



**VILLAGE COUNCIL REGULAR MEETING AGENDA  
MEETING TO BE HELD VIA ZOOM TELECONFERENCE  
TAOS SKI VALLEY, NEW MEXICO  
TUESDAY, AUGUST 23<sup>rd</sup> at 2:00 P.M.**

- 1. CALL TO ORDER AND NOTICE OF MEETING**
- 2. ROLL CALL**
- 3. APPROVAL OF THE AGENDA**
- 4. APPROVAL OF THE MINUTES OF THE JULY 26, 2022 VILLAGE COUNCIL REGULAR MEETING and the JULY 29, 2022 VILLAGE COUNCIL SPECIAL MEETING**
- 5. CONFIRMATION OF THE PERSONS WHO SHALL BE EMPLOYED BY THE MUNICIPALITY INCLUDING THE APPOINTED OFFICES**
- 6. PRESENTATION OF CERTIFICATE OF APPRECIATION**
- 7. CITIZEN'S FORUM** –for non-agenda items only. Limit to 5 minutes per person (please email [awooldridge@vtsv.org](mailto:awooldridge@vtsv.org) to sign up)
- 8. COMMITTEE REPORTS**
  - A. Planning & Zoning Commission
  - B. Public Safety Committee
  - C. Firewise Community Board
  - D. Parks & Recreation Committee
  - E. Lodger's Tax Advisory Board
- 9. REGIONAL REPORTS**
- 10. MAYOR'S REPORT**
- 11. STAFF REPORTS**
  - A. Administrator Avila
  - B. Interim Finance Director Morris Madrid
  - C. Police Chief Vigil
  - D. Fire Dept
  - E. Building Official Bowden
  - F. Planning Director Nicholson
  - G. Public Works Director Martinez
  - H. Clerk Wooldridge
  - I. Attorney Baker
- 12. OLD BUSINESS**
  - A. Consideration to Accept the Water Repair Plan by TSVI for 100% performance of the Water Study MOU Amendment
  - B. Discussion of Village Complex Appraisal and Public Use of Property at 1346 NM 150 with Direction of the Village Council for Disposition
  - C. Consideration to Approve and Authorize Plumbing Material Purchase from Roger Pattison
- 13. NEW BUSINESS**
  - A. Consideration to Approve **Resolution No. 2023-517** the Village of Taos Ski Valley 2024-2028 Infrastructure & Capital Improvements Plan (ICIP)
  - B. Consideration to Approve Contract for a Grant Writer to Complete Requests for Water and Wastewater Funding
  - C. Consideration to Approve the Village of Taos Ski Valley Health Incentive Policy
  - D. Consideration to Approve Adjusting Village Staff Entry Level Pay
- 14. MISCELLANEOUS**
- 15. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING OF THE VILLAGE COUNCIL**
- 16. ADJOURNMENT**



**VILLAGE COUNCIL REGULAR MEETING  
MINUTES  
TAOS SKI VALLEY, NEW MEXICO  
TUESDAY, AUGUST 23<sup>rd</sup> at 2:00 P.M.**

1. **CALL TO ORDER AND NOTICE OF MEETING:** The regular meeting of the Village of Taos Ski Valley was called to order by Mayor Pro Tem Wittman at 2:00 pm. Notice of the meeting was properly posted. Mayor Pro Tem Wittman asked for a moment of silence in honor of the passing of Mayor Neal King.

2. **ROLL CALL**

Clerk Wooldridge called the roll and quorum was present. Mayor Pro Tem Wittman: said that would accept motions from three of the councilors. If one of the councilors recuses themselves from the vote, Mayor Pro Tem Wittman will break the tie if necessary.

**Governing Body Present:**

Councilor Henry Caldwell

Councilor Brent Knox

Councilor Chris Stagg

Councilor Tom Wittman, Mayor Pro Tem

3. **APPROVAL OF THE AGENDA**

**MOTION:** To approve the agenda as written

**Motion:** Councilor Caldwell S      **Second:** Councilor Knox      **Passed:** 3-0

4. **APPROVAL OF THE MINUTES OF THE JULY 26, 2022 VILLAGE COUNCIL REGULAR MEETING and the JULY 29, 2022 VILLAGE COUNCIL SPECIAL MEETING:**

**Motion:** to Approve the minutes as presented

**First:** Councilor Stagg    **Second:** Councilor Knox    **Passed:** 3-0

5. **CONFIRMATION OF THE PERSONS WHO SHALL BE EMPLOYED BY THE MUNICIPALITY INCLUDING THE APPOINTED OFFICES:** The Appointed positions are Village Administrator, Village Clerk, Police Chief, and Treasurer. An employee list of names/positions was presented to the Council of the current Village Staff.

**MOTION:** To Confirm the Persons who shall be employed by the Municipality including the Appointed Offices

**First:** Councilor Stagg    **Second:** Councilor Knox    **Passed:** 2-1

**Discussion:** Administrator Avila states this process is the Appointing of the Officers, (Administrator, Clerk, Treasurer, and Police Chief) This is statutorily required after each election. Mayor Pro Tem Wittman stated this was to be held in April, and Mayor Neal King asked that this be postponed. The Term will be served until the next administration where they can be reappointed or not reappointed by the new Mayor. The mayor shall recommend, and the council will approve. All other employees are hired by the Administrator that fall under a different category.

6. **PRESENTATION OF CERTIFICATE OF APPRECIATION:** Patrick Nicolson presented the AmeriCorps VTSV service member 2021-22 Certificate of Appreciation for a job well done. This Certificate is given to Scotney Blackburn for serving the VTSV for the last 10 ½ months. Ms. Blackburn

has worked on the NFL Grant, Community Wildfire Prevention Plan, the Village Trails Plan, Trails Development Application, numerous parks and recreation tasks, the village social media outreach efforts, and much more.

**7. CITIZEN'S FORUM** –for non-agenda items only. Limit to 5 minutes per person (please email [awooldridge@vtsv.org](mailto:awooldridge@vtsv.org) to sign up)

1.Dan Vaughn (Chamber of Commerce Director) presented a recap on events that have been held at the Taos Ski Valley. The 16<sup>th</sup> annual Up and Over race was held a few weeks ago. A lot of positive feedback was given from numerous runners. There were 261 registered runners. Dan expressed his gratitude to Police Chief Vigil, Administrator Avila, Bob Heflen, Kayla Hawari, TSVI, Councilor Stagg, and Nicole Zin. The next scheduled event is Oktoberfest to be held September 17<sup>th</sup>, and 18<sup>th</sup> 2022. There will be music in the Plaza as well as at the Bavarian Lodge.

2.Drew Chandler from Russell Engineering presented an update on the overhead power removal plan to be held this summer. Attachments were presented of the mapping area. There are different phases of the project. Power lines will be installed underground. This is the first phase of this project. Lumen formerly known as Century Link also has copper phone lines overhead. These lines will be removed and laid in the existing trench with the power lines. Power, phone and gas lines will be in these trenches as well. The poles that have the lines attached to them are owned by KCEC. Councilor Caldwell questioned whether if this project is funded by the franchise fees. Per Administrator Avila the roadway is actually on the TIDD project list, although this project is under the TSV Inc underground effort separate from any TIDD project. Chaz Rockey also stated that the utility work should fall under the TIDD category- This would be a broader multi-phase project that should fall under the TIDD. To be discussed further.

**8. COMMITTEE REPORTS**

**A. Planning & Zoning Commission:** meeting to be held next month- no reports

**B. Public Safety Committee:** Presented by Mayor Pro Tem Tom Wittman on behalf of Kathy Bennett: The committee would like to announce three new members Keith Kiehl, Mitch Daniels, and Councilor Caldwell.

**C. Firewise Community Board:** Quigley Peterson: Setting up training schedule,

**D. Parks & Recreation Committee:** No meeting this month-there will be a meeting held next month

**E. Lodger's Tax Advisory Board:** No reports this meeting

**9. REGIONAL REPORTS:** Administrator Avila reported that the Legislative Finance Committee would be meeting in the Village September 21-23, 2022.

**10. MAYOR'S REPORT:** Presented by Mayor Pro Tem Wittman. It was a sad moment for the Village yesterday on the passing of beloved Mayor Neal King. Mayor Pro Tem Wittman thanked the Village Staff, Administrator Avila, Chief Vigil, and many others who organized an honorable procession down the mountain for Mayor King.

*-- Providing infrastructure & services to a World Class Ski Resort Community --*

## 11. STAFF REPORTS:

- A. Administrator Avila:** CDC changed their order on Covid, masks are no longer required indoors, please be cautious and courteous. It's basically up to the individual. The Village office is open 5 days a week and staff is present. The underground electricity Project Phoenix-Coyote is almost complete. The next phase approved for the project is underway. Upper Twining Project for underground electric should be started and completed this summer. Additional information from contractors and the attorney will be gathered for the wastewater treatment plant and will be discussed at the next meeting.

The Village currently has an on-call contractor that is doing work on the water tank. The village complex will be discussed further on the agenda in this meeting. There is work to be complete on a grant application for charging stations in the hiker parking area. The NCRTD is in the process of getting a route plan for the VTSV. The Town of Taos and Taos County will contribute to this agreement. When the agreement is completed, it will be brought before the council. This will be funded by Lodgers tax.

- B. Interim Finance Director Morris Madrid:** Mayor Pro Tem Wittman announced a new Finance Director has been hired- Carroll Griesedieck. Finance Temp Morris Madrid offered new perspectives/responsibilities and what is required with the hiring of the new finance director and what should be expected. Finance Temp Madrid stated the Profit and Loss report is a great report to check on comparisons through the years. Reports were presented. The Income and Expense report shows the revenues per category per month. Reports presented. The highest revenue reported in July 2022 was under the Sewer Category. On the Expense side of the report the Salary and Benefits is reported to be the highest expense. Salary and Benefits report tends to report high as human resource is very valuable. Finance Temp Morris Madrid also presented handouts with preparing for the upcoming audit: This information is presented to help with the audit and help enforcing all the state statues/budgets, there are very strict requirements. Finance Temp Madrid also thanked everyone for the opportunity to work with the Village of TSV.

**Discussion:** Mayor Pro Tem Wittman asked how the Village increase pay has effected the budget expense report for July. Per Finance Temp Madrid this increase was not in effective in July. This increase will take effect in August. The small increase percentage will be about 7.5%.

- C. Police Chief Vigil:** Chief Vigil presented reports: Monthly Public Safety Reports. This report reflects different categories of phone calls, traffic enforcements, etc. Councilor Caldwell questions whether the verbal or written warning are being tracked in any manner. Chief Vigil reported these warnings are being tracked.

- D. Fire Dept:** Chief Vigil has announced that four police officers have volunteered and completed the training as firefighters.

- E. Building Official Bowden:** Jalmar Bowden reported that he has been looking for contractors and making appointments for participants. He is working on choosing the residences that qualify for NFL grants. Information should be out in the next week or two. All citizens that did not qualify will be notified. The notifications will take place mid-September.

*-- Providing infrastructure & services to a World Class Ski Resort Community --*

**F.Planning Director Nicholson:** A detailed report was presented: Preliminary field work for the avalanche and mapping update will occur during September 15-16. Twinning Rd Construction Project Engineering and design has been completed. Field surveyors were onsite in August. The Geo Technical investigations will proceed in September. All engineering work to be completed by 2023.

**G.Public Works Director Martinez:** Reports a lot of construction going on. Crews have been working hard to maintain the scope of the road. It's been difficult this year because of the heavy rainfall. The crews have been very diligent. Water usage was up 13.62% from last year for the month of July. There will be Site visits with engineers to discuss the water system repairs. The Public Works Dept has one opening for employment and the final budget for the landfill has also been approved.

**H. Clerk Wooldridge:** Reported that there will be a conference held by the NM Municipal League. This event is on August 31, 2022, thru September 2, 2022. At this event the NM Municipal League will elect a President, Vice President, Treasure and three Directors for Two-Year Terms. The Annual Statement of Municipal Policy and Annual resolutions will also be adopted. Mayor Pro Tem Wittman volunteered to attend the Conference and be the voting member on the Resolutions Committee.

