



VILLAGE OF TAOS SKI VALLEY

RESOLUTION 2025-041

A RESOLUTION AFFIRMING FINDINGS FOR AND DECLARATION OF AN EMERGENCY

WHEREAS, the Village of Taos Ski Valley, as a recognized municipal corporation in the State of New Mexico, is empowered under NMAC 1978 Chapter 3 with the authority and responsibility to oversee the health and safety of its residents, including Village personnel, and

WHEREAS, there has been a persistent, strong smell of mold in the Village Offices for the past year, particularly after being closed for the weekend or holidays, and

WHEREAS, multiple staff have become ill with headaches, anxiety, fatigue, mood issues, and, in one case, a need to go to the emergency room after working in the Village offices, and

WHEREAS, it has been necessary on multiple occasions to send staff home due to toxic fumes in the Village offices, and

WHEREAS, the presence of strong chemical fumes had become so strong that it was necessary for staff to permanently evacuate the building, and

WHEREAS, a subsequent physical inspection of the offices performed by the Village Code Enforcement Officer, Village Fire Inspector, and Village Building inspector found numerous and significant safety hazards, including violations of the fire code, building code, ADA requirements, heating and ventilation violations, significant structural issues due to dry rot, contaminated standing water beneath the building that appears to be the source of the chemical fumes, and an extensive invasive black mold infestation and accompanying rot within the crawl space and extending inside the walls of the building, where cut-outs were made to inspect the walls at all three levels, and

WHEREAS, the Village Code Official has made a detailed report and visual presentation of these findings to the Mayor and Council, providing facts, findings and photos, that are consistent with findings of contamination on an adjacent property by a separate entity, which required substantial environmental remediation, and

WHEREAS, it does not appear to be financially or realistically possible to reoccupy the Village offices or remediate these findings at any time in the foreseeable future or for this use again, and



WHEREAS, all staff and Village operations have now been forced to be relocated to a single meeting room being temporarily rented from the resort, but which is inadequate to realistically house all staff operations for any extended length of time, and

WHEREAS, no alternative office space is readily available or affordable within the Village, and

WHEREAS the Village is located within federal lands on a National Forest within a designated wilderness area, with the nearest commercial properties a minimum of 15-20 miles from the Village and no other alternatives available, and

WHEREAS, the Village now finds itself without sufficient accommodations to fully staff operations and the ability to fully carry out its required responsibilities as a municipality without adequate space and the associated offices, space and supporting infrastructure, consistent with various state and federal privacy, records storage and similar laws,

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE VILLAGE OF TAOS SKI VALLEY THAT:

The Governing Body hereby acknowledges and concurs with the environmental and structural findings it has been presented with and agrees that staff and operations cannot return to the Village offices for health and safety reasons, and that such constitutes an emergency situation.

Additionally, the Governing Body agrees that without sufficient space and supporting related infrastructure for staff and operations that the level, quality and reliability of municipal services and safety are and will continue to be impacted, constituting an impact to public health and safety and an emergency situation for the Village.

Lastly, the Governing Body has reviewed all alternatives presented by staff and accepts staff's findings and recommendation that the only viable alternative given current resources and time is for Village to move forward with purchase and erection on-site on already owned and prepared Village property of a built-to-suit, modular prefabricated office complex as researched and priced out by staff and presented to Council.

Given the urgency of the current circumstances, the 90-day lead time needed to construct the unit off-site, and the short 3 month construction season at the severe altitude of the Village, the Governing Body declares for purposes of obtaining and expediting funding, including seeking the repurposing of existing funding already granted to the Village for Firehouse Station 1 and the planning, design and equipping of any other facilities projects by the Village, that a state of emergency with regards to this need exists and directs staff to make finding funding for the new Village Hall/Offices the Village's top priority.

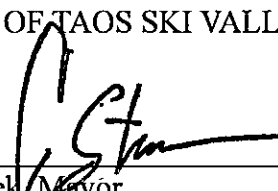


PASSED, ADOPTED AND APPROVED BY THE GOVERNING BODY OF THE VILLAGE OF TAOS SKI VALLEY, THIS 19th DAY OF DECEMBER 2025.

VOTE FOR: 4 AGAINST: 0 ABSTAIN: 0



VILLAGE OF TAOS SKI VALLEY


Chris Stanek Mayor

ATTEST:


Marlene Salazar, Village Clerk