett has gotten the Village out of the critical levels and we are on track. Good job Brett.

Angel Voorbach, Utility Supervisor updates in Aug/Sept the new intake, u pumps and piping will be installed at the plant along with apoxy to the concrete pad and manhole. States that the bypass has been going on at night and helping smell along with the use of artificial bugs and air. Milling around the plant is complete and some left over that will be used for dirt roads around town. 4" lift of base to be added in the next couple of weeks. He is aware of the weed issue and states that the Commercial mower is in the shop and they are working with the small one, and getting it done. Manhole updates to begin soon on all manholes from South St. Francis to Bosque for concrete collars to seal up. Trustee Garwood

recognizes that the Dept and staff are doing a great job.

Geraldine Martinez, Chief of Police updates that they still have 5 officers, 4 of which are certified and one on the way in now. States that Leonard Vasquez will be attending training in Colorado soon. Still have one position open with no certified applicants at this time. NMMP is still working with the Village along with 2 new FTO training (100hrs). Mrs. Martinez advises that the new Hvac system at the animal control building is working great and both staff and doggies are happy. Vehicles purchased with grant are complete, just need decals and radios. School starts Aug. 5th 2026 and she is in contact with the resource officer.

Clarissa Betancur, Senior Center Director updates that last quarter over 539 congregate meals were served and 50 home delivered meals are delivered daily. There are 10 residents that need transportation to and from the senior center for meals and non-emergency doctor appointments. Clarissa advises that she has obtained some grants for sub-services and local grown produce and meats along with the El Paso comm. Foundation for \$9k for the crafts and arts. Clarissa comments that Regina is transitioning into her new roll great!. Mayor and Trustees both agreed and advise Clarissa has many compliments.

17. New Business:

Matt Thompson- Village engineer, advising the Village of the Alternate Water Source for the Village of Tularosa. This will pump ground water from the Montevista Well to a reverse osmosis system. The well and surface water will blend and need to go to evaporative ponds. There are evap or thermal with natural gas solutions, but this is not cost effective. The Village owns the property with the tanks, we just need land for the ponds to be constructed on. These are lined ponds and will evaporate with build up of salt. The liners last between 25-30 years and will need to be replaced at that point. Property was discussed south of town for the lagoons and 30 acres at least is needed. Need to discuss the purchase of this property or keep looking. Public notifications will be addressed. Funds are approved, acquisition is not. Trustee Garwood asked for a time frame once approved. Mr. Thompson advised that the plan is 30-40% completed, but the land we will use is needed before complete plan. After that 15 months is the time frame.

- 1.** P&Z 2026 Reform, still waiting on recommendations and ordinances from the Village Attorney- Nann advises that there are still being looked at. Commissioner Yates-Unser sent a list of priorities and draft ordinances to the Mayor and Village Attorney on May 26th, 2026. These are for short term rentals and fees.
- 2.** 2026-BP-006- Carr Lot 5 New Residence Construction- This will be included

in the workshop scheduled at a later date.

3. 2026-SUB-001- Carr Riata Road Estates- Jennifer Bookout sent out letter of requirements to ordinances.
4. 2026-BP-012- Chavez 13 Brittany Lane- still has not paid tap fee or meter deposit.
5. 2026-ABT-001- Carolina and Felipe Bermudez-Moreno, Nann advises that a letter has been drafted to the District Court for her representation. We cannot move forward without her having a guardian.

18. Adjourn: 9:32 pm

Deborah Cooksey, Mayor

ATTEST: (seal)

Rebekah Garcia, Village Clerk