

Regular Meeting Minutes–February 18, 2026

The Mayor and the Board of Trustees of the Village of Tularosa met in a Regular Meeting on Wednesday, February 18, 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 Bryant Village Clerk

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.

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

2. Unscheduled correspondence:

Patricia White: Stated that she keeps reporting that code enforcement needs to go to Posey and Ethel, and she doesn't know what needs to be done or if it's already being handled but it's disgusting driving by every day. Second, she wanted to state that the 49 blocks is historical and she doesn't have a kid in the field because she doesn't live there but she does live in the village and she lives here where it's always been home and the 49 blocks have always been held to a higher standard because it's historical with the ditches and trees and people that don't even live her know about the 49 blocks. You are carefully changing that and that is something you need to realize. She knows you are saying trailers, mobile homes, modular homes but sorry to say this but example a pig is still a pig no matter how much lipstick you put on it. So just keep that in mind that the 49 blocks need to be held to the 49 blocks historical. She had nothing to do with it, she doesn't live there but has lived here her whole entire life and it has been held and is changing and you all need to think before you do that. And she understands the comment that we are not all rich but they can still build something small but that is just her opinion and just wanted to be heard.

Angela Hull: Stated that she is on the agenda this evening #12 and it appears to be a premature proposal and has not been agreed to by or even discussed with the shareholders and the active members of the Tularosa Community Ditch Corp. Mrs. Price has no authority to speak for any of these entities. She has not brought

this suggestion to the membership, the shareholders, the commission, or the mayordomo. She does not appear to have the standing for this type of action. Statutorily NMSA 73-2-21 establishes the powers duties of the TCDC commissioners, mayordomo NMSA 73-21-b1 is very clear that the mayordomo has the superintendents of all work they are on and the distribution of the waters thereof, collection of fines if any. The mayordomo and commissioners did not hear about this proposal until this morning from her and they have had no time to address this issue with the membership, shareholders with Mrs. Price. An advisory committee of this nature will provide nothing to the 49 block residents or the TCDC members or shareholders. As of today no one has sought out the membership that the shareholders or the commissioners to discuss the village establishing an advisory committee to deal with the business of TCDC. If you are not talking to leadership already why add another level of input, one with no statutory authority further complicating historically bound and exceptionally complicated arena. The Village council already has the authority to approach TCDC to work together for the betterment of the community, why would you consider burdening the village trustees with yet another committee that does not have any buy in from the crucial partners. I have a background in local and state govt. in the state of Alaska, I know this is New Mexico but I am certain with this council works every bit as hard and their time is every bit valuable as the folks that she works with over 30 years. Approving this request cannot be in the best interest of the council or the community.

Amy Barela: Stated that she has received a couple of phone calls about the 49 blocks although she has told them she has no authority within the village limits. It gave her an idea of something to present to the village to help you. She thinks the village can enact a policy that when planning and zoning comes with their approval or disapproval, that at your next meeting you can have a public comment period to allow for the neighbors to also say whether they agree or disagree with the planning and zoning recommendations and then the council can make the decision.

Bill Niffenegger: Stated that he moved to NM in 1993 he bought properties in Cloudcroft historic sites and restored them. He moved to High Rolls and bought the old apple barn and restored it. After a lot of research on Tularosa he really liked the 49 blocks and bought 5 properties, 3 of them in extreme distress all of them adobe. He was a historic site consultant for the state of Illinois, after a lot of research and he chose the 49 blocks. He thinks that the village needs to consider that the village has the capability to make this into a small version Santa Fe, they should preserve the adobe buildings. On the edge of town it is filled with trailers, and it is looking pretty poorly so he would encourage to possibly consider looking at it in a different way and encourage the people in the 49 to adopt that standard. That doesn't mean all the other styles in the 49 blocks need to be changed or anything else they are what they are but look at the vitality of this town. He knows people who have moved here from other states because of the character of that section of town. He feels that the council should consider what

is going to bring more money into this town and keep more character to this town.

