

**TALAVERA COMMUNITY ASSOCIATION (TCA)  
REGULAR MEETING MINUTES  
Held February 25, 2017, 6:05pm – 7:30 pm,  
At the Talavera Substation of Las Alturas Fire Station**

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Next Meeting: Summer

Type of Meeting: Regular

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**I. Greetings.**

**Perry Ashby, TCA President**, welcomed the meeting attendees, new residents, and introduced the current Board members. Many thanks to all those who prepared fabulous sides to accompany the meal. We cannot fail to mention our indebtedness to Steve and Barbara for driving all the way to Rudy's for the brisket, turkey and sausage. Without the help of Daren Bloomquist opening up the fire station and Jennie Meehan, coordinating, we wouldn't have a place to enjoy our festivities. Much gratitude to all those involved, especially if we failed to mention your name (wives).

**II. Treasurer Report.**

**Steve Tarro, TCA Treasurer**, submitted the following figures:

**12/31/2016**

\$11,253.17	beginning balance
4,775.00	deposits
<u>3,059.92</u>	expenses
\$12,968.25	ending balance
\$1,715.08	net increase

**2/15/2017**

\$12,968.25	beginning balance
3,685.00	deposits
<u>464.56</u>	expenses
\$16,188.69	ending balance
\$3,220.44	net increase

Annual Meeting mail-out and potluck expense, and additional membership donations are not included in these figures.

Appreciation is also expressed to everyone renewing his or her membership this year. We have quite a few new faces and warmly welcome them to our neighborhood association.

**III. Elections.**

We received approximately 50 ballots for the BOD election. Of those, 49 households voted for reelection of **Helen Foster** and **Steve Tarro**; Vice President and Treasurer, respectively. One ballot was a write-in, however, the individuals listed had not expressed any interest to the Board before mail-out ballots.

**IV. Secretary.**

**Karen Armstrong, Secretary and Webmaster**, thanked all those providing address, email, and phone information with their membership renewals. Karen has been developing a database management system (dbms) for the TCA. We will use the dbms for recordkeeping along with emailing member donation receipts. Karen is also investigating the feasibility/cost-savings of collecting and storing area-wide addresses to print and prep future mail-outs in-house.

**V. CleanUp.**

**Jerry Wertz, Member at Large and Volunteer CleanUp Coordinator**. We must recognize our faithful, CleanUp Coordinator, Jerry Wertz and his significant other, Elizabeth. Thanks to all residents who volunteered their Saturday morning for today's cleanup. We also value those residents who regularly pick up trash along Soledad Canyon throughout the year. Keeping our neighborhood cleaner is much more successful with many hands involved.

**VI. TCA News**

**UDC.** This past fall, we succeeded in preserving the Talavera thumbprint, threatened by the proposed UDC. For those not familiar with the UDC, it is the acronym for the Unified Development Code. Initially, the UDC designated most of the Talavera area T2, 2-acre minimum lots, with allowance for commercial property and mobile homes. We convinced the zoning commission to change those specific zones to reflect the area's uniqueness – no mobile homes and for most of Talavera, no subdivision into <5-acre lots.

Perry applauded Comm. Ben Rawson for his part in notifying us of the imminent change to our neighborhood. Perry also recognized Karen Armstrong for her research and reporting of the UDC and its implications. Accolades to all those residents who participated in our drive to get the UDC amended. A multitude of our residents not only sent email, but also joined us at the County government building for those long, drawn out sessions, both Planning & Zone

and/or Board of County Commissioners meetings.

Propane is up to \$1.40 gallon. ServiGas/Ikards is no longer giving a discount to match the Coop prices. One resident reports that Cortez will meet any Talavera Coop price.

Daren Bloomquist, Ass't. Fire Chief, Talavera Fire Department, is one of only two volunteer fire fighters for the community. The fire department needs more volunteer fire fighters and first responders. At present, NMSU will be responding to any area EMS calls.

The fire station will soon be getting a new roof after multiple unsuccessful attempts to revive the current one. Daren provided house numbers for residents to post on their properties. In an emergency situation, easy identification of residences can be lifesaving.

## VII. Legislative Update

**County Commissioner Ben Rawson** is a long time resident of Las Cruces and has a special fondness for Talavera. He was appointed to the Board of County Commissioners, District 3 seat, in 2013. Comm. Rawson was reelected in 2014 and is up for reelection in 2018.

[Doña Ana County Website.](#) <sup>1</sup>

Comm. Rawson mentioned a couple of projects on the County Commission table: approve Resolution Opposing Immigration and Customs Enforcement Raids (District 2 Commissioner, Ramon Gonzalez) and Resolution Opposing the State Placing Any Additional Financial Burden Upon Counties to Fund the State Medicaid Program (District 1 Commissioner, Billy Garrett).