**I. Attorney Baker:** no Reports

## **12. OLD BUSINESS**

**A.** Consideration to Accept the Water Repair Plan by TSVI for 100% performance of the Water Study MOU Amendment:

Administrator Avila reported that this is an agreement between the Village and TSVI to conduct the Water Study to the water repair report that was approved in March 2022. The Village and TSVI have amended the MOU agreement so that a plan of repair could be further developed. The engineer will also be available for questions.

**Motion:** to accept the Water Repair Plan by TSVI for the Water Study MOU Amendment

**First:** Councilor Caldwell **Second:** Councilor Knox **Passed:** 3-0

## **B. Discussion of Village Complex Appraisal and Public Use of Property at 1346 NM 150 with Direction of the Village Council for Disposition:**

Administrator Avila reported that the Village has obtained a market appraisal for the Village complex. There are many activities that are housed at the Village Complex. One point of consideration is the cost/value of the units that is \$150,000.00 a year. There is also an agreement between the Fire Marshall's Office and the Village. This agreement states there is grant money available to move the administrative office to the complex. If the grant is not used this funding will no longer be available. The complex can be used for public/administrative use or put on the market.

**Discussion:** Councilor Stagg would like to fix the complex up or sell it. Prefers to fix the complex. Councilor Mayor Pro Tem Wittman would like to put it on the market for sale. Councilor Caldwell would like to fix the complex as a bidding process may take a lot of time. Councilor Knox would like

*-- Providing infrastructure & services to a World Class Ski Resort Community --*

to know what the cost of fixing up the complex would cost. More information is requested. Cost of repairs, uses of the complex, and Market Insight. This item will be further discussed.

**C. Consideration to Approve and Authorize Plumbing Material Purchase from Roger Pattison**

Public Works Director Martinez has reported the cost of the Purchase for the materials is \$35,219.32. This project is for the plumbing material and for the Village maintenance and operation of Village Water Infrastructure. A list of materials was presented.

**Motion:** To table the approval of Plumbing and Material Purchase from Roger Pattison for further discussion.

**First:** Councilor Stagg **Second:** Councilor Caldwell **Passed:** 2-1

**Discussion:** Councilor Stagg states he would like to make sure that this material will be used and accepted with contractors contracted to perform the work due to warranty issues with older materials.

Councilor Caldwell would like to purchase the material when there is a project where it is needed.

**13 NEW BUSINESS**

**A. Consideration to Approve Resolution No. 2023-517 the Village of Taos Ski Valley 2024-2028 Infrastructure & Capital Improvements Plan (ICIP)**

**Motion:** To Approve Resolution No. 2023-517 VTSV Infrastructure & Capital Improvements Plan 2024-2028

Director of Planning & Community Development Patrick Nicholson stated that the ICIP for the village is prepared annually for submission to NM Dept of Finance and Administration. This establishes Village policy and project funding priorities for the next five-year period 2024-28.

**First:** Councilor Caldwell **Second:** Councilor Knox **Passed:** 3-0

**Discussion:** Councilor Caldwell would like for Councilors to pay special attention to the unfunded portions of this plan. The Village has very little funding and there are many projects that still need funding.

**B. Consideration to Approve Contract for a Grant Writer to Complete Requests for Water and Wastewater Funding:**

Administrator Avila reported that Mayor Neal King asked that we bring in a grant writer for the fire station housing. The grant had just been submitted that morning. Allison from Metrix is the grant writer and can help with writing other grants.

**Motion:** To Approve Contract for a Grant Writer to Complete requests for Water, Wastewater, and other possible Funding:

**First:** Councilor Caldwell **Second:** Councilor Knox **Passed:** 3-0

**Discussion:** Councilor Caldwell would like to know who Metrix LLC is that will be writing the grants and what qualifications do they have? Administrator Avila reports Allison from Metrix has extensive experience. Metrix was recommended by TSVI. The Village has a need for funding projects, most urgently being assistance in water and wastewater. This contract will also not be restricted to Water & Wastewater. There also is a current opportunity with FEMA Funding Water and Wastewater that is due to expire.

*-- Providing infrastructure & services to a World Class Ski Resort Community --*

**C. Consideration to Approve the Village of Taos Ski Valley Health Incentive Policy:**

Administrator Avila would like to propose this incentive be changed from a practice to a policy. The current reimbursement is 300.00 and would like this amount to be raised to 500.00. This would be per year.

**Motion:** To approve the VTSV Health incentive Policy

**First:** Councilor Stagg    **Second:** Councilor Caldwell    **Passed:** 3-0

**D. Consideration to Approve Adjusting Village Staff Entry Level Pay:**

Administrator Avila has stated the market entry level of recommended pay has gone up. The Village of TSV entry level pay is \$15.00. \$17.50 will be the new minimum hour of pay for the Village. The budget adjustment for the increase for the year would be about 6,000.00 per Finance Temp Madrid.

**Motion:** To approve Adjusting Village Staff Entry Level Pay

**First:** Councilor Caldwell    **Second:** Councilor Knox    **Passed:** 3-0

**14. MISCELLANEOUS:** Mayor Pro Tem Wittman announces: Kathy Bennett on behalf of Neal King would like to have a party (celebration of life) in his honor. Scotney Blackburn thanked all the Village staff for making the most of her time spent working for the VTSV. Andrea Heckman would like to recommend that the Village recognize Kathy Bennett and Neal King for all their years of service.

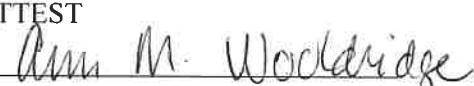
**15. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING OF THE VILLAGE COUNCIL:** A special meeting will be held-the requirement to appoint the placing of a new Mayor. The special meeting: to be held Friday August 26, 2022, at 2:00 pm. The next regular meeting of the Council will be held on September 27, 2022 at 2:00

**16. ADJOURNMENT:**

**Motion:** to Adjourn    **First:** Councilor Caldwell    **Second:** Councilor Knox

  
Mayor Pro Tem Tom Wittman

ATTEST

  
Clerk Ann Wooldridge

*-- Providing infrastructure & services to a World Class Ski Resort Community --*

Village of Taos Ski Valley  
Village Council  
Agenda Item

**AGENDA ITEM TITLE: Confirmation of the Persons Who Shall be Employed by the Municipality including the Appointed Offices**

DATE: August 23, 2022

PRESENTED BY: Ann M. Wooldridge, Village Clerk

STATUS OF AGENDA ITEM: New Business

CAN THIS ITEM BE RESCHEDULED: Not Recommended

BACKGROUND INFORMATION: After an election, the governing body must hold an organizational meeting. The Mayor Pro Tem was appointed and confirmed at the April 15, 2022 meeting and it is now necessary for the Council to confirm the appointive offices of the municipality, as well as to confirm the names of persons who shall be employed by the municipality.

The Governing Body should appoint and affirm staff to the offices of Clerk, Treasurer, Police Chief, and Manager. These are Ann Wooldridge as Clerk, Carroll Griesedieck, a new hire, as Treasurer, Virgil Vigil as Police Chief, and John Avila as Village Administrator. NMSA 3-11-5A, in part states "the mayor shall submit for confirmation by the governing body, the names of persons who shall fill the appointive offices of the municipality and the names of persons who shall be employed by the municipality."

Besides Carroll Griesedieck as Treasurer, other recent new hires include Marlene Salazar as Deputy Clerk/Public Works Administrative Assistant, Mitch Daniels as Firefighter, and Justin Arellano as Public Works Laborer/Equipment Operator. The slate of employees is attached.

**RECOMMENDATION:**

A motion and vote are needed to confirm the names of persons who shall fill the appointive offices of the municipality and the names of persons who shall be employed by the municipality. The appointed employees will take their oaths of office following the Council meeting.

## **Ann Marie Wooldridge**

---

**From:** Anthony Martinez  
**Sent:** Thursday, August 18, 2022 4:54 PM  
**To:** John Avila  
**Cc:** Ann Marie Wooldridge  
**Subject:** New hire - Justin Arellano

John,

I received an application for Public Works Utility Worker that had been advertised. Through an interview process conducted with Gabe Vasquez, Kevin Cisneros, and me, we believe that Mr. Justin Arellano would be a good assist for the Village of Taos Ski Valley. Mr. Arellano has experience with heavy equipment and is very familiar with the Village of Taos Ski Valley. Mr. Arellano will be hired for a full-time position of 40 hours at \$15.00 an hour. Your consideration on Mr. Arellano's employment would be greatly appreciated. Thank you

Anthony J. Martinez  
Public Works Director  
Village of Taos Ski Valley  
Office: (575) 776-8220 Ext. 7  
Cell : (575) 776-4620

## **Ann Marie Wooldridge**

---

**From:** Virgil Vigil  
**Sent:** Thursday, August 18, 2022 1:54 PM  
**To:** John Avila; Ann Marie Wooldridge  
**Cc:** Lisa Olsen RMM; groupsales@snakedancecondos.com  
**Subject:** New hire

**Categories:** Red Category

Hello john, I received an application for the Firefighter position that had been advertised. I feel it would be a good decision if we hire the applicant, Mr. Mitch Daniels,. Mr. Daniels if a former VTSV Fire Chief and would bring a great deal of knowledge and experience to the VTSV-Fire Department. Mr. Daniels has also agreed to assist on administration duties. Mr. Daniels will be hired on 20 hours a week at \$25.00 an hour and his position will be reevaluated in six month after his probation period. I'm requesting Mr. Daniels be hired effective on 8/18/2022 since he has been interviewed and background is clear. Your consideration on this matter is greatly appreciated..

## VILLAGE OF TAOS SKI VALLEY EMPLOYEE LIST

| Employee              | Job Title                       |
|-----------------------|---------------------------------|
| Archuleta, Pablo K    | Labor Equipment Operator        |
| Arellano, Justin      | Labor Equipment Operator        |
| Avila, John A         | Administrator                   |
| Bowden, Jalmar        | Building Inspector              |
| Cisneros, Kevin G     | Labor/Equip operator            |
| CRAVEN, DAMEAN R      | Laborer/Equipment Op            |
| Daniels, Mitch        | Firefighter                     |
| Gladeau, Jimmy R      | Police Officer                  |
| Gonzales, Ray         | EMT/Fire                        |
| Griesedieck, Carroll  | Finance Director                |
| Hutter, Justin W      | Police Officer                  |
| Martinez, Anthony J   | PW Director                     |
| Nicholson, Patrick D  | Planner                         |
| Romero, Adam L        | Labor equipment operator        |
| ROMERO, RENEE S       | Admin Assistant                 |
| Salazar, Marlene Y    | Deputy Clerk/PW Admin Assistant |
| Salazar, Robert B.    | Police Officer 2                |
| Sanchez, Fabian I     | Labor/Equipment Operator        |
| Vasquez, Gabriel      | Mechanic-Equipment operator     |
| Vigil, Virgil T       | Public Safety Director          |
| WOOLDRIDGE, ANN MARIE | Village Clerk                   |

THE VILLAGE OF TAOS SKI VALLEY

presents a

CERTIFICATE OF APPRECIATION

to

Scotney Blackburn

Thank You for Your Dedicated Service to the Village  
During the 2021-22 AmeriCorps Program Year



Tom Wittman, Mayor Pro Tem

August 23, 2022



**MUNICIPAL CLERKS: PLEASE DISTRIBUTE COPIES TO YOUR ENTIRE GOVERNING BODY**

TO: MAYORS/GOVERNING BODY MEMBERS  
FROM: A.J. Forte, Executive Director  
SUBJECT: 2022 ANNUAL CONFERENCE VOTING DELEGATES  
DATE: July 25, 2022

The 65<sup>th</sup> Annual Conference of the NM Municipal League will be held August 31<sup>st</sup> through September 2<sup>nd</sup> in Albuquerque.

