



**VILLAGE COUNCIL REGULAR MEETING MINUTES
MEETING TO BE HELD VIA HYBRID-IN PERSON AND ON-LINE
MEETING ROOM LOCATED AT 102, 9 FIREHOUSE RD.
TAOS SKI VALLEY, NEW MEXICO
FRIDAY, JULY 18, 2025 1:00 PM**

1. CALL TO ORDER AND NOTICE OF MEETING

The regular meeting of the Village Council was called to order by Mayor Chris Stanek at 1:00 p.m. Notice of the meeting was properly posted.

2. ROLL CALL

Marlene Salazar, Village Clerk called the role and quorum was present

Governing Body Present:

Mayor Stanek

Councilor Caldwell

Councilor Turner (joined later)

Councilor Stagg

Councilor Wittman

3. APPROVAL OF THE AGENDA

MOTION: Councilor Wittman **SECOND:** Councilor Stagg **PASSED:** 3-0

4. APPROVAL OF THE MINUTES OF THE JUNE 20TH, 2025, REGULAR VILLAGE COUNCIL MEETING AND THE VILLAGE COUNCIL MEETING ON JULY 14, 2025.

MOTION: Councilor Wittman **SECOND:** Councilor Stagg **PASSED:** 3-0

5. PRESENTATIONS

A. None

6. A. CITIZEN'S FORUM –Discussion of non-agenda items only. Limited to 5 minutes per person. (Please email msalazar@vtsv.org to sign up in advance so that you can be recognized).

Citizen Mike Fitzpatrick spoke and raised concerns about the village's financial situation regarding the purchase of 7 Firehouse Road and suggested moving the fire trucks back to the downstairs of the building to address potential litigation issues.

Chamber of Commerce CEO Dan Vaughn announced the upcoming events in the Village of Taos Ski Valley. The Taos Ski Valley Arts festival is scheduled for this weekend July 19th and July 20th. There is expected to be 30 plus artists and vendors from all over the region. In two weeks, August 2nd and August 3rd, the Village of Taos Ski Valley Chamber of Commerce will host the Up & Over Trail Run. Mr. Vaughn also announced that volunteers are needed, if you are interested in becoming a volunteer, please email him at dan@taosskivalley.com

B. CITIZEN'S FORUM - Limit of 5 minutes per person related to a specific agenda item. Public comment during consideration of agenda items by the Council is only permitted at the discretion of the Chair and is limited and those directly affected.

No speakers.

7. COMMITTEE REPORTS

A. Planning & Zoning Commission (Mayor Pro Tem Tom Wittman) Councilor Wittman reported a meeting was held on July 7, 2025. The items discussed included Planning and Zoning Commission's activities, that included recommending to Mayor & Council of updating/changing Ordinance 17-030 Zoning Regulations Zoning Map For VTSV. The Commission also discussed their recommendation to Mayor & Council to adopt the 2024 International Property Maintenance Code. There are two RFP's out for bid, the first is the Water & Wastewater Study and then the Village Comprehensive Plan. The next meeting of the P&Z Commission is scheduled for August 4, 2025, at 1:00 p.m.

B. Public Safety Committee (Councilman Henry Caldwell) Councilor Caldwell reported a meeting was held on July 7, 2025 at 10:00 a.m. Councilor Caldwell provided updates on Public Safety Committee matters, including a grant for Kachina Park improvements, signage and an update in regard to the overnight camping Ordinance. A site visit is currently being discussed and scheduled between the Parks & Recreation Committee, Public Safety Committee, and the VTSV Public Works Dept. to discuss the overall use and safety of the park. Avalanche safety was briefly discussed, and the discussion will be carried over to next month to the August Public Safety Committee Meeting.

C. Firewise Community Board (Councilman Henry Caldwell) Councilor Caldwell reported the NFL grant still has funds available and if anyone is interested in property thinning, please contact Garrett Hanson at the VTSV Fire Dept. Committee members Jim Woodard and Bob Thomas have collected and submitted applications for 11 residences to NM Gas Co. for new service connections in an effort to extend the existing natural gas service lines in order to reduce above ground propane tank usage in the Village . The next meeting of the Firewise Community Board is scheduled for August 5, 2025 in conjunction with the Public Safety Meeting.

D. Parks & Recreation Committee (Joan Woodard) Committee Chair Woodard reported on Parks and Recreation plans, including a strategic planning process funded by the NM Outdoor Recreation Dept. Trails+ Grant, planned upcoming site visits to Kachina Vista Park, and the contract kick-off meeting with Rocky Mountain Youth Corps.