Comm. Rawson commended the TCA Board for their part in helping the community, as evidenced by the UDC outcome.

### **Flood Maps.**

You can view current flood zones for your area on the website: [Talavera Area Flood Map.](#)<sup>2</sup> There will be additional insurance requirements for any property listed in a flood zone. Comm. Rawson was the only nay in a 4 to 1 vote to approve the current maps.

A resident with a background in meteorology stated that a satellite survey was sufficient for researching flood zones. Interestingly, FEMA's current website map of our area, with changes

effective 7/6/2016, is older than 2011. (I noted my property construction 2010 not visible on the FEMA current map.)

The TCA and residents funded a private survey in 1996 that conflicted significantly with FEMA results. It was noted that flood mapping is in need of an update since the landscape would most likely have changed in 20 years. Comm. Rawson felt that the new BOCC would not give approval for the expense. Comm. Rawson noted that he would confer with Comm. Solis, as she previously worked for FEMA, however, he believes that attempting to change current flood maps would be difficult.

### **City Natural Gas.**

Las Cruces is bring natural gas to our area. There are five phases to the construction with completion timeframe of two years. The first hook ups will be on the north side of Dripping Springs followed by the beginning of Soledad Canyon to the end of pavement. The hook-up fees are estimated to be around \$1000 to \$4000, depending on any discounts offered by the city.

There will not be any special taxes or assessments applied. Switching over to natural gas from propane involves changing jets on appliances. No need to purchase new appliances for those that currently use propane. Comm. Rawson said he would be happy to forward information to those emailing him. [Comm. Ben Rawson Email](#) <sup>3</sup>

### **Re-pavement of Soledad Canyon.**

A significant flat sum for funding has been received by the county for repaving Soledad Canyon. The project is slated for 2019 in order for the city to complete installation of natural gas lines.

There will be three public input meetings regarding the project starting in the fall of 2017.

### **Various Topics.**

Comm. Rawson encouraged all to take advantage of the Farm and Ranch Museum. Currently, Jay Hill of Hill Farms has works of art on display for viewing and sale. Jay and four other farmers from across the United States have been selected by U.S. Farmers & Ranchers Alliance to serve as the "Faces of Farming & Ranching." Jay travels around the

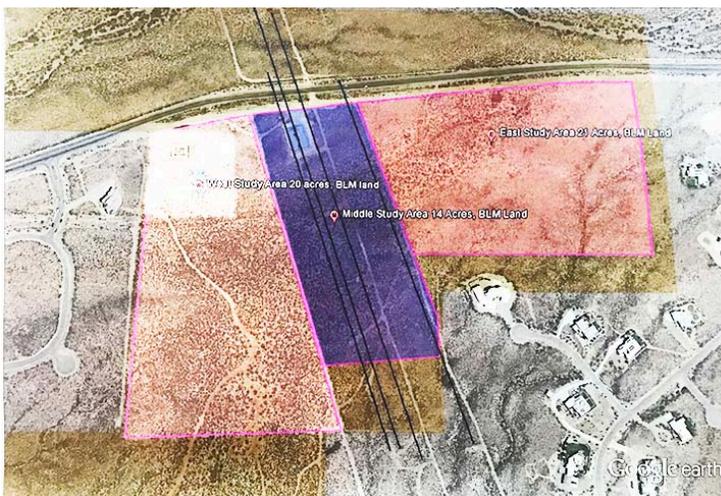
U.S. to “help put real faces on agriculture for American consumers.” [Jay Hill Article<sup>4</sup>](#)  
March 4<sup>th</sup> & 5<sup>th</sup> is Cowboy Day. This 18<sup>th</sup> annual will include the first Cowboy Days Chili Cook-off sanctioned by the Chili Appreciation Society International (CASI), along with no rules contests for beans and salsa that can be pre-made. [NM Farm & Ranch Cowboy Days<sup>5</sup>](#)

For those who would like to get involved in city planning, the Infrastructure Capital Improvement Plan, ICIP, will be meeting in April 2017. Time and place TBA on county website.

The county has Talavera scheduled for road repair every two months. The recent pothole repairs were six weeks behind schedule. Cattle guards on Dripping Springs have been a concern of cyclists and the county has repaired those guards. A resident asked about Baylor Canyon paving and was informed that the majority of county residents voting opposed the project. Another resident voiced concern over the extra lane on Dripping Springs and Sonoma Ranch intersection.

### **ELP Electric Substation.**

The entities involved in planning and approval of the ELP Electric substation off Dripping Springs are BLM and ELP Electric. Comm. Rawson noted that the BOCC has no power in the decision making process. ELP is attempting to make a loop around the city to ensure adequate power supply backups. Comm. Rawson displayed photos of the proposed substation site (see below) along with



a possible fence style. He also asked ELP to install white boundary poles around the perimeter so residents can see proposed dimensions of the substation.