At the Annual Business Meeting on Thursday, August 1<sup>st</sup>, a President Elect, Vice President, Treasurer and three Directors-at-Large for a 2-Year Term will be elected. Also, the *Annual Statement of Municipal Policy and Annual Resolutions* will be adopted.

Each member municipality in good standing that is registered and attending the Annual Conference shall be entitled to one delegate vote in electing officers, deciding municipal policy and voting upon all other questions at the Annual Business Meeting. A municipality in good standing means that at least one-half of the municipality's current League annual dues must have been paid prior to or at the Conference. The vote of the municipality is cast by the Voting Delegate (or in her/his absence, the Alternate) who is selected by the governing body of the municipality.

The Annual Business Meeting will be conducted in accordance with Robert's Rules of Order Revised, and the Annual Business Meeting Rules and Procedures, which shall govern the actions and deliberations of the League membership assembled in convention. Attached for your information are the *Policy Process Outline and the Annual Business Meeting Rules and Procedures*.

Please place the selection of a Voting Delegate and Alternate on the agenda of your next official governing body meeting. The Voting Delegate and Alternate must be persons planning to attend the Conference. Once they are selected, enter the names and titles of the Voting Delegate and Alternate for your municipality and return this form to the League Office no later than Friday, August 26, 2022.

This is not an official registration form for the Annual Conference for either the Voting Delegate or the Alternate. Delegates must register for the Conference online.

Voting Delegates & Alternates must check in with NMML Staff at the Credential's Desk at the Conference.

Municipality: Village of Taos Ski Valley

Voting Delegate: Tom Wittman Title: Councilor / Mayor Pro Tem

Alternate: \_\_\_\_\_ Title: \_\_\_\_\_

Approved By: Village Council vote 3-0 Ann M. Woldridge

Village Clerk

**RETURN BY AUGUST 26, 2022 to:**

Jackie Portillo, Support Services Coordinator  
NM Municipal League  
P.O. Box 846 - Santa Fe, NM 87504  
jportillo@nmml.org  
Fax: 505-984-1392

**John Avila**  
**Village Administrator**  
**Village of Taos Ski Valley Council**  
**Monthly Briefing**  
**August 23, 2022**



**\* Ongoing & Past Projects \***

**COVID -19 - Pandemic Emergency:**

The Village offices are open Monday- Friday and staff will be present since the caution to distance and the option to work from home are not needed.

Although the COVID pandemic continues to take a toll, the CDC and NM DOH have relaxed prevention and rely on the vaccination rate to maintain safety standards. Masks indoors are not required, although wearing mask for consideration and caution is understood.

“CDC acknowledges that high levels of immunity from vaccines and infections, along with the availability of other preventive tools, have reduced the risk of severe illness from COVID-19.

Individuals should understand their risk factors and what is the best way to keep themselves safe. The CDC is moving away from the emphasis on social distancing and focusing on providing information on treatment options, better ventilation practices and knowing high risk environments. Individuals are also encouraged to stay up to date with their vaccinations and boosters to provide the best level of protection.

For those exposed to COVID:

- Immediately take precautions, like wearing a mask, for 10 full days.
- Take a test 5 days after your exposure, regardless of symptoms. If negative, continue precautions for 5 days. If positive, follow isolation guidance.
- Quarantining, regardless of vaccination status, is no longer required.

For those who test positive for COVID-19:

- If you do not have symptoms, day 0 is the day you were tested, and you should stay home and isolate for at least 5 days.
- If symptoms develop, the isolation time resets to 0 on the day symptoms begin and you must isolate for at least 5 days.
- If you experience moderate or severe illness such as shortness of breath, difficult breathing, need to be hospitalized, or are immunocompromised, isolation should be through day 10.
- Following isolation period, masks should be worn until day 10 or until you test negative twice with 48 hours in between tests”.

## Facility Undergrounding

Plans, Traffic Notice and updates are available on the Village Website:

The completion of the joint trenching from Phoenix Switchback, down Chipmunk, through Coyote Lane is nearing completion. This link for KCEC is supposed to allow several overhead lines to be made redundant once nearby properties are connected. Mapping of the project is available on the Village web site.

The next KCEC underground trench is planned for the Emma – Gusdorf ally way to connect several homes on the north side of NM150 in Amizette. The KCEC fees have been paid and the contractor awaits Notice to Proceed.

The latest status on Kit Carson Electric Permittion through US forest Service and NM Department of Transportation has been “Under Consideration” in the USFS offices no date for approval is expected. Access to dig the trenches is the last hurdle, as the fee to KCEC is paid and the contractor is waiting Notice To Proceed. To that end private utility easements may be the only way to get the project underway this year.

The project to finish undergrounding KCEC on Upper Twinning is the other project to be completed. KCEC fees have been paid and the contractor is waiting Notice to Proceed.

Although residents are free to use Village contractors, they should be engaged independently by the private owners to finish the connection to their homes. Procurement restrictions do not allow the government to be an agent of the contractor for the private use. Alternatively, once the underground service is available near a property, the five steps to connecting underground are:

**The Owner** to engage a contract electrician for work on their property,  
**Then together** contact Kit Carson Electrical Cooperative with the meter number and request an *upgrade to an underground service*, **KCEC** and the electrician will contact the Village for underground permitting and start credit request for public Right of Way work,  
**Proceed** with underground work and connect to the underground service,  
**Make** the credit application for the portion of work done in the public ROW. If the property is undeveloped, the request is for a new service.

## WWTP

A plan for mitigating the issues with the equipment at the Wastewater Treatment Plant is being finalized by Integrated Water Solutions for the Ovivo plant and to be ready for the Council to consider at the next Council meeting

## Kachina Water Tank –

An item on the Agenda to accept a plan for installing meters to guage more accurately possible loss locations on the water system and prioritizing repair projects also, helps inform the Asset Management Plan, The Water Conservation Plan and the Kachina Tank distribution. Initial planning for the pump

station is started through our On Call Contractor and expected in time to procure construction in the Spring

### **Village Hall Complex –**

Removal of fallen Trees and mitigation against weather and animal damage had to be completed. The insurance adjuster has recently visited the site for assessment of the damage and we understand that the NM Self Insured Fund Adjuster will have a ruling on the cost for repair by middle of September.

The disposition of the Village Complex property is an agenda item and the appraisal of market value with all the repairs completed is attached for that item.

Meanwhile, the Village staff have come to depend on the facility; from Public Safety Offices to the ongoing use for emergency and employee housing.

### **TIDD –**

The Completed Master Meter Plan for repair of system losses is an agenda item for action. It is anticipated that TSVI will submit the project as a TIDD eligible expense.

The Entryway Road, is also a anticipated TIDD eligible project that is expected to start with underground KCEC electricity trenching,

### **Items**

- A letter of support for Kit Carson Electric to apply for grant funding of electric fueling stations is requested of the Village (KCEC is asking for your help in applying for funding for level 3 EV fast chargers in the Enchanted Circle)
- The yearly agreement for subsidizing North Central Regional Transportation District routes to the Village is pending for the upcoming Ski Season. The proposal will be heard at the NCRTD next month. Past years have included Town and County contributions and need to be approved for this year.

## Taos Ski Valley 341 Winter FY 2022

### Expenses

|                              |           |
|------------------------------|-----------|
| Daily bus Service (100 days) | \$150,140 |
|------------------------------|-----------|

### Income

|                                  |          |
|----------------------------------|----------|
| RTGRT, 5311 Contribution (NCRTD) | \$63,000 |
|----------------------------------|----------|

|                   |          |
|-------------------|----------|
| VTSV Contribution | \$87,140 |
|-------------------|----------|

|                           |     |
|---------------------------|-----|
| Town of Taos Contribution | \$0 |
|---------------------------|-----|

|                          |     |
|--------------------------|-----|
| Taos County Contribution | \$0 |
|--------------------------|-----|

|              |                  |
|--------------|------------------|
| <b>Total</b> | <b>\$150,140</b> |
|--------------|------------------|

- NCRTD invitation to new facility:

The North Central Regional Transit District respectfully invites you to join us and officials from the Federal Transit Administration on Thursday, September 15 at 11:30 AM as we celebrate the dedication of our new \$11 million maintenance facility, wash bay and fueling station with a ribbon cutting, lunch and music in Española. This ribbon cutting represents the culmination of a 9-year endeavor in achieving this milestone.



Village of Taos Ski Valley  
PO Box 100, 7 Firehouse Road, Taos Ski Valley, NM  
87525

(575) 776-8220 (575) 776-1145 Fax  
E-mail: [vtsv@vtsv.org](mailto:vtsv@vtsv.org) Website: [www.vtsv.org](http://www.vtsv.org)

**Mayor:** Neal King  
**Council:** Brent Knox, J. Christopher Stagg,  
Henry Caldwell, Thomas Wittman  
**Administrator:** John Avila  
**Clerk/Treasurer:** Ann M. Wooldridge

To: Whom It May Concern  
From: John Avila,  
Village Administrator  
Date: August 22, 2022  
Re: Support KCEC for ARPA

I am writing to express my support of Kit Carson Electric Cooperative, Inc.'s (KCEC) submission in response to the New Mexico Department of Transportation (NMDOT) – American Rescue Plan Act of 2021 – Installation of Electric Vehicle (EV)

DC Fast Charging stations across New Mexico Under the NMDOT Level 3 Direct Current Electric Vehicle Charging Station Grant Program (DC Fast EV Charging Grant Program) with a minimum of 50kW per port while simultaneously charging.

The installation of EVs would be a major benefit for northern New Mexico. KCEC's service territory and visitors will enjoy cleaner air. The positive environmental and human health impacts of deploying electric vehicles in northern New Mexico will be improved by the fact that EVs will run on 100% solar energy during the day. KCEC's energy mix is currently 60% solar during peak sunlight hours, and several solar array and battery storage projects are underway, putting KCEC on track to achieve their goal of 100% daytime solar by the end of August.

Owners of electric vehicles will benefit from lower operating costs, the convenience of not having to refuel gas daily, lower maintenance costs, and smoother, and quieter rides for passengers. KCEC has already installed 18 solar arrays and 26 electric vehicle (EV) charging stations in the Enchanted Circle. In April 2021 KCEC created a Beneficial Electrification Plan Work Group to draft an EV transportation Plan and find ideal charging station locations throughout northern New Mexico. There was a lot of interest by the group to consider installation of EV charging stations. By the end of 2022 KCEC will have installed 50 EV charging stations. The installation of EV DC Fast Charging stations is an exciting opportunity for our community with a daily average of 10,000 visitor reducing the impact is critical and we look forward to the expansion of zero-emission vehicles.

Thank you in advance for your consideration of KCEC's application. I fully support KCEC's efforts and application for the New Mexico Department of Transportation Level 3 Direct Current Electric Vehicle Charging Station Grant Program Application and look forward to the implementation EV DC Fast Charging stations and the benefits it will bring to our rural communities.

