



**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, NOVEMBER 21, 2025 10:00 AM**

1. CALL TO ORDER AND NOTICE OF MEETING

The regular meeting of the Village of Taos Ski Valley 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 roll and a quorum was present.

Governing Body Present:

Mayor Stanek

Councilor Caldwell

Councilor Turner

Councilor Stagg

Councilor Wittman

3. APPROVAL OF THE AGENDA

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

4. APPROVAL OF THE MINUTES OF THE OCTOBER 17, 2025, REGULAR VILLAGE COUNCIL MEETING

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

5. PRESENTATIONS:

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).

VTSV Chamber of Commerce CEO Dan Vaughn reported a significant increase in guest trip inquiries due to recent snowfall, which has generated strong interest from potential visitors for the winter season. Mr. Vaughn announced the Chamber is continuing to focus on promoting and marketing for the businesses in Taos Ski Valley from the Plaza Shops to lodging. Mr. Vaughn also thanked the Mayor & Council for their continued support.

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.

Resident Michael Chandler addressed the council, praising the village's participation in the New Mexico Retiree Health Care Authority Program as these benefits will help attract and keep the Village as a competitive place to work. Mr. Chandler also expressed concern about the casual nature of council meeting attendance.

7. COMMITTEE REPORTS

A. Planning & Zoning Commission (Mayor Pro Tem Tom Wittman) Board Chair Wittman reported a meeting was held on November 17, 2025, at 1:00 p.m. During the meeting Village Administrator Bellis reported to the commission the status of the comprehensive plan and discussed lot line adjustments throughout the Village. The Commission also discussed the consolidation and resolutions outstanding with Roger Pattison. The Village will purchase \$16,000.00 worth of pipe in trade for certain properties to the Village for open space/public use and release of any restrictions on any earlier conveyances. Commissioner Hall presented to the commission a condensed version of the Ordinance Adopting Zoning Regulations and a Zoning Map for the Village of Taos Ski Valley AI Grok Version, that is still being worked on. The last item discussed was the need to hire a new Village Administrator.

B. Public Safety Committee (Councilman Henry Caldwell) Committee Chair Caldwell reported a meeting was held on November 1, 2025 at 10:00 am. The committee discussed the underground project. Committee Chair Caldwell reported that Project Manager Wooldridge submitted a report describing the amount of franchise fee revenues coming in and with this amount it is calculated that the project will take about 13 years to complete. Funds are available to start the underground project in Amizette and the meeting concluded by discussing seeking funds to complete the project.

C. Firewise Community Board (Councilman Henry Caldwell) Committee Chair Caldwell reported that the Firewise Committee discussed and listed the top priorities and goals for the committee. The top goal for the committee is to have all properties mitigated and cleaned. Committee Chair Caldwell stated if anyone had any questions or needed additional information to please contact him. (henrycaldw9810@gmail.com)

D. Parks & Recreation Committee (Joan Woodard) No report

E. Lodger's Tax Advisory Board (Councilman Chris Stagg) No report

F. TIDD (Mayor Pro Tem Tom Wittman) Board Chair Wittman reported that Resident Mike Fitzpatrick's appeal of an IPRA was denied, but a new IPRA since then has been filed.

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 (No report)
- C. Taos Regional Landfill (TRF) (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)(per Village Administrator's Report)

- F. North Central Economic Development District (NCEDD) (per Village Administrator's Report)
- G. Rio Hondo Watershed District (RHWD) (per Village Administrator's Report)
- H. San Juan Chama Water Contractor's Association (SJCCA) (per Village Administrator's Report)

Village Administrator Bellis reported all reports were provided in the Council Packet

9. MAYOR'S REPORT (Mayor Chris Stanek) **Mayor Stanek** congratulated a job well done to all Candidates who ran for office and spoke in the recent candidate forum. Mayor Stanek expressed his appreciation on the engagement from the community in running for council and serving on village committees. Mayor Stanek congratulated Matt Hayner and Renato Frimm in running great election campaigns and looks forward in continuing to work with Councilor Stagg and newcomer Matt Myers. Mayor Stanek also encouraged the community to continue to support all the volunteers, staff and elected officials that represent and volunteer their time and talent to assist our community.

10. ADMINISTRATOR AND STAFF REPORTS

Attached. (Rick Bellis, Village Administrator) Administrator Bellis provided a comprehensive update on various projects and initiatives. Administrator Bellis discussed several grants, including a \$1.5 million Water Trust Board grant and a \$1.8 million microgrid grant, both of which are pending approval. Administrator Bellis mentioned that Linda Perry has been approved by NCED to be our Technical Assistance Grant Consultant, which will help to bring in funding and building connections with state departments. Administrator Bellis requested Attorney Appel transfer the information of the Post Office to the Village so he can assist with the process before his retirement. Administrator Bellis mentioned that the new utility software implementation had some glitches but would be fully operational by January 1st, with automated billing and mailing processes. The village has completed the electric line project for the year and is awaiting a response on a \$8 million recycling grant. All updates are included in the Council Packet.

Council members Stagg & Caldwell expressed interest in seeing water usage data and discussed the Wheeler Peak water system leak. **Mayor Stanek** also commended the village on working well with the Water Trust Board, and praised the progress made with the current water projects.