E. Lodger's Tax Advisory Board (Councilman Chris Stagg) Councilor Stagg stated that no meeting had been held and, therefore, there was nothing to report at this time.

F. TIDD (Mayor Pro Tem Tom Wittman)

Councilor Wittman reported that a meeting is scheduled for July 21, 2025 at 4:00 p.m. Discussion will include the TIDD Board vacancies that will be up for re-election this coming November. The two seats that are vacant will be Board Chair Wittman and TIDD Board member Chaz Rocky. If you would like to run for the TIDD Board you have to file a Declaration of Candidacy at the Taos County Clerk's Office on or before August 26, 2025 weekdays from 9:00 a.m. to 5:00 p.m.

8. REGIONAL REPORTS (Are all included in the attached Administrator's and Department reports)

A. Enchanted Circle Council of Governments (ECCoG) (No meeting, no report)

B. Enchanted Circle Marketing Cooperative (Met in June, per Village Administrator's Report)

C. Taos Regional Landfill (TRF) (Meeting next Thursday, per Village Administrator's Report)

- D. North Central Regional Transit District (NCRTD) (per Village Administrator's Report)
- E. Northern Pueblos Regional Transportation Planning Organization (NPRTPO) (No report)
- F. North Central Economic Development District (NCEDD) (No meeting, no report)
- G. Rio Hondo Watershed District (RHWD) (No meeting, no report)
- H. San Juan Chama Water Contractor's Association (SJCCA) (per Village Administrator's Report)

9. MAYOR'S REPORT (Mayor Chris Stanek) No Reports

10. ADMINISTRATOR AND STAFF REPORTS

Attached. (Rick Bellis, Village Administrator) Village Administrator Bellis reports all items of business are included in the Village Council Packet for review, and that he may be contacted directly if anyone from the public has any questions.

11. FINANCE REPORT

Attached. (Carroll Griesedieck, Village Finance Officer Financial update presentation. (Carroll Griesedieck, Village Finance Director)

The finance report presented by Finance Director Griesedieck showed that fiscal year revenues were down 16% overall, with gross receipts tax revenues down 31% in May compared to the previous year. Despite lower revenues, the actual financial performance was better than anticipated, resulting in a small gain of \$89,000 compared to the budgeted loss of over \$4 million. The council discussed concerns about the impact of reduced construction revenues on future budgets and agreed to hold a special meeting next Friday to address personnel and budget considerations.

12. CONSENT AGENDA

This item is placed on the agenda so that the Governing Body by unanimous consent can designate those routine agenda items that they wish to be approved or acknowledged by one motion. If any proposal does not meet with the approval of all Governing Body members, that item will be heard when reached under the regular agenda.

A. RESOLUTION 2025-24: PARTICIPATION IN LOCAL GOVERNMENT ROAD FUND PROGRAM ADMINISTERED BY NEW MEXICO DEPARTMENT OF TRANSPORTATION. (Carroll Griesedieck, Village Finance Director)

B. RESOLUTION 2025-25: A RESOLUTION AUTHORIZING THE ASSIGNMENT OF AUTHORIZED OFFICER(S) AND AGENT(S) FOR PROJECT NO. SAP 25-J4405-GFR (Carroll Griesedieck, Village Finance Director)

C. RESOLUTION 2025-27: A RESOLUTION REQUESTING A BUDGET ADJUSTMENT TO THE FY2025 BUDGET (BAR) INCREASING BUDGETED EXPENSES IN THE CANNABIS REGULATION ACT FUND TO REFLECT ACTUAL FY25 CANNABIS ADMINISTRATIVE FEES CHARGED. (Carroll Griesedieck, Village Finance Director)

D. RESOLUTION 2025-28: A RESOLUTION ACKNOWLEDGING THE 4TH QUARTER FY-2025 FINANCIAL REPORT, AS OF JUNE 30TH, 2025. (Carroll Griesedieck, Village Finance Director)

E. RESOLUTION 2025-29: A RESOLUTION REQUESTING APPROVAL OF THE FY-26 FINAL BUDGET. (Carroll Griesedieck, Village Finance Director)

MOTION: Councilor Wittman **SECOND:** Councilor Caldwell **PASSED:** 4-0

13. OLD BUSINESS

A. None

14. NEW BUSINESS

A. RESOLUTION 2025-031: A RESOLUTION APPROVING THE PUBLICATION AND SCHEDULING OF A PUBLIC HEARING FOR ORDINANCE 2025-03: AN ORDINANCE TO ADOPT THE ICC INTERNATIONAL PROPERTY MAINTENANCE CODE.