Sincerely,

John Avila

# VILLAGE OF TAOS SKI VALLEY

## Profit & Loss Prev Year Comparison

### July 2022

| Ordinary Income/Expense                | Jul 22     | Jul 21     | \$ Change   | % Change |
|----------------------------------------|------------|------------|-------------|----------|
| Income                                 |            |            |             |          |
| 4016 · Revenue - GRT ITG Telecom       | 25.53      | 0.00       | 25.53       | 100.0%   |
| 4017 Revenue GRT Comp Tax              | 325.70     | 0.00       | 325.70      | 100.0%   |
| 4012 · REVENUE -Water Sales            | 14,533.88  | 7,808.87   | 6,725.01    | 86.1%    |
| 4013 · Revenue - Sewer                 | 58,135.50  | 31,235.52  | 26,899.98   | 86.1%    |
| 4018 · REVENUE- GRT HB 6               | 0.00       | 126.67     | -126.67     | -100.0%  |
| 4019 · REVENUE-Hold Harmless GRT       | 6,426.90   | 10,081.12  | -3,654.22   | -36.3%   |
| 4020 · REVENUE - GRT MUNICIPAL         | 22,317.32  | 68,454.60  | -46,137.28  | -67.4%   |
| 4021 · REVENUE - GRT- STATE            | 35,514.46  | 0.00       | 35,514.46   | 100.0%   |
| 4026 · REVENUE - BUSINESS LICENSE      | 275.00     | 1,855.00   | -1,580.00   | -85.2%   |
| 4027 · REVENUE - OTHER                 | 18,283.29  | 22,766.88  | -4,483.59   | -19.7%   |
| 4028 · REVENUE - GASOLINE TAX          | 417.00     | 417.00     | 0.00        | 0.0%     |
| 4029 · REVENUE - LODGER'S TAX          | 17,692.23  | 18,245.95  | -553.72     | -3.0%    |
| 4031 · REVENUE - PARKING FINES         | 0.00       | 25.00      | -25.00      | -100.0%  |
| 4034 · REVENUE - MOTOR VEHICLE FEES    | 3,131.86   | 1,514.15   | 1,617.71    | 106.8%   |
| 4035 · REVENUE - BUILDING PERMITS      | 24,488.16  | 1,740.00   | 22,748.16   | 1,307.4% |
| 4036 · REVENUE -Licenses/Permits Other | 10.00      | 0.00       | 10.00       | 100.0%   |
| 4037 · REVENUE - GENERAL GRANTS        | 0.00       | 6,304.50   | -6,304.50   | -100.0%  |
| 4046 · REVENUE - SOLID WASTE FEE       | 5,516.33   | 2,772.49   | 2,743.84    | 99.0%    |
| 4047 · REVENUE - OTHER OPERATING       | 1,990.15   | 1,371.45   | 618.70      | 45.1%    |
| 4058 · Plan Review Fees                | 3,289.90   | 302.25     | 2,987.65    | 988.5%   |
| 4059 · Proceed NMFA Issuance of Debt   | 0.00       | 454,115.50 | -454,115.50 | -100.0%  |
| 4100 · Miscellaneous Revenues          |            |            |             |          |
| 4110 · Misc Revenue- TIDD reimburse    | 0.00       | 3,806.56   | -3,806.56   | -100.0%  |
| Total 4100 · Miscellaneous Revenues    | 0.00       | 3,806.56   | -3,806.56   | -100.0%  |
| 4190 · Rental Fees                     |            |            |             |          |
| 7004 · REVENUE - FINANCE CHARGE ON W/S | 0.00       | 1,000.00   | -1,000.00   | -100.0%  |
| 7005 · REVENUE - INTEREST INCOME       | 95.72      | 54.20      | 41.52       | 76.6%    |
| 7006 · REVENUE -INVESTMENT INTEREST    | 0.00       | 556.02     | -556.02     | -100.0%  |
| 7010 · REVENUE - AD VALOREM TAX        | 0.00       | 7.81       | -7.81       | -100.0%  |
| 9000 · BEG. BALANCE                    | 10,828.51  | 5,661.76   | 5,166.75    | 91.3%    |
|                                        | 0.00       | 0.00       | 0.00        | 0.0%     |
| Total Income                           | 223,297.44 | 640,223.30 | -416,925.86 | -65.1%   |
| Gross Profit                           | 223,297.44 | 640,223.30 | -416,925.86 | -65.1%   |
| Expense                                |            |            |             |          |
| 6100 · Salary and Benefits             |            |            |             |          |
| 6112 · SALARIES - STAFF                | 81,107.22  | 77,253.45  | 3,853.77    | 5.0%     |
| 6113 · SALARIES - ELECTED              | 2,626.14   | 2,626.14   | 0.00        | 0.0%     |
| 6115 · Overtime salaries               | 2,206.84   | 102.70     | 2,104.14    | 2,048.8% |
| 6122 · HEALTH INSURANCE                | 18,054.82  | 17,766.65  | 288.17      | 1.6%     |
| 6125 · FICA EMPLOYER'S SHARE           | 5,227.07   | 4,853.00   | 374.07      | 7.7%     |
| 6127 · SUTA STATE UNEMPLOYMENT         | 125.84     | 91.90      | 33.94       | 36.9%    |
| 6128 · PERA Employer Portion           | 3,829.31   | 7,308.93   | -3,479.62   | -47.6%   |

10:43 AM

08/19/22

Cash Basis

# VILLAGE OF TAOS SKI VALLEY

## Profit & Loss Prev Year Comparison

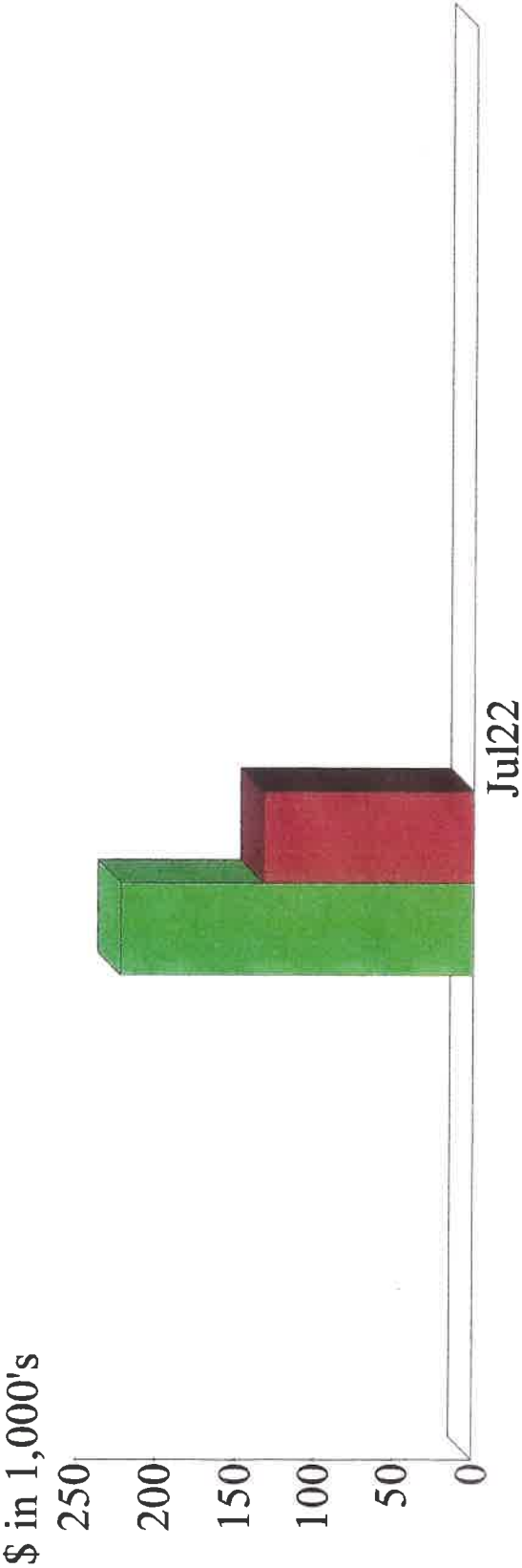
### July 2022

|                                        | Jul 22     | Jul 21     | \$ Change   | % Change  |
|----------------------------------------|------------|------------|-------------|-----------|
| 6130 · HEALTH INCENTIVE - SKI PASS/GYM |            |            |             |           |
| 6133 · Life Insurance                  | 0.00       | 300.00     | -300.00     | -100.0%   |
| 6134 · Dental Insurance                | 79.56      | 79.58      | -0.02       | 0.0%      |
| 6135 · Vision Insurance                | 1,182.75   | 1,140.73   | 42.02       | 3.7%      |
| 6136 · FICA -EMPLOYER SHARE MEDICARE   | 207.50     | 200.35     | 7.15        | 3.6%      |
|                                        | 1,222.45   | 1,134.99   | 87.46       | 7.7%      |
| Total 6100 · Salary and Benefits       | 115,869.50 | 112,858.42 | 3,011.08    | 2.7%      |
| 6220 · OUTSIDE CONTRACTORS             |            |            |             |           |
| 6230 · LEGAL SERVICES                  | 52.53      | 29,819.58  | -29,767.05  | -99.8%    |
| 6251 · WATER PURCHASE, STORAGE         | 0.00       | 1,779.94   | -1,779.94   | -100.0%   |
| 6252 · INTERNET                        | 0.00       | 93.53      | -93.53      | -100.0%   |
| 6253 · ELECTRICITY                     | 537.94     | 711.84     | -173.90     | -24.4%    |
| 6256 · TELEPHONE                       | 20.00      | 6,485.05   | -6,465.05   | -99.7%    |
| 6257 · RENT PAID                       | 606.76     | 1,236.31   | -629.55     | -50.9%    |
| 6258 · WATER CONSERVATION FEE          | 0.00       | 750.00     | -750.00     | -100.0%   |
| 6259 · Natural Gas                     | 0.00       | 76.20      | -76.20      | -100.0%   |
| 6270 · LIABILITY & LOSS INSURANCE      | 0.00       | 396.56     | -396.56     | -100.0%   |
| 6310 · Advertising                     | 0.00       | 5,418.00   | -5,418.00   | -100.0%   |
| 6312 · CHEMICALS & NON DURABLES        | 551.57     | 0.00       | 551.57      | 100.0%    |
| 6313 · MATERIAL & SUPPLIES             | 0.00       | 2,421.97   | -2,421.97   | -100.0%   |
| 6314 · Dues/fees/registration/renewals | 174.00     | 735.69     | -561.69     | -76.4%    |
| 6315 · BANK CHARGES                    | 0.00       | 1,253.81   | -1,253.81   | -100.0%   |
| 6316 · Software                        | 0.00       | 195.26     | -195.26     | -100.0%   |
| 6317 · Personal Protective Equipment   | 37.19      | 0.00       | 37.19       | 100.0%    |
| 6318 · Postage                         | 0.00       | -262.80    | 262.80      | 100.0%    |
| 6322 · SMALL EQUIP & TOOL PURCHASES    | 0.00       | 165.00     | -165.00     | -100.0%   |
| 6417 · VEHICLE MAINTENANCE             | 357.42     | 0.00       | 357.42      | 100.0%    |
| 6418 · FUEL EXPENSE                    | -12,253.01 | 143.88     | -12,396.89  | -8,616.1% |
| 6432 · TRAVEL & PER DIEM               | 106.41     | 646.35     | -539.94     | -83.5%    |
| 6434 · TRAINING                        | 0.00       | 0.00       | 0.00        | 0.0%      |
| 6570 · Other Operations Expenses       | 371.69     | 0.00       | 371.69      | 100.0%    |
| 6716 · LAB TESTING SERVICES            | 1,249.86   | 1,585.08   | -335.22     | -21.2%    |
| 8322 · CAPITAL EXPENDITURES            | 0.00       | 1,393.05   | -1,393.05   | -100.0%   |
| 8428 · Debt Service GRT FY2020 repay   | 0.00       | 0.00       | 0.00        | 0.0%      |
| 8430 · USDA FY20 Interest Expense      | 2,596.65   | 2,596.65   | 0.00        | 0.0%      |
| 8431 · USDA FY20 Principal Expense     | 13,986.69  | 14,210.94  | -224.25     | -1.6%     |
|                                        | 9,891.31   | 9,667.06   | 224.25      | 2.3%      |
| Total Expense                          | 134,156.51 | 194,377.37 | -60,220.86  | -31.0%    |
| Net Ordinary Income                    | 89,140.93  | 445,845.93 | -356,705.00 | -80.0%    |
| Other Income/Expense                   |            |            |             |           |
| Other Expense                          |            |            |             |           |
| 9001 · TRANSFER TO (IN) FUND           | -28,548.93 | -57,379.19 | 28,830.26   | 50.3%     |
| 9002 · TRANSFER FROM (OUT) FUND        | 28,548.93  | 57,379.19  | -28,830.26  | -50.3%    |
| Total Other Expense                    | 0.00       | 0.00       | 0.00        | 0.0%      |