3. Kimberly Skaggs, planning and zoning asked to approve the Copper Springs Ranch lot line adjustment. The village clerk swore Kimberly in. Trustee Otero made a motion; Trustee Rupp seconded the motion. All members voted Aye; motion carried

4. Kimberly Skaggs, planning and zoning asked to approve a Type B subdivision for Mesquite Flats dividing into 5 lots. Trustee Brusuelas made a motion; Trustee Otero seconded the motion. All members voted Aye; motion carried.

5. Kimberly Skaggs, planning and zoning gave a monthly planning and zoning update. She stated that they have met twice in the past 30 days and did review the codes and the things that planning and zoning are required to do. They elected a chair-Kim Skaggs, Vice chair-Rusty Helton, Secretary-Schanen Yates-Unser and member Stephanie Dubois. They also chose a regular meeting schedule of the 2nd Tuesday of every month at 5:30 pm. Also chose the standard OMA. They also noted that they do need a 5th member. Also reviewed the OMA and adopted the Roberts rules of order and also voted to standardize the agenda. Discussion only

6. Kimberly Skaggs, planning and zoning gave recommendations regarding updating the building site permit, p&z operating procedure and framework, and update of Title XV. They sent in a draft of the new building site application. Regarding the operating procedure and framework, making sure that it goes through the exact same process of permitting and payment and given to the planning and zoning that way there is a good record retention for the future. Discussion only.

7. Kimberly Skaggs, planning and zoning discussed the planning and zoning commission annual report. According to 150.03e the commission shall file an annual report with the mayor and the village board of trustees of it's activities, meetings and progress. They tried to build a report but do not have enough records for a 2025 report. Discussion only.

8. Kimberly Skaggs, planning and zoning talked about the Title XV Section 150.06 building inspector amendment. During their review of their codes and the entire title XV the planning and zoning commission shall have the power and authority to perform all acts of the village building inspector. The biggest problem is that the members of the planning and zoning are not qualified, certified, or licensed to perform that duty. Mayor asked if they wanted to take that verbiage out and Kim stated yes. Mayor stated that they would have to rewrite the ordinance to do that. Discussion only.

9. Lacey Baron, Enterprise fleet management wanted to give a presentation on how they can help with the purchases and organization of the village fleet. Postponed until next meeting.

10. Isaiah Chavez, & Greg Gutierrez, Individuals wanted information regarding insurance to have an event at James Vigil Park. Mr. Gutierrez stated they are formally requesting with help for event insurance for their Rose Festival. After looking into protocol for the event insurance they have found through NMML that the village can cover the event insurance Mr. Rupp stated that he reached out to someone from the NMML and asked about it and they stated that the village can provide the insurance if they are involved in the event. The mayor stated that she will let Mr. Rupp take care of this and look into it further. Discussion only

11. Larry Berry, Municipal Judge asked for the village to approve and provide funding for the replacement of 2 laptops and 2 desktops for the court. Trustee Otero made a motion; Trustee Garwood seconded the motion. All members voted Aye; motion carried.

12. Joan Price, Individual asked to form an advisory council with members from trustees, p&z and Tularosa Ditch Corp. and other organizations. Postponed until next regular meeting.

13. Vivian Lueras, Individual filed an appeal as required by 154.36 (c) regarding noncompliance with zoning regulations for the property at 400 Bosque. a decision made by the Village of Tularosa Board of Trustees. She requested the village to conduct a formal review of the decision, ensure compliance with existing zoning codes and take appropriate remedial action as necessary. Trustee Brusuelas made a motion to reconsider; Trustee Otero seconded the motion. All members voted Aye; motion carried. A decision will be made at the next regular meeting.

14. Deborah Cooksey, Mayor asked to approve the contract with Ray Ramos to help with the water plant operations. Postponed until next regular meeting.

15. Old Business: Trustee Brusuelas asked Trustee Otero if she had checked into the millings with the NMDOT Trustee Otero stated that she has given all information to Rebekah. Check into manholes with NMDOT also school zone lights. Trustee Garwood asked about more signage for the school zones or speed bumps. Trustee Otero also asked for an update on the field situation and the Mayor stated that our utility dept. has been extremely busy but will ask Angel to see if he can get started on it.

16. New Business: None

17. Adjourn: 7:37pm

Deborah Cooksey, Mayor

ATTEST: (seal)

Rebekah Bryant, Village Clerk