Comments for BLM’s Environmental Assessment of the substation site need to be sent to BLM by March 3<sup>rd</sup>. Meaningful comments will **include** an alternate substation site. [BLM Talavera Substation EA Email<sup>6</sup>](#). Please include “Talavera Substation EA” in subject line.

Peter Goodman stated there would be further opportunities, after the March 3<sup>rd</sup> deadline, to voice opinions regarding the ELP substation.

### **Talavera Community Association**

The TCA is supported by voluntary annual donations of \$25.

**Talavera Community Association**  
**P. O. Box 1057**  
**Mesilla Park, NM 88047**

### **TCA Officers and Board Members**

**President:** *Perry Ashby*  
**Vice President:** *Helen Foster*  
**Secretary:** *Karen Armstrong*  
**Treasurer:** *Steve Tarro*  
**Member-at-Large:** *Jerry Wertz*  
**Member-at-Large:** *Kent Foster*

**Map of three proposed site areas within pink borders – Dripping Springs is the north border of all proposed areas.**

Neighborhood on left is Organ Mesa III. White square is proposed ELP structure over current ELP structure.

West Study Area 20 acres, BLM land

Middle Study Area 14 Acres, BLM land

East Study Area 21 Acres, BLM land

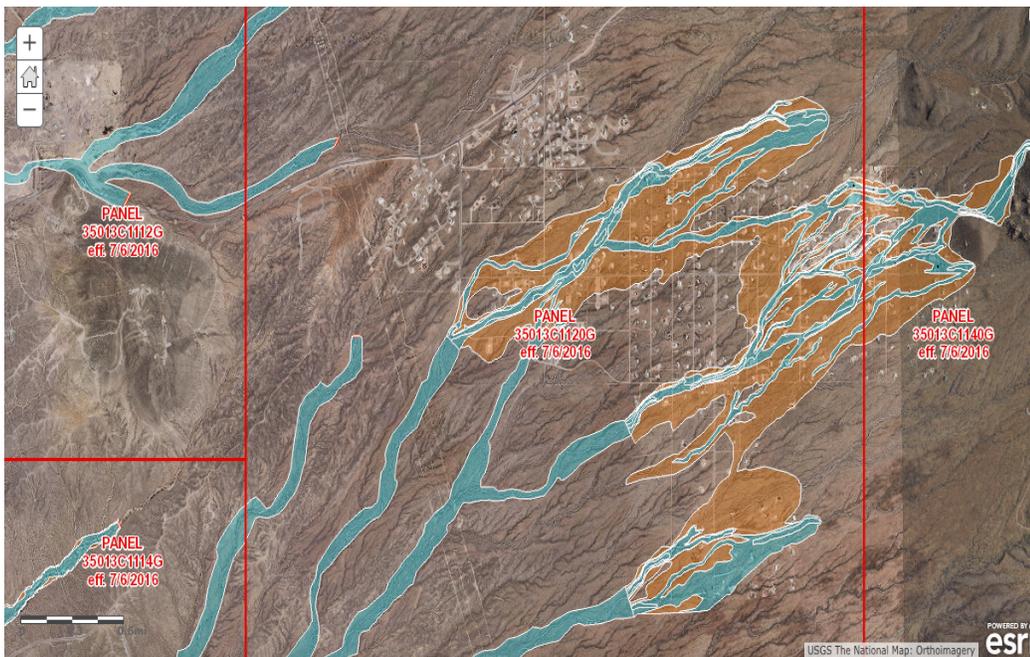
### Example of a Substation Fence



### Example of a similar Substation Structure



**Flood Map** – To view your area you will need to scroll and zoom on the FEMA website.  
[Talavera Area Floodmap<sup>2</sup>](#)



Areas not colored  
**zone X Unshaded**

Areas in rust color  
**zone X Shaded**

Areas in green  
**base: Zone A**

The National Flood Hazard Layer (NFHL) is a compilation of GIS data that comprises a nationwide digital Flood Insurance Rate Map. [FEMA Flood Zones - Main Page.](#)<sup>8</sup>

Flood hazard areas identified on the Flood Insurance Rate Map are identified as a **Special Flood Hazard Area (SFHA)**.

**SFHA** are defined as the area that will be inundated by the flood event having a 1% chance of being equaled or exceeded in any given year.

The 1% annual chance flood is also referred to as the base flood or 100-year flood. **SFHAs** are labeled as **Zone A**.

**Moderate flood hazard** areas, labeled Zone B or **Zone X (shaded)** are also shown on the FIRM, and are the areas *between* the limits of the base flood and the 0.2%-annual-chance (or 500-year) flood.

The areas of **minimal flood hazard**, which are the areas outside the SFHA and higher than the elevation of the 0.2%-annual-chance flood, are labeled Zone C or **Zone X (unshaded)**.