**VILLAGE OF TAOS SKI VALLEY**  
**Profit & Loss Prev Year Comparison**  
**July 2022**

|                  | Jul 22    | Jul 21     | \$ Change   | % Change |
|------------------|-----------|------------|-------------|----------|
| Net Other Income | 0.00      | 0.00       | 0.00        | 0.0%     |
| Net Income       | 89,140.93 | 445,845.93 | -356,705.00 | -80.0%   |

# Income and Expense by Month July 2022



Income  
Expense

## Income Summary July 2022

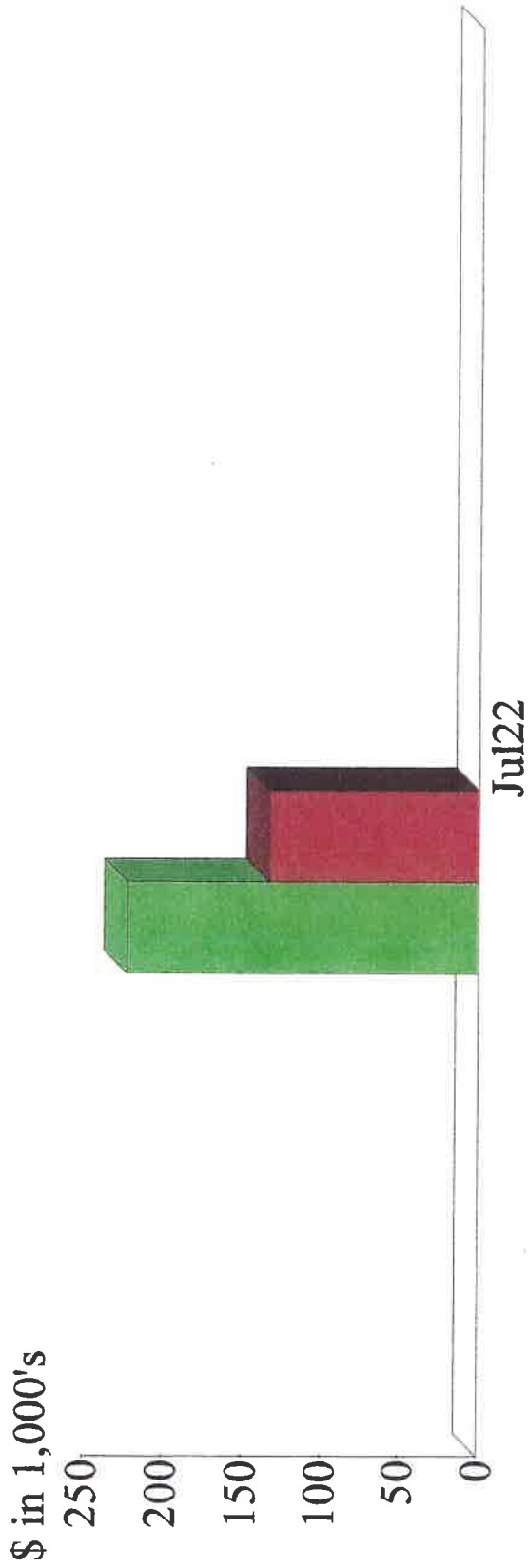


|                                 |              |
|---------------------------------|--------------|
| 4013 · Revenue - Sewer          | 26.04%       |
| 4021 · REVENUE - GRT- STATE     | 15.90        |
| 4035 · REVENUE - BUILDING PER   | 10.97        |
| 4020 · REVENUE - GRT MUNICIPAL  | 9.99         |
| 4027 · REVENUE - OTHER          | 8.19         |
| 4029 · REVENUE - LODGER'S TAX   | 7.92         |
| 4012 · REVENUE - Water Sales    | 6.51         |
| 7010 · REVENUE - AD VALOREM T   | 4.85         |
| 4019 · REVENUE-Hold Harmless GR | 2.88         |
| 4046 · REVENUE - SOLID WASTE F  | 2.47         |
| Other                           | 4.28         |
| Total                           | \$223,297.44 |

By Account

# Income and Expense by Month

## July 2022



# Expense Summary

## July 2022

|                                     |              |
|-------------------------------------|--------------|
| 6100 · Salary and Benefits          | 66.23%       |
| 9001 · TRANSFER TO (IN) FL          | \$-28,548.93 |
| 9002 · TRANSFER FROM (OUT) FL       | 16.32        |
| 8430 · USDA FY20 Interest Expense   | 7.99         |
| 6417 · VEHICLE MAINTENA             | \$-12,253.01 |
| 8431 · USDA FY20 Principal Expense  | 5.65         |
| 8428 · Debt Service GRT FY2020 repa | 1.48         |
| 6570 · Other Operations Expenses    | 0.71         |
| 6256 · TELEPHONE                    | 0.35         |
| 6310 · Advertising                  | 0.32         |
| Other                               | 0.95         |
| Sub-Total                           | \$134,156.51 |



By Account

## EXAMPLES OF LOCAL GOVERNMENT FINANCE AND ADMINISTRATION

1. NMSA 6-6-2 Local Government Act allows the New Mexico Department of Finance and Administration (DFA) to require each local public body to file a proposed interim budget and final budget for the next fiscal year. Both approvals by DFA are legally binding documents and compliance with them is mandatory. Interim budgets must be submitted by June 1<sup>st</sup> and final budgets are due July 31<sup>st</sup>. Failure to meet either deadline will result in an audit finding.
2. On a daily basis, the Chief Financial Officer is responsible for the Village compliance with NMSA 1.4.1.1 The State Procurement Code. The Code defines the legal thresholds and regulations for the procurement of goods and services by a government entity in the State of New Mexico. This is determined by the dollar amount and type of goods and/or services required. Non-compliance is grounds for an audit finding and, depending on the severity, may be considered a prosecutable offense.
3. NMSA 2.42.2.1 The Mileage and Per Diem Act governs the payment of per diem rates and mileage and the reimbursement of all expenses for officers and employees of local public bodies. Again, non-compliance with the Act will result in an audit finding.
4. NMSA 2.2.2.1 The State Audit Act establishes requirements for contracting and conducting audits for governmental entities of the State of New Mexico. Local public bodies, and the New Mexico State Auditor, are responsible for compliance with the Act.
5. NMSA 2.60.4.1 Regulates the Investment, deposit, and collateral requirements for public bodies in the State of New Mexico. Compliance of this statute is monitored by both the Department of Finance and Administration and the Independent Public Auditor.

# ANNUAL FINANCIAL AUDIT OF THE VILLAGE OF TAOS SKI VALLEY

## Why do we do an annual audit?

The State Auditor is required by New Mexico Law to conduct annual financial audits of all governmental agencies in New Mexico. The State Auditor is responsible for ensuring the competency of audit firms and quality of audit reports submitted for review. An audit is neither official nor public until the State Auditor reviews and certifies the report for release. Copies of each audit are then sent to the Secretary of the Department of Finance and Administration and the Legislative Finance Committee.

## What is an audit?

An audit is a thorough examination of the financial accounts and transactions of an entity that is conducted by an independent public body. The State Audit Act further specifies that the audit “shall be conducted in accordance with generally accepted auditing standards and rules issued by the State Auditor”.

## What are the possible results of the audit?

The Independent Public Accountant (IPA) will express an opinion on the results of the audit. There are three types of opinions:

1. Unmodified – The financial statements present fairly, in all material respects, the position and results of operations. This is highest level of opinion.
2. Modified – There are two types of Modified Opinions:
  - a. Qualified – The financial statements are presented fairly “except for the effects of certain items” which will be identified and presented within the audit report.
  - b. Adverse – The financial statements “do not present fairly the position and results of operations”.
3. Disclaimer Opinion – The IPA is unable to obtain enough good audit evidence to express an opinion on the financial position and results of operations.

**Audit Findings:** If the IPA identifies conditions or issues that may be of concern, but do not affect the overall opinion of the audit, the IPA may issue “findings” to be noted in the audit report. Entities are allowed to respond to findings and expected to address these concerns in subsequent years.

Monthly Public Safety Report

Jul-22

| Law Enforcement                | R. Salazar | J Gladeau | J. Hutter | V. Vigil | Totals | Last Year |
|--------------------------------|------------|-----------|-----------|----------|--------|-----------|
| 911 Hang up                    |            |           | 1         |          |        | 0         |
| Abandoned Vehicle              |            |           |           |          |        | 0         |
| Alcohol Offense - Adult        |            |           |           |          |        | 1         |
| Animal Calls                   | 1          |           |           |          |        | 4         |
| Arrests                        |            |           | 1         |          |        | 0         |
| Assists to other Agencies      | 1          | 2         | 1         |          | 3      | 7         |
| B&E /Burglary                  |            |           |           |          |        | 0         |
| Battery or Assault             |            |           |           |          |        | 0         |
| Business Alarm                 | 1          |           |           |          |        | 4         |
| Citizen Assists/Contacts       | 83         | 80        | 32        |          | 45     | 39        |
| Civil Stand-by/Civil Complaint |            |           |           |          |        | 0         |
| Disorderly /Disturbance        |            |           |           |          | 1      | 1         |
| Domestic Calls                 |            |           |           |          |        | 0         |
| Embezzlement                   |            |           |           |          |        | 0         |
| Foot Patrol Hours              | 25         | 30        | 12        |          | 20     | 58        |
| Found/Lost Property            |            |           |           |          |        | 0         |
| Fraud Complaint                |            |           |           |          |        | 1         |
| Harassment                     |            |           |           |          |        | 0         |
| Health Orders                  |            |           |           |          |        | 0         |
| Larceny                        |            |           |           |          |        | 0         |
| Law Unknown/Information        |            |           |           |          |        | 0         |
| Missing Adult/Person           |            |           |           |          |        | 1         |
| MVC's                          | 1          |           | 1         |          |        | 2         |
| Narcotics Adult                |            |           |           |          |        | 0         |
| Natural Diasters               |            |           |           |          |        | 0         |
| Parking Citations              | 1          | 1         |           |          |        | 0         |
| Private Property Crash         |            |           |           |          |        | 0         |
| Reckless Driver                | 2          |           |           |          |        | 0         |
| Residential Alarm              | 1          | 2         | 1         |          |        | 1         |
| Shots Fired                    |            |           |           |          |        | 1         |
| Suicide Subject                |            |           |           |          |        | 0         |
| Suspicious Persons/Vehicles    | 2          |           |           |          |        | 8         |
| Theft                          |            |           |           |          |        | 0         |
| Traffic Enforcement Hours      | 28         | 24        | 24        |          |        | 61        |
| Traffic Hazard                 | 4          |           |           |          |        | 3         |
| Traffic Stops                  | 17         | 21        | 7         |          |        | 12        |
| Tresspass Warnings             |            |           |           |          |        | 1         |
| Vehicle Theft                  |            |           |           |          |        | 0         |
| Verbal Warnings                | 4          | 14        | 6         |          |        | 19        |
| Welfare Check                  |            |           |           |          |        | 3         |
| Written Citations              | 5          | 6         | 2         |          |        | 0         |
| Written warnings               | 12         | 1         | 1         |          |        | 6         |
| Fire/EMS                       |            | 1         | 2         | 3        |        | 2         |

### **Monthly Accomplishments for July 2022**

- Operation plans were established and executed for the Car show on fourth of July weekend and for the Fourth of July events. The events went without incident, however a vehicle rollover with minor injuries occurred at about mile marker 11 on State Road 150 on the 4 of July. Taos County Sheriff's Office handled the call, but we assisted on traffic control.
- Sgt Maggard was able to offer 3 equipped used Police units at a cost of \$12k a piece. Arrangements were made to inspect the units in Santa Fe New Mexico on July 17, 2022. Our Village of Taos Ski valley Fleet mechanic and myself inspected and drove the vehicles and we found to be in good shape. Arrangements from the Village Council to purchase the vehicle from the LEPF Grant Fund was obtained and approved.
- Appointment as the Director of Public Safety was established and accepted at the Village Council Meeting on 7/26/2023

### **Items In progress for August**

- As Director of Public Safety, I will work on rebuilding the EMS/ Fire Department and regain better communications with Taos Ski Valley Inc. and Mogul Medical to gain better trust from the community. I will meet with the supervisors to let them know what my plans are and to get information on how we can improve these departments to better serve the community.
- Officer Salazar and I were able to obtain a Venue for the Two Active shooter courses that will be on July 27, 2022 and July 28, 2022 for 1-5 pm., however these courses were rescheduled for August 10 and 11 due to staffing issues. These courses will be offered to Village of Taos ski Valley employees and Village residents and surrounding business.
- Speed Enforcement was in force to combat speeding and other traffic violation in the Village of Taos Ski Valley. Multiple citation for traffic violation were issued.
- Officer Hutter passed his Emergency Medical Response Training Course this month, and will be taking the State Exam to receive his license.

