



MANUEL BRUSUELAS, TRUSTEE

Deborah Cooksey

CASEY OTERO, TRUSTEE

CHRISTOPHER RUPP, TRUSTEE

MARK GARWOOD, TRUSTEE

MAYOR

PUBLIC HEARING
MONDAY
AUGUST 31, 2026 6:00 P.M.
609 St Francis Drive
Tularosa, NM 88352

A. Call to Order-Chairperson will call meeting to order

B. Pledge of Allegiance

"I pledge allegiance to the flag of the United States of America and to the republic for which it stands, one nation under God, indivisible, with liberty & justice for all"

C. Salute to the Flag of New Mexico

"I salute the flag of the state of New Mexico, the Zia symbol of perfect friendship among united cultures"

1. Roll Call: Brusuelas_____ Rupp_____ Otero_____ Garwood_____

2. Purpose of Public Hearing

The purpose of this public hearing is to receive public testimony regarding the proposed acquisition of real property by the Village of Tularosa for use in connection with the Village's supplemental municipal water-source project.

The proposed acquisition is intended to provide property necessary for the development of infrastructure to improve the reliability, resiliency, and long-term availability of the Village's municipal water supply.

3. Staff Presentation – Proposed Acquisition and Water Project

Staff and/or the Village's engineering consultant will provide an overview of:

- The property proposed for acquisition, including its general location and acreage.
- The proposed purchase price and source of funding.
- The purpose and anticipated public benefit of acquiring the property.
- The proposed supplemental water-source improvements.
- Anticipated treatment, production, storage, transmission, and related infrastructure.
- Preliminary project schedule.
- Anticipated project costs and funding sources.
- Environmental, water-rights, permitting, and regulatory considerations.
- Potential impacts to neighboring properties and surrounding land uses.
- Alternatives considered by the Village.
- The consequences of not proceeding with the proposed acquisition.

4. Presentation of Proposed Terms of Acquisition

The Village Attorney and/or Village Administrator will summarize the proposed real-estate transaction, including, as applicable:

- Property description.
- Proposed purchase price.
- Proposed terms and conditions.
- Due-diligence requirements.
- Closing requirements.
- Easements, access, rights-of-way, or other property interests required for the project.
- Conditions precedent to closing.
- Any contingencies associated with funding, permitting, engineering, or project feasibility.

5. Public Hearing

The Presiding Officer will formally open the public hearing.

Members of the public may provide testimony concerning the proposed land acquisition and its relationship to the supplemental water-source project.

Public Comment Guidelines:

- Speakers should state their name for the record.
- Comments should be directed to the Presiding Officer.
- Each speaker will be provided up to 5 minutes.

- Comments should address the proposed acquisition or the associated public water-supply project.
- Speakers should avoid personal attacks or comments unrelated to the subject of the hearing.
- Written comments may be submitted for inclusion in the public record, subject to applicable Village procedures.

6. Questions from the Board of Trustees

The Board may ask questions of staff, consultants, the Village Attorney, and other presenters regarding:

- The need for the acquisition.
- The proposed purchase price and valuation.
- Funding and financial impacts.
- Water-supply benefits.
- Engineering and operational considerations.
- Environmental and permitting requirements.
- Property impacts.
- Alternatives to the proposed acquisition.
- Risks associated with proceeding or not proceeding.

7. Response to Public Comments

Staff and/or the Village's consultants may respond to substantive questions raised during the public hearing, as appropriate.

8. Close Public Hearing

The Presiding Officer will close the public hearing after all members of the public wishing to speak have been given an opportunity to provide testimony.

9. Board Discussion and Deliberation

The Board of Trustees will discuss the proposed acquisition and consider the testimony received during the public hearing.

10. Consideration of Action

Possible action:

- Approve the proposed acquisition of the property for the supplemental water-source project;
- Approve the acquisition subject to specified conditions;
- Direct staff to negotiate or obtain additional information;

- Continue or postpone consideration of the acquisition; or
- Take no action at this time.

Proposed Motion:

"I move that the Village of Tularosa approve the acquisition of the property described in the proposed purchase agreement for purposes related to the Village's supplemental municipal water-source project, subject to the terms and conditions presented to the Board and such additional conditions as stated in the motion."

MOTION_____ SECOND_____ ACTION_____

Roll Call: _____
Brusuelas Rupp Garwood Otero

11. Adjournment

If you are an individual with a disability who is in need of a reader, amplifier, sign language interpreter or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the Village Clerk at 585-2771 at least seven (7) days prior to the meeting or as soon as possible. Public documents, including agenda and minutes, can be provided in various accessible formats. Please contact the Village Clerk at 585-2771 if a summary or other type of accessible format is needed.

You may obtain a copy of the agenda by contacting Village Hall.

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