

## **Regular Meeting Minutes–October 19, 2022**

The Mayor and the Board of Trustees of the Village of Tularosa met in a Regular Meeting on Wednesday, October 19, 2022, 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 Margaret Trujillo  
Trustee Janie Portillo  
Trustee Patrick Garcia  
Trustee Robert Sainz  
Trustee Deborah Cooksey

Also present was Rebekah Bryant Village Clerk and Attorney Jeff Rhodes

At 6:00 P. M. Mayor Margaret Trujillo 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 Janie Portillo made a motion to accept the agenda, Trustee Sainz seconded the motion. All members voted aye; motion carried.

**2.** Unscheduled correspondence and public comments.

Roseann Brusuelas-Lives at 301 Alamo St., she opposes the Maverik gas station as it will bring traffic on the curb that already is a bad area for traffic as she has witnessed several accidents through the years. The lack of visibility from the curb is a big concern and it will only increase the dangers. Numerous semi-trucks have tried to utilize this street and they get stuck and take out fire hydrants and tree branches. Another concern is the constant noise associated with the store and what it will bring. Also, the ditch that runs down the street is a concern as to it getting contaminated and it would take away from keeping Tularosa Beautiful. Also worried about increased fumes from fuel and underground tanks.

Isaiah Valdez-He said that Roseann basically stated what he wanted to say. He lives in the same area and his biggest concern is the ditch. He is also concerned with the extra traffic in the area and the fumes.

Manuel Brusuelas-Pretty much the same concerns his only additional concerns would be the flooding. Where is the water going to go? He understands they want to take down the trees so what will they do to replace them.

Robert Molinar-Lives at 3<sup>rd</sup> and Alamo and he has issues with people speeding, noise pollution, and will change the neighborhood in the wrong direction.

**3.** Christopher McGuinness, Chief of Police asked to approve the appointment of Alyssia Portillo as a Police Officer at a pay rate of \$17.00hr and a probationary period until she has completed the police academy. Trustee Portillo made a motion, Trustee Sainz seconded the motion. Trustee Garcia asked what the going rate was for a new uncertified officer, Trustee Portillo said \$16.50. Trustee Garcia asked why we are changing that, Portillo said that Alyssia was making \$17.00hr when she left, and Alyssia asked if she could start at what she was making before. Trustee Cooksey questioned her break in employment and confirming we are hiring her back as a new employee. The mayor asked if they wanted to change the amount and Trustee Garcia said he felt better at \$16.50, Trustee Cooksey agreed. Trustee Garcia made a motion to amend the amount to \$16.50 All members voted Aye; motion carried.

**4.** Margaret Trujillo, Mayor asked for a \$1.00 raise for Lt. Ryan Blanton. Mayor explained that he was left out of getting a raise earlier in the year as only the dispatchers were given raises no police officers. Trustee Garcia stated that it was the fault of his supervisor who is the chief and that he needs to step his game up and be aware of what is going on. Trustee Garcia made a motion, Trustee Portillo seconded the motion. All members voted Aye; motion carried.

**5.** Margaret Trujillo, Mayor asked for a \$1.00 raise for Chief Christopher McGuinness. Mayor stated that he was on probation at the time raises were given out and she doesn't know if this is the appropriate time to ask for a raise for him or wait until next budget hearing. Trustee Sainz made a motion, Trustee Portillo seconded the motion. All members voted Aye; motion carried.

**6.** Rebekah Bryant, Village Clerk asked to approve the closure of the Village Offices for November 25, and December 23, 2022. Trustee Portillo made a motion, Trustee Cooksey seconded the motion. All members voted Aye; motion carried.

**7.** Peter Kauffman, Individual/Owner of Tularosa Distillery asked to connect to the Tularosa sewer system. Trustee Cooksey asked why he wanted sewer and why not put a septic tank in? Mr. Kauffman stated that it's an extra system that he must maintain, and he doesn't want to maintain it. Cooksey stated that it's an easy system to maintain. Mr. Kauffman replied with that maybe, but that doesn't mean he wants to do it. He also stated that he doesn't want to deal with the septic system failing or having extra maintenance. Mayor asked how far away he was from the sewer line, and he stated 750ft. Cooksey asked if he was going to need to put a lift station in to connect which will be more expensive than getting

a septic system, but he says if that's what it takes, he will certainly pay for it. Mayor said that the concern is about our water system basically and not wanting it to get contaminated by whatever he is putting down into the sewer system. Portillo stated that since he was 750 ft away that she doesn't think we should let the distillery connect. Cooksey stated that if we say yes to you that everyone else outside the village limits will ask and we will have to say yes to them, and our water system is taxed right now, and we are not operating at 100%. Trustee Portillo made a motion to not allow the connection; Trustee Cooksey seconded the motion. All members voted Aye; motion carried.