# Report for Taos Ski Valley Fire Rescue

---

## Month of June

---

### Calls

- Fire Calls
  - 1 wildland 1-gas leak on twining
- EMS/SAR
  - 1 MVA
  - 3 EMS assist of Taos County Ambulance

Total of 5 calls for the month of June

Total calls year to date are 57

Council report through August 18, 2022

Inspections performed residential: 12

Inspection in response to complaint: 0

Enforcement actions: 2

Inspections performed multi-family and commercial: 14

Permits issued since last council report:

1\_ new residential building.

3\_ residential repair/remodel

0\_ residential demolition

0\_ new commercial buildings permitted.

3\_ commercial or multifamily repair/remodel permitted.

0\_ demolition commercial permitted.

9\_ Projects currently in application or submission review.

1\_ Commercial projects in discussion of pending submission.

Narrative of other activities:

1. In discussion with contractor to schedule repair of 2 unit building at Village Complex. The tree was removed from Unit 1 on July 27 as rescheduled. It was visited Thursday August 18 by insurance adjuster. Initial verbal report is that unit is a total loss. Repair would be stripping it to slab for rebuild.
2. Update of the Non-Federal Lands Grant. Contractor response was good with most willing to participate during September and October. Viewing of properties by contractors will be progressing through this last week of August and beginning mitigation activities first week of September.
3. Foundation work is in progress at the new Mogul Medical and shoring activities are complete at Firehouse/Admin building site.
4. Re-scheduling removal of the tree that fell on Village Complex during April 22 wind event was required due to covid transmission involving the crew, the new date is July 27.
5. Scotney Blackburn will be completing her term of Americorps service with the Village. As many in the Village are aware she has been instrumental in the success to this point of the NFL Grant and has contributed in several other positive ways to further the goals of the Village.

**Planning & Community Development Department**  
**Monthly Report to the Village Council**  
**August 2022**

Projects Updates and Key Initiatives:

**Twining Road Reconstruction Project** - Construction funding request presentation to the Northern Pueblos Regional Transportation Planning Organization (NPRTPO) in May. Project ranked 2<sup>nd</sup> overall by vote of regional municipalities, tribes, and counties. Awaiting results of the application package submitted to the NM DOT for construction funding, under their newly designated Transportation Project Fund.

Preliminary engineering and design completed. Field surveyors were on site in early August to acquire additional information needed for final design. Geo-technical investigations to proceed in September. Intent remains to have all engineering and design work completed during FY 2023. Drainage, utility, and grade improvements are significant project components. Construction phase costs are estimated to be approximately \$8M.

**Avalanche Hazard Assessment & Mapping Update** - Contract awarded at the July VCouncil meeting. Preliminary field work to occur during September 15-16. The report would provide a detailed review and update to the village's avalanche hazard maps and the existing avalanche hazard zoning ordinance. The current avalanche hazard maps are based on a 2001 Study by Arthur I. Mears, P.E. Since 2001, notable advances in avalanche science and new snow and avalanche data will lead to improvements in the Village's understanding and better land use regulations to protect the public's health, safety, and welfare.

**Water Master Plan** - Recently completed Water Study, in collaboration with the Ski Corporation, provided a concise summary of VTSV's water supply across time and various expected climatic conditions and the projected water demand into the near and medium-term future. Report delineated how much water supply remains to serve new and projected development.

The Water Master Plan (WMP) will expand upon the Study recommendations and include a focus on how to implement and sequence system expansion efforts during the next 20 years for both projected 20% growth in current service area plus proposed expansion into Snowshoe Area and Amizette. The WMP will describe in detail the Village water distribution system, replacement and upgrade program for critical water works infrastructure including storage tanks, water mains, pumps, PRV, and other associated infrastructure. It will further address the acquisition and development of Gunsite and Bull of the Woods Springs into a viable Village water source.

**Development Impact Fee Assessments** - Payment of required Development Impact Fees (DIF) for three TSVI projects - Mogul Medical, Administration Building, and Warehouse facility remain in escrow. The Developer has submitted a letter requesting a substantial reduction in assessed fees, a nearly 90% discount. Credit may be applied to assigned fees, once a direct financial contribution to projects listed on the Council ratified Capital Improvement Project list is provided to the Village.

**Recreational Trail Grant** - In partnership with RMYC, an application to the NM Outdoor Recreation Division for a Trail Plus grant has been submitted. The \$225,000 grant request would enable substantial development of five Village trail segments and linkages to adjacent established US Forest Service trails. If awarded and accepted, trail development improvements could begin this Fall and would continue into next summer.

**Infrastructure & Capital Improvement Projects (ICIP)** - Preparation of the annual submission of the Village ICIP to the NM DFA was completed by staff. The Planning Commission, following a presentation at their regular July meeting, reviewed the ICIP and recommended adoption by the Village Council. Adoption by Resolution of the 2024-28 ICIP is an item on the August Village Council agenda.

**Development Review Permits** - Several minor land development related permits were issued this month including:

- 4 Excavation & Grading Permits
- 2 Certificates of Compatibility
- 1 Administrative Variance
- 2 Sign Permit
- 3 Tree Removal Permits

**Planning GIS Office** - The Village contractor has declined to renew his contract with the Village for FY '23. The process to solicit and select a new GIS services contractor will begin shortly. Ongoing task/project work includes continued coordination on E911 NexGen Compliance and address updating, Village trail system mapping and dashboard development, staff training on GIS functionality and to improve workflow efficiency, and wildland fire rating system development.

**AmeriCorps Program Coordination** - The service year for our AmeriCorps member is ending on August 31. Scotney Blackburn began her community service term with the Village back in October 2021. Since then, she has assisted the Village Park & Recreation Committee on numerous tasks and activities such as trail design and construction, signage, special events, and community outreach. In addition, she supported the FireWise Committee on wildfire mitigation measures and Village-wide property fire hazard assessments as well as expanding the Village's social media

presence. Her work on updating the Village Community Wildfire Prevention Plan has been particularly noteworthy.

**Planning Commission Meetings** - No September Commission meeting. Next scheduled meeting is October 3, 2022, which will tentatively include a Conditional Use Permit request for the reconstruction of the Hotel Saint Bernard, amongst other items.

# PUBLIC WORKS UPDATE

August 23, 2022

- Water:
  - Monthly sampling
  - New Mexico Environmental Department collection of samples for the three (3) year cycle
    - Heavy Metals, Cyanide, Nitrate-Nitrite, Fluoride, Synthetic Organic Compounds and Volatile Organic Compounds
  - Maintenance and Repairs
    - Water usage was up 13.26% from last year for the month of July.
  - Site visits with engineers to discuss the water system repairs
    - Visit with Taos Ski Valley Inc. to discuss issues and planning once funds are released for water system improvement.
- Wastewater:
  - Plant Operations
    - No permit excursions
    - Cleaning sewer collection lines
  - Received Notice of an Administrative Order (AO) from US Environmental Protection Agency (EPA)
    - Audit of our permit excursions that have been reported to Council and EPA throughout this year.

| Date             | BOD Data |      | pH   | TSS    |      | NH <sub>3</sub> (Ammonia) |      | Total P |      | Flow, MG | E.Coli | Fecal | Total N: mg/L                           | Total N: lb/d                           | Influent F |
|------------------|----------|------|------|--------|------|---------------------------|------|---------|------|----------|--------|-------|-----------------------------------------|-----------------------------------------|------------|
|                  | mg/L     | lb/d |      | mg/L   | lb/d | mg/L                      | lb/d | mg/L    | lb/d | Daily    | CFU    | CFU   | TKN + NO <sub>3</sub> + NO <sub>2</sub> | TKN + NO <sub>3</sub> + NO <sub>2</sub> | MG         |
| 12               | 2.00     | 0.80 | 7.19 | 0.48   | 0.19 | 0.36                      | 0.14 | 0.13    | 0.05 | 0.048    |        |       | 3.91                                    | 1.57                                    | 0.02       |
| 14               |          |      | 7.13 |        |      |                           |      |         |      | 0.045    | 1.00   | 1.00  | 0.00                                    | 0.00                                    | 0.02       |
| 27               |          |      | 7.14 |        |      |                           |      |         |      | 0.030    | 1.00   | 1.00  | 0.00                                    | 0.00                                    | 0.02       |
| Total            |          | 0.80 |      |        | 0.19 |                           | 0.14 |         | 0.05 | 1.254    |        |       | Total Nitrogen                          |                                         | 1.0323E    |
| 7 Day Avg (MAX)  | 2.00     | 0.80 | 7.39 | 0.48   | 0.19 | 0.36                      | 0.14 | 0.13    | 0.05 | 0.048    | 1.00   | 1.00  | 3.91                                    | 1.57                                    | 0.02       |
| Min              | 2.00     | 0.80 | 7.00 | 0.48   | 0.19 | 0.36                      | 0.14 | 0.13    | 0.05 | 0.015    | 1.00   | 1.00  | mg/L                                    | lb/d                                    | 0.0033E    |
| 30 Day Avg (AVG) | 2.00     | 0.80 |      | 0.48   | 0.19 | 0.36                      | 0.14 | 0.13    | 0.05 | 0.040    | 1.00   | 1.00  | 3.91                                    | 1.57                                    | 0.0033E    |
| Removal %        | 97.94%   |      |      | 99.76% |      |                           |      |         |      |          |        |       |                                         |                                         |            |

- Staff
  - We still have one open position in Public Works department, and we have extended an offer to the top candidate
- Plant and Collections Update
  - Compared to the flow in 2021, we are down 14.86% for the month of July.
- Roads:
  - Continue to maintain drainage along the roadway
    - Cleaning of the Drop Inlets (DI's) and bar ditch maintenance
  - Maintenance to Road
    - Road Grading
      - Reshaping of road grade due to heavy rain fall
    - Compaction
      - Stabilization of road material
    - Tree removal along side the road from the December 2021 wind event
- Equipment
  - Routine equipment maintenance
- General Public Work tasks
  - Site visits for electrical and gas undergrounding on Phoenix Switchback, Chipmunk and Coyote Roads with Kit Carson Electric, NM Natural Gas and Anchor Built.
  - Housekeeping in the buildings
  - Housekeeping around the Wastewater Treatment Plant
  - Hauling slash pile for residence use

**VILLAGE OF TAOS SKI VALLEY**  
**Village Council**  
**Agenda Item**

---

**AGENDA ITEM TITLE:** Consideration to Accept the Water Repair Plan by TSVI for 100% performance of the Water Study MOU Amendment

**DATE:** August 23, 2022

**PRESENTED BY:** John Avila

**STATUS OF AGENDA ITEM:** Old Business

**CAN THIS ITEM BE RESCHEDULED:** Not Recommended

**BACKGROUND INFORMATION:**

An Agreement between the Village and TSVI to conduct the Water Study and Master Plan work was approved by Council at its March 23, 2022 meeting. The firms of GGI and Dennis Engineering were engaged to conduct work by TSVI for the MOU. Regular meetings were conducted once the study was underway, including evaluating probable growth and demand for water. The work was completed for submission for peer and Staff review. TSVI completed its responsibilities under the MOU.

The Village and TSVI amended the MOU so that a plan of repair could be further developed for use in funding and construction at the Village Council's June 28, 2022 meeting. TSVI has presented the plan for acceptance by the Village for ongoing mitigation of the Village Water System.

