

**TALAVERA COMMUNITY ASSOCIATION (TCA)
GENERAL MEETING MINUTES
Held June 13, 2007, 6:30pm-8:10pm,
At the Talavera Substation of Las Alturas Fire Station**

Meeting called by: TCA Membership
Next Regular Meeting: August 25 or September 8, 2007
Type of Meeting: Annual Clean-up and Potluck Meeting

SPECIAL NOTE: This was a very dynamic meeting chocked full of information. I tried to capture the information but I am sure I missed some points. Hopefully these minutes will capture the main points.

I. Greetings and Introduction of New Neighbors, Larry Cottingham, TCA President.

Larry welcomed the meeting attendees and asked new residents to introduce themselves. Three families introduced themselves and received a hearty welcome to the community!

II. Financial Report Tom Smith, Treasurer.

Treasurer Tom Smith reported our bank account has \$1535.14 as of 6/12/07. Even though we are on solid ground, Tom reminded everyone to continue to submit their \$25 annual dues to:

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

Resident and Commissioner Karen Perez introduced the county staff:

III Jorge Grenados; Director of Public Works, Dona Ana County

Director Grenados presented an update on county road projects. Of major concern is the Grip II proposal for the Tortugas Arroyo crossing of Dripping Springs Road, which is now fully funded with 1.5 million dollars. Originally scheduled to take 2-4 months, Mr. Grenados is challenging the maintenance department to complete the project in 3 weeks but several factors will affect the work schedule. He is looking at a pre-cast structure to reduce the construction time. Construction can start when the details of the detour through the church and Farm & Ranch property is finalized. This detour will only be a gravel road so slow down and keep the workers safe. The monsoon season will be upon us shortly so the start may be delayed until after the rains. To shorten the project time frame, they are planning to work 7 days per week using public employees.

When completed the street grade will be 3 feet higher with the arroyo 12 feet lower. It will be widened to accommodate turning lanes. Traffic

counts show this road handles 6,000 vehicles per day.

Mr. Grenados also discussed other county road projects. Baylor Canyon Road is considered the secondary access road to the Talavera area. Each year additional funds are requested to extend the paved portion. Additional pavement work on Baylor Canyon Road is again planned for this year.

Mr. Grenados explained that, after the 2006 rain season, there was extensive damage to county roads. The roads continue to deteriorate from the rains, leading to continued degradation of the roadbed and necessitating ongoing repair effort.

Mr. Grenados suggested we contact our representatives to thank them for obtaining the following funds for Dripping Spring Grip II: \$100,000 from State Representative Joseph Cervantes and \$400,00 from State Senator Leonard Rawson. State Senator Dianna Duran and State Representative Nathan Cote were also responsible for an undisclosed significant amount of assistance with Baylor Canyon Road.

Mr. Granados was asked if Talavera Road will ever be paved. He recommended the road to be converted to county road status if paving and ongoing maintenance are desired. Ken Foster is working to get Alma Road converted and will be able to help advise other residents who may want their roads converted as well.

Mr. Grenados again told us that he and his staff are willing to discuss the private to county road conversion process with anyone.

IV. Paul Dugie, Director of the Flood Commission.

Mr. Dugie attended the Flood Commission Conference in Virginia last week. He came away

very frustrated because he was unable to get the answers to most of his questions. He talked with other communities who advised him that it took them 3 years before their FEMA flood maps became official. Dona Ana County is trying to facilitate the process even though there is no money funded for this project. This whole area is considered a “flood plain” because of the water flow during storms. But there are areas within the flood plain considered “flood zones”. To see the FEMA flood map, you can view it on the internet at www.donaanacounty.org. And if you stop by his office at 845 N. Motel Blvd, his staff will assist you interpreting the maps in his office. These maps include street names.

From what Mr. Dugie has been able to find out, there will be notices in the Sun News and on the radio at the start of the 90-day review period. A second notice stating “today is the start of the 90-day period” will be publicized 10 working days later.

According to Mr. Dugie, much of the FEMA information is based on assumptions that are difficult to clarify and challenge. What we can challenge is the elevations and the contours.

Details are still fuzzy but to change the map, we must submit reports compiled by a qualified engineer. We only have a few engineers in Las Cruces that are qualified for this type of work so he suggests banding together in neighborhood groups when employing engineering help. Many residents have purchased flood insurance now at lower rates – just in case. Talk to your insurance agent for more information.

The county flood office is also pushing to increase the requirements on builders. For example, post development runoff cannot be more than the predevelopment runoff. Of course, Talavera has not been structured as a “development” so it will be difficult to enforce those regulations in our area.

This is a very complex situation with very little concrete information. Please contact his office for more information.

V. Steve Fischmann – Annexation and development.

Steve brought a map of the annexation project east of Sonoma Ranch. The plan is scheduled to take 15-25 years, projected 35-90,000 housing units. Traffic infrastructure can only handle about 30,000 new housing units. Wisener Road

will become a 4-lane highway roughly following the power lines to A Mountain and continuing on to Route 10. Instead of a traffic light, Wisener Road will be built as an overpass over Dripping Springs Road. Local conservation and community groups are working to have Wisener Road declared as the development boundary with the area east of Wisener Road designated as a natural undeveloped territory.

Of particular interest to Talavera is the 6,000 acres owned by the state just east of Desert Mirage. This land is being prepared to sell for development. It is not part of a master or public planning. The developer buys the land and then presents the plan for approval to city planning. This is not a public process nor is public approval necessary.

Questions were brought up about the pending development on Silver King where 10 acres are being split into 10 one acre lots. Questions were raised about how could we prevent this, require minimum lot sizes, and have more input into local development. The only way to impose any control is to incorporate as a town.

VI. Committee Progress Reports.

• **Road Committee – Kent Foster;**
Out of town. Will report at next meeting.

• **Park Committee – John Smith;**
John reported that the Park plan has received \$20,00 for the engineering study for the park. We still need additional funds and will apply for funds later in the year when the plans are complete.

X. Other Issues

Your Comments and Inputs Are Always Appreciated, Larry Cottingham. Your feedback is appreciated to help make future issues useful to you and inclusive of the latest community events. If you have suggestions on how to improve newsletter format or content, or you would like to suggest community news items to be included in the next issue (new issues expected every three months, in line with our TCA meeting schedule), please send them to larry@larryc.com. Any corrections are also appreciated.

• **TCA Officers and Committee Chairpersons**

President: *Larry Cottingham*
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