MOTION: Councilor Wittman **SECOND:** Councilor Turner **PASSED:** 4-0

Link to view 2024 ICC IPMC: [2024-ICC-IPMC-1.pdf](#)

B. DISCUSSION AND CONSIDERATION TO INSTRUCT THE VILLAGE ADMINISTRATION to seek and enter into an agreement with Twining Associates, LLC to resolve the cloud on title of the Old Firehouse, 7 Firehouse Road, due to reversionary interest held by Twining Associates, LLC, and further to resolve issues raised in the case of Twining Associates, LLC et al. v. Village of Taos Ski Valley, et al., No. D-820-CV-2025-00277, pending in the Eighth Judicial District Court of the State of New Mexico, upon payment to Twining Associates, LLC of an amount not to exceed \$125,000 plus costs, or if such agreement cannot be reached to litigate the matter as necessary so as to resolve the cloud on title of the said building and land. The Governing Body may go into executive session to discuss this matter pursuant to Section 10-15-1(H)(7) NMSA 1978, meetings subject to the attorney-client privilege pertaining to threatened or pending litigation in which the public body is or may become a participant, and Section 10-15-1(H)(8) NMSA 1978, meetings for the discussion of the purchase, acquisition or disposal of real property or water rights by the public body. (John Appel, Village Attorney)

DISCUSSION: Mayor & Council discussed a potential agreement with Twining Associates LLC to resolve a title cloud on the Old Firehouse property at 7 Firehouse Road, with Attorney John Appel providing an update on the legal situation. Attorney Appel explained that the firehouse, including its generator, fire escape, and staircase, has been on TSVI's land for over 20 years, with no prior concerns raised. He clarified that the village intends to continue using the building as a firehouse, despite allegations of misuse, and noted that the village's current fire equipment does not fit in either the old or new firehouse.

Councilor Caldwell emphasized that the building's usage has remained consistent for over 20 years, even before Louis Bacon bought TSVI and questioned the validity of the lawsuit.

After debate, the Council approved a motion to negotiate a settlement with Twining Associates, offering up to \$125,000 plus costs, or to litigate if an agreement cannot be reached.

MOTION: Councilor Wittman **SECOND:** Councilor Turner **PASSED:** 4-0

15. OTHER BUSINESS

A. PROCUREMENT ANNOUNCEMENT: RFP openings for RFP 2025-06, RFP 2025-07 and RFP 2025-08 will be held Monday, July 21st at 1pm at the Village Administrator's Office at 7 Firehouse Rd., 2nd Floor.

1

16. POSSIBLE CLOSED SESSION

The following matters may or may not be discussed in closed session under the NM Open Public Meetings Act under exemptions 10-15-1.H (8): meetings for the discussion of the purchase, acquisition or disposal of real property or water rights by a public body, and 10-15-1. H (7): attorney client privilege pertaining to threatened or pending litigation in which the public body is or may become a participant.

17. REPORT ON CLOSED SESSION (John Appel, Village Attorney) NO CLOSED SESSION WAS HELD

18. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING OF THE VILLAGE COUNCIL

JULY 25, 2025: SPECIAL MEETING. The Village of Taos Ski Valley will be scheduling a special meeting on Friday, July 25th at 1pm to potentially award contracts to the selected vendors responding to RFP 2025-06: 2025 Water and Wastewater Rate Study, RFP 2025-07 2025 Comprehensive Plan Update, RFP 2025-08 VTSV Underground Utility Installation, procurement based on best price of Utility Billing Software, amendment to the 2025 VTSV Wildland Coordinator Contract for the CWPP Update and an Executive session dealing with personnel matters.

AUGUST 15, 2025: REGULAR MEETING. The next regularly scheduled meeting of the Council of the Village of Taos Ski Valley will be held as a hybrid in-person and on-line meeting on Friday, August 15, 2025, at 1:00 pm in Room 102, 9 Firehouse Rd., Taos Ski Valley, NM and the Agenda, Agenda attachments, and Zoom Meeting link will be available to the public on the Village website at <https://www.vtsv.org>.

19. ADJOURNMENT

MOTION: Councilor Wittman **SECOND:** Councilor Turner **PASSED:** 4-0



Mayor Chris Stanek

ATTEST:



Village Clerk, Marlene Salazar