**Staff Recommendation:**

Formally accept the amended plan of repair (Water Master Meter Plan) provided by TSVI, as required in the amended MOU. Act on the recommended mitigation, seeking funding, and continue developing the Water Master Plan including the required elements needed by oversight and funding agencies, such as the NM Water Trust Board, Office of the State Engineer, etc. Continue to follow the recommendations for the plan and actively prepare for the environmental probabilities and further climate change including more severe drought conditions.

# VILLAGE OF TAOS SKI VALLEY

## MASTER METERS

# CONSTRUCTION DRAWINGS

### RULES OF SHEETS

|                                                                                                                                                                    |      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 1. All work shall be done in accordance with the latest edition of the National Fire Protection Association (NFPA) Standard 704, "Fire Protection Rating System."  | 2000 |
| 2. All work shall be done in accordance with the latest edition of the National Fire Protection Association (NFPA) Standard 704, "Fire Protection Rating System."  | 2000 |
| 3. All work shall be done in accordance with the latest edition of the National Fire Protection Association (NFPA) Standard 704, "Fire Protection Rating System."  | 2000 |
| 4. All work shall be done in accordance with the latest edition of the National Fire Protection Association (NFPA) Standard 704, "Fire Protection Rating System."  | 2000 |
| 5. All work shall be done in accordance with the latest edition of the National Fire Protection Association (NFPA) Standard 704, "Fire Protection Rating System."  | 2000 |
| 6. All work shall be done in accordance with the latest edition of the National Fire Protection Association (NFPA) Standard 704, "Fire Protection Rating System."  | 2000 |
| 7. All work shall be done in accordance with the latest edition of the National Fire Protection Association (NFPA) Standard 704, "Fire Protection Rating System."  | 2000 |
| 8. All work shall be done in accordance with the latest edition of the National Fire Protection Association (NFPA) Standard 704, "Fire Protection Rating System."  | 2000 |
| 9. All work shall be done in accordance with the latest edition of the National Fire Protection Association (NFPA) Standard 704, "Fire Protection Rating System."  | 2000 |
| 10. All work shall be done in accordance with the latest edition of the National Fire Protection Association (NFPA) Standard 704, "Fire Protection Rating System." | 2000 |

### LOCATION MAP



**TAOS**

DATE: 8-24-22  
BY: [Signature]  
FOR: [Signature]



[Signature]

8-24-22

FOR: [Signature]

DATE: 8-24-22  
BY: [Signature]  
FOR: [Signature]

[Signature]

DATE: 8-24-22  
BY: [Signature]  
FOR: [Signature]

G1001

VILLAGE OF TAOS SKI VALLEY  
MASTER METERS



COVER SHEET



VICINITY MAP

G1002

NOT FOR CONSTRUCTION

# VICINITY MAP, CONTROL POINT AND PROJECT COORDINATE LISTS



## VILLAGE OF TAOS SKI VALLEY MASTER METERS

|            |              |
|------------|--------------|
| DATE       | 11/16/11     |
| BY         | J. L. HARRIS |
| CHECKED BY | J. L. HARRIS |
| DATE       | 11/16/11     |

GREEN TANK PRV MAIN LINE COORDINATE LIST

| LINE | LOCATION                   | NORTHING | EASTING  | LENGTH | BEARING |
|------|----------------------------|----------|----------|--------|---------|
| 11   | STATION 0+00.00 TO 0+25.00 | 8754.87  | 18755.47 | 25.00  | 5.00    |
| 12   | STATION 0+25.00 TO 0+50.00 | 8754.87  | 18755.47 | 25.00  | 5.00    |

GREEN TANK PRV VAULT RELIEF LINE COORDINATE LIST

| LINE | LOCATION                   | NORTHING | EASTING  | LENGTH | BEARING |
|------|----------------------------|----------|----------|--------|---------|
| 13   | STATION 0+00.00 TO 0+25.00 | 8754.87  | 18755.47 | 25.00  | 5.00    |
| 14   | STATION 0+25.00 TO 0+50.00 | 8754.87  | 18755.47 | 25.00  | 5.00    |

GREEN TANK OUTLET MASTER METER VAULT DRAIN LINE COORDINATE LIST

| LINE | LOCATION                   | NORTHING | EASTING  | LENGTH | BEARING |
|------|----------------------------|----------|----------|--------|---------|
| 15   | STATION 0+00.00 TO 0+25.00 | 8754.87  | 18755.47 | 25.00  | 5.00    |
| 16   | STATION 0+25.00 TO 0+50.00 | 8754.87  | 18755.47 | 25.00  | 5.00    |

RIO HONDO LEARNING CENTER MASTER METER VAULT DRAIN LINE COORDINATE LIST

| LINE | LOCATION                   | NORTHING | EASTING  | LENGTH | BEARING |
|------|----------------------------|----------|----------|--------|---------|
| 17   | STATION 0+00.00 TO 0+25.00 | 8754.87  | 18755.47 | 25.00  | 5.00    |
| 18   | STATION 0+25.00 TO 0+50.00 | 8754.87  | 18755.47 | 25.00  | 5.00    |

UPPER TWINING ROAD WATERLINE REPLACEMENT COORDINATE LIST

| LINE | LOCATION                   | NORTHING | EASTING  | LENGTH | BEARING |
|------|----------------------------|----------|----------|--------|---------|
| 19   | STATION 0+00.00 TO 0+25.00 | 8754.87  | 18755.47 | 25.00  | 5.00    |
| 20   | STATION 0+25.00 TO 0+50.00 | 8754.87  | 18755.47 | 25.00  | 5.00    |

CONTROL POINT COORDINATE LIST

| LINE | LOCATION                   | NORTHING | EASTING  | LENGTH | BEARING |
|------|----------------------------|----------|----------|--------|---------|
| 21   | STATION 0+00.00 TO 0+25.00 | 8754.87  | 18755.47 | 25.00  | 5.00    |
| 22   | STATION 0+25.00 TO 0+50.00 | 8754.87  | 18755.47 | 25.00  | 5.00    |



AGREED TO ENTERED PARTIAL PAYMENT ON CONTRACTS DURING THE SAME PERIOD. WITHIN 45 DAYS AFTER SIGNATURE OF AN INDENTURE BEGINS THE FORTY-NINTH

## GENERAL NOTES

- [illegible]

## GENERAL NOTES CON'T.

- [illegible]

## ENVIRONMENTAL REQUIREMENTS

- [illegible]

## PROJECT SYMBOLS LEGEND

|                          |             |
|--------------------------|-------------|
| WATER VALVE              | VEGETATION  |
| FIRE HYDRANT             | METAL GRATE |
| COMBINATION AIR VALVE    | CONCRETE    |
| WATER METER              | ROCK        |
| ELECTRIC METER           | STRUCTURE   |
| SANITARY SEWER MANHOLE   | WALL        |
| RISE PIPE                |             |
| CAP                      |             |
| TELECOMMUNICATIONS VAULT |             |
| ELECTRIC BOX             |             |
| HORIZONTAL CONTROL       |             |

## LINETYPE LEGEND

GENERAL NOTES,  
ENVIRONMENTAL NOTES,  
AND LEGEND

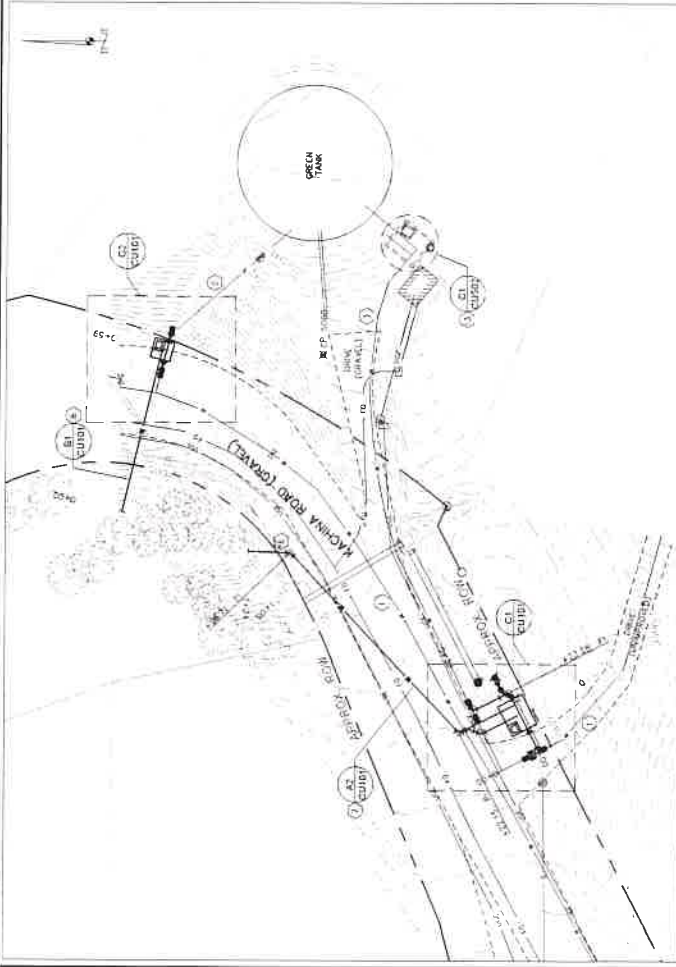
(CFAL)

2011

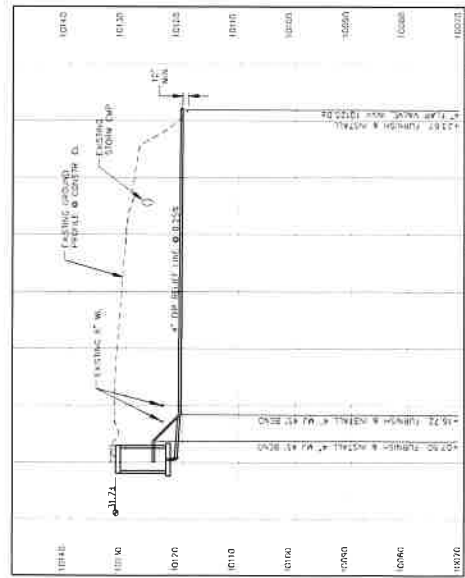
GC002

POLICY OF EXTENDED PAYMENT PROVISION - THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT.