**8.** Andres Villacres, Maverik asked for approval of proposed site plan, preliminary approval of proposed lot conjoining, and preliminary approval of zone change for 2<sup>nd</sup> lot that Maverik will purchase. Richard from Maverik came in the absence of Andres. Richard stated that he heard the concerns from the residents and one thing that he understands is a big concern is the Acequia running along the area. He stated that they did get approval from the NMDOT for a right of way turn off from the highway. Also, all of the trees along the acequia will not be eliminated as he knows that they are like gold to the town and would not do such a thing but only take down a few that are in the middle of the area where the building/parking area would be. One thing that is being misled is that they are not a truck stop, they are just a convenience store with 5 fuel pumps and will be placing the tanks closer to the highway to minimize noise and odor concerns. They will have a lot of landscaping onsite to help screen and provide like a barrier between them and the residences. The reason they are asking for a zone change is because the commercial area for that piece of land is 150 ft so there is a little sliver of land that is not commercial but is zoned residential. Richard said that they are aware of the acequia and have been in contact with the ditch corp. regarding the crossing exit on Alamo St. As far as storm water they are using a detention pond located on the southwest corner that will be discharging the water into the acequia. Trustee Garcia asked why that corner was an entrance because the traffic is heavy and for cars to enter there seems kind of dangerous. Richard stated that they will be using a deceleration lane or turn pocket into the gas station. Garcia asked if there was any other area they could look into. Richard stated that that is a different department which involved realty and he doesn't handle that area. Garcia is just concerned with the traffic and the unwelcoming of unwanted people in the area or around the residences. Richard said that the area has been reviewed by the DOT traffic engineers. Trustee Sainz asked about the flooding in that area and Richard explained about the detention pond again stating that it was a fairly decent size to take care of that problem. Richard said they want to be a good neighbor to the village of Tularosa, so they try to work themselves into the culture of the neighborhood. He explained that about 76-88% of customers are called by-pass traffic meaning people just passing by needing to stop for fuel or a bite to eat not a destination place. Trustee Sainz asked if they had gotten any input from the residents and Richard said no that's why they are here to hear their comments publicly and incorporate that to his

company when he goes back. Garcia asked about a turn coming from Carrizozo but there is no access unless they use the highway or Second St. Trustee Cooksey asked if they could do away with the access on Alamo St. and Richard said he would address that. The mayor asked about the approval from the Ditch Corp. and if they had received approval from them because they would definitely need to be involved. Cooksey also asked about lighting and how that would affect the area. Also, if the store would be open 24 hours a day. Richard stated that they have lighting and canopy covers and they focus on the safety of their employees and customers and most likely they would be open 24 hours. Trustee Portillo made a motion to postpone, Trustee Sainz seconded the motion. All members voted Aye; motion carried.

**9.** Michael Gruger, Individual Tularosa Arts and History Council wanted to give an update on Halloween on Granado Street event and additional requests. Michael stated that they have had a lot of positive responses from around the area. He wants to extend the area that he requested to be blocked off thru 2<sup>nd</sup> St. Trustee Portillo made a motion, Trustee Cooksey seconded the motion. All members voted Aye; motion carried.

**10.** Old Business:

Dave Shields-Project for La Luz is getting ready to be put out to bid.

Rita Lopez is also in the works

Ground water surveys needed to give to John Shoemaker

Also looking into areas to design a well

Working with Dora on Colonias for readiness project

**11.** New Business:

**12.** Adjourn: Trustee Portillo motioned to adjourn; Trustee Sainz seconded the motion. Meeting adjourned at 7:17pm

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Margaret Trujillo, Mayor

ATTEST: (seal)

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Rebekah Bryant, Village Clerk