11. FINANCE REPORT

Attached. (Carroll Griesedieck, Village Finance Officer)
Financial update presentation. (Carroll Griesedieck, Village Finance Director) **Finance Director Griesedieck** reported all information was included in the council packet. Director Griesedieck reported FY GRT is down 26% compared to last year. Finance Director Griesedieck stated the good news is FY to date Water & Sewer Revenues are up 21%.

Councilor Caldwell questioned where we are on the rate study. **Administrator Bellis** explained that Elaine and Carol are working on the study, which is expected to be completed by mid-January, though Elaine has been out dealing with jury duty and software transition and Carroll has been concentrating on the State Audit.

Administrator Bellis reported that he reached out to the Village's Auditor and asked them if they would speak to Stifel and explain to them their presentation findings, given DFA's interest in whether the Village had taken the appropriate actions to correct the prior finding. We implemented exactly what was identified in the Stifel study as being required. Because the rate increase did not start until July 1, 2025, the Village would still have the audit finding, but this would assure DFA that the finding was resolved and we're working on exactly what our financial advisor has determined the Village needs to do.

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.

13. OLD BUSINESS

None.

14 . NEW BUSINESS

A. Staff report on progress for the development of an alternate Village office complex and discussion, consideration and direction to staff regarding the project.

Mayor & Council reviewed a staff report on the development of an alternative village office complex. Administrator Bellis presented cost estimates and proposed using previously awarded capital outlay funds to be repurposed for the project, along with requesting additional funding from the governor and legislature in the upcoming round. The Village staff recommended prioritizing this project on the ICIP list, followed by EQ tank repair or replacement.

B. Staff recommendation for the Village to request from NM DFA and the Legislature (Sen. Bobby Gonzales) the reprogramming of certain state capital outlay funds in the amount of \$148,000 (2025), \$70,000 (2024), and \$110,000 (2024) for use for the above project.

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

C. Staff recommendation that the above project be the first priority for the ICIP in order to facilitate the above, followed by the EQ tank repair or replacement and that the Village office complex be the priority Village request for both the 2026 Legislative and the Governor's Capital Outlay, along with funding for the engineering, permitting and design phase for the EQ tank.

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

The Council passed a motion for items B, & C to proceed with plans for a modular building, authorizing staff to request reprogramming of capital outlay funds from 2024 and 2025, and to prioritize the village complex and EQ basin in the ICIP. Village Administrator Bellis noted that while the project could move quickly, its timeline depends on state approval for ordering before contract execution. The council also discussed concerns about roof design, EQ tank relocation, and snow removal, with Administrator Bellis clarifying that a pitched roof would be used instead of a flat one.

NEW MOTION: To accept staff recommendation that the Village request from the legislature and DFA the reprogramming of Capital Outlay from 2024 in the amount of \$110,000.00 in 2025 to \$148,000.00 in 2024 to be used for the project proposed above and submitted to the Council and the project be the first priority on the ICIP and be the subject of the Villages request to bill in 2026 for legislative and Governor's Capital Outlay funds as needed for the purchase, placement, and equipping of the New Village Offices.

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

D. Report on and ranking of Village goals and priorities for FY 2026-27, including review of Village advisory committee priorities.

Administrator Bellis reported a list of committee priorities was provided in the Council Packet. Village Administrator discussed and reported that each committee focused on reviewing and ranking village goals and priorities for FY26/27. Key discussions included reducing the complexity of zoning regulations, updating the comprehensive master plan internally to reduce costs, and addressing public safety concerns such as underground power lines and above-ground propane tanks. Staff priorities were also outlined, including the need for a public works garage, updated personnel and financial policies, and securing adequate records storage for the Village.

E. Review and possible approval of the FY 2026-2027 ICIP and referral to the Capital Improvements and Infrastructure Advisory Board for review and comment.

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

F. Discussion, consideration and direction to staff regarding 2026 Capital Outlay and legislative priorities.

Mayor and Council agreed to wait until the Infrastructure Committee reviews the ICIP to attach costs to priorities and match them to the budget, with a plan to provide directions to staff and potential funding sources after the reorganization meeting in January.

15. OTHER BUSINESS

A. PROCUREMENT ANNOUNCEMENTS:

1. Comprehensive Plan Update

16. LEGAL UPDATE/STATUS REPORT

17. POSSIBLE CLOSED SESSION

TO ENTER INTO CLOSED SESSION

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

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, 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, and 10-15-1.H (2) limited personnel matters.

TO RETURN FROM CLOSED SESSION:

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

18. REPORT ON CLOSED SESSION (John Appel, Village Attorney)

Mayor Stanek reported and attested during closed session only the following matters were 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, 10-15-1. H and 10-15-1.H (2) limited personnel matters.

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

DECEMBER 19, 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 meetings on Friday, December 19, 2025, at 1:00 pm in Room 102, 9 Firehouse Rd., Taos Ski Valley, NM

The Agenda, Agenda attachments, and Zoom Meeting link will be available to the public on the Village website at <https://www.vtsv.org>.

20. ADJOURNMENT

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



Mayor Chris Stanek

Attest:



Village Clerk, Marlene Salazar