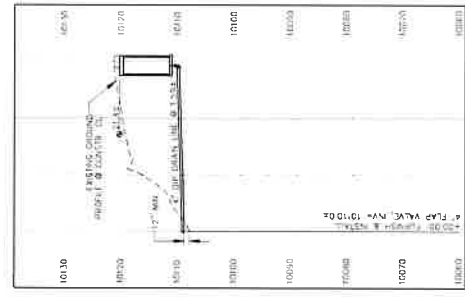




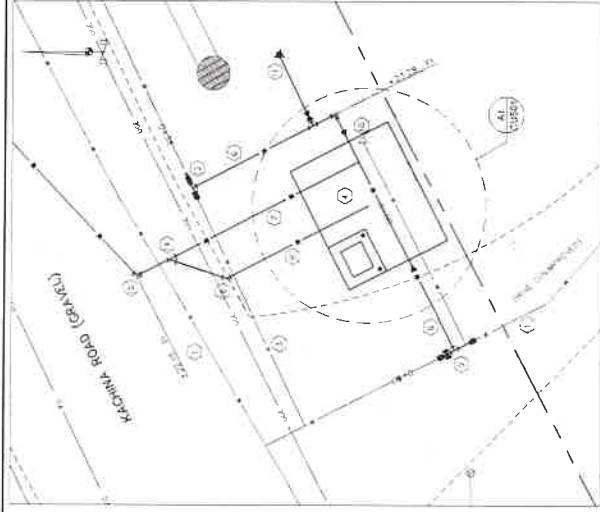
**(A1) GREEN TANK MASTER METER AND PRIV VAULT'S PLAN**  
 1"=20' HORIZ. 1"=40' VERT.  
 (24"x36") (12"x18")



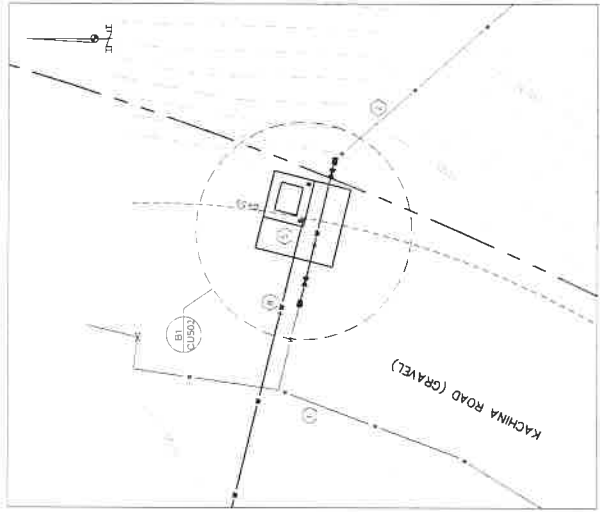
**(A2) PRIV VAULT RELIEF LINE PROFILE**  
 1"=20' HORIZ. 1"=40' VERT.  
 (24"x36") (12"x18")



**(B1) MASTER METER VAULT DRAIN LINE PROFILE**  
 1"=20' HORIZ. 1"=40' VERT.  
 (24"x36") (12"x18")



**(C1) TANK INLET LINE PRIV/METER PLAN**  
 1"=20' HORIZ. 1"=40' VERT.  
 (24"x36") (12"x18")



**(C2) TANK OUTLET LINE METER PLAN**  
 1"=20' HORIZ. 1"=40' VERT.  
 (24"x36") (12"x18")

**GREEN TANK MASTER METER AND PRIV VAULT PLAN**

DATE: 08/07/2017  
 DRAWN: JHD  
 CHECKED: JHD  
 DATE: 08/07/2017  
 REV: 1

**VILLAGE OF TAOS SKI VALLEY**

MASTER METERS

**GREEN TANK MASTER METER AND PRIV VAULT PLAN**

DATE: 08/07/2017  
 DRAWN: JHD  
 CHECKED: JHD  
 DATE: 08/07/2017  
 REV: 1

**SHEET GENERAL NOTES:**

- ALL WATER UTILITIES SHOWN SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE UTILITY LOCATING MANUAL.
- ALL NEW POTABLE WATERLINES, FITTINGS, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE UTILITY LOCATING MANUAL.
- ALL JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE UTILITY LOCATING MANUAL.
- CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- THE VILLAGE OF TAOS SKI VALLEY HAS VERY FEW EXISTING WATERLINES AND THE PROJECT AREA IS A RURAL AREA WITH FEW EXISTING WATERLINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING WATERLINES AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- CONTRACTOR SHALL PROTECT AND MAINTAIN EXISTING UTILITIES AND WATERLINES AND SHALL BE RESPONSIBLE FOR REPLACING ANY UTILITIES OR WATERLINES DAMAGED DURING THE CONSTRUCTION OF THE PROJECT.

**SHEET KEYED NOTES:**

- APPROXIMATE LOCATION OF EXISTING 8" DIP WATERLINE.
- APPROXIMATE LOCATION OF EXISTING 8" DIP TANK OUTLET WATERLINE.
- APPROXIMATE LOCATION OF EXISTING 8" DIP TANK INLET WATERLINE.
- FURNISH AND INSTALL NEW 8" DIP TANK INLET WATERLINE.
- FURNISH AND INSTALL NEW MASTER METER ASSEMBLY IN CONCRETE VAULT.
- NEW 8" DIP WATERLINE.
- NEW 4" DIP RELIEF LINE WITH FLAP VALVE (NORTHWEST TO PIPE BOX ITEM).
- NEW 4" DIP DRAIN LINE WITH FLAP VALVE (SOUTHWEST TO PIPE BOX ITEM).
- CONCRETE EXISTING 8" DIP TANK INLET & OUTLET 12" M.I. GAL VALVE (N/A) (PAD SEPARATELY).
- CONCRETE EXISTING 8" DIP TANK INLET & OUTLET 12" M.I. GAL VALVE (N/A) (PAD SEPARATELY).
- REMOVE & RETURN TO OWNER EXISTING 8" DIP TANK INLET & OUTLET 12" M.I. GAL VALVE (N/A) (PAD SEPARATELY).
- FURNISH & INSTALL 8" DIP TANK INLET & OUTLET 12" M.I. GAL VALVE (N/A) (PAD SEPARATELY).
- FURNISH & INSTALL 8" DIP TANK INLET & OUTLET 12" M.I. GAL VALVE (N/A) (PAD SEPARATELY).
- FURNISH & INSTALL 8" DIP TANK INLET & OUTLET 12" M.I. GAL VALVE (N/A) (PAD SEPARATELY).
- FURNISH & INSTALL 8" DIP TANK INLET & OUTLET 12" M.I. GAL VALVE (N/A) (PAD SEPARATELY).
- FURNISH & INSTALL 8" DIP TANK INLET & OUTLET 12" M.I. GAL VALVE (N/A) (PAD SEPARATELY).

**NOT FOR CONSTRUCTION**

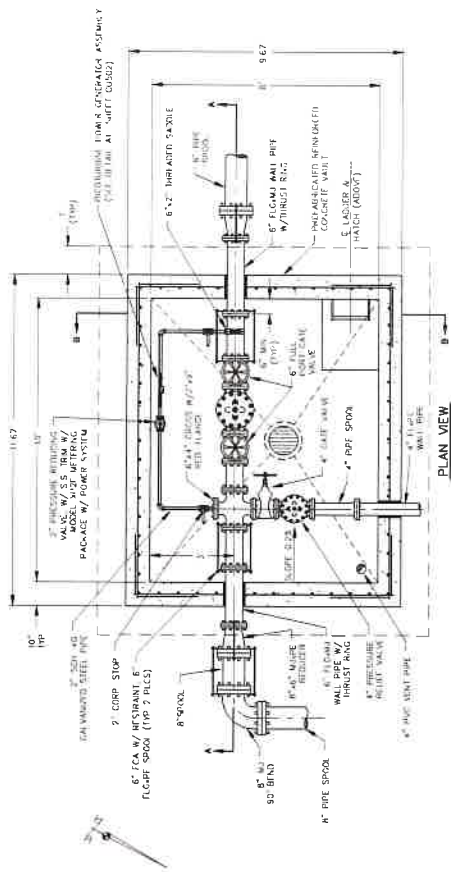
SHEET

**CUT01**

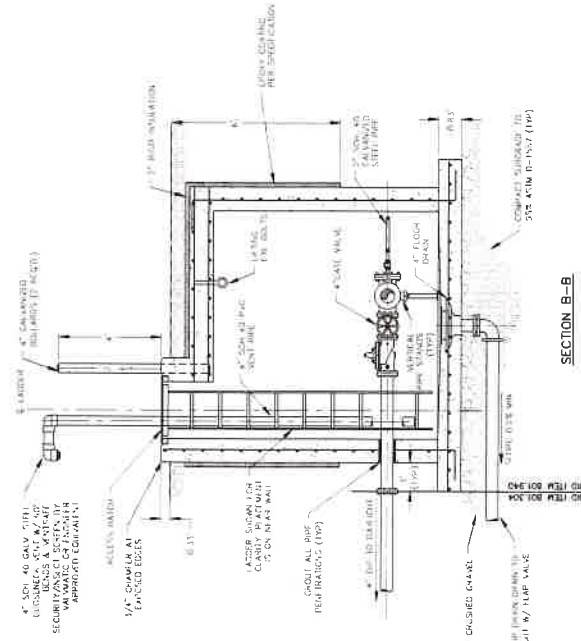
VOID OF EXISTING PAVEMENT PROVISION. - PAVEMENT SHALL BE REPAIRED WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT.

A2 MASTER METER RETROFITTING #2 PLAN  
1"=10' HORIZ. 1"=20' VERT.





GROUND LEVEL SLAB PLAN

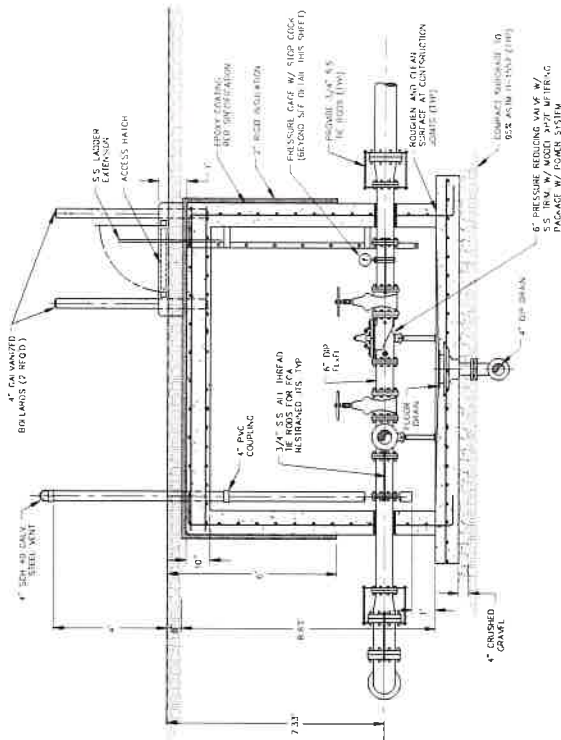


SECTION B-B

5169

- 1 NEW CONCRETE VALVE, NEW VALVES, PIPING AND OTHER APPURTENANCES (SHUTTER OR NOT) SHALL BE INCLUDED IN PAY ITEM A-1-140
- 2 THE EXTERIOR OF ALL CONCRETE VALVES SHALL BE COATED WITH A WATERPROOF COATING IN ACCORDANCE WITH THE SPECIFICATIONS
- 3 PRESSURE REDUCING VALVES TO BE CLAW MARKED 60-01
- 4 CONCRETE TO BE 3000 PSI MINIMUM

NOTICE OF EXTENDED PAYMENT DEFERSON -  
THIS CONTRACT ALLOWS THE OWNER TO MAKE  
PAYMENT WITHIN 45 DAYS AFTER SUBMISSION  
OF AN UNDISPUTED REQUEST FOR PAYMENT



SECTION A-A

TYPICAL MASTER METER IN  
CONCRETE WALL DETAIL

**A1** NEW CONCEPTS

- Abstract**

[illegible]







NOTICE OF EXTENDED PAYMENT PROVISION  
THIS CONTRACT ALLOWS THE OWNER TO MAKE  
PAYMENT WITHIN 45 DAYS AFTER SUBMISSION  
OF AN UNDISPUTED REQUEST FOR PAYMENT.

**VILLAGE OF TAOS SKI VALLEY**  
**Village Council**  
**Agenda Item**

---

**AGENDA ITEM TITLE: PUBLIC HEARING:** Discussion of appraised market value and public use of the property with Direction of the Council for disposition

**DATE:** August 23, 2022

**PRESENTED BY:** John Avila, Village Administrator

**STATUS OF AGENDA ITEM:** Old Business

**CAN THIS ITEM BE RESCHEDULED:** Not Recommended

**BACKGROUND INFORMATION:**

The Council Meeting of February 22, 2022 included discussion of steps to consider for sale of Public Property (TML) Village Complex and other Village properties.

Staff recommended creating a formal process for evaluating properties for public use Vs Market value and the steps required for sale of Public Property. Acknowledging that the Village now has Public use of Village Complex for: Police Administration (replaces a utility trailer used for 20 years by the police department), Fire Administration Office (An Agreement with the State Fire Marshal Office provides for almost \$100,000/year to be awarded for keeping this office) EMS Office (Administration and Contingency Emergency Housing for EMT), Building Official and record storage (Office shared with P&Z has relocated to the Village Complex along with Records Storage reducing space in the main office and paid storage), Employee Housing (compensation for duties and as emergency and contractor use). Future Village uses are dependent on Council Direction and ability to obtain funding. Following direction to obtain a market value, appraisal for the Village Complex was completed.

Expense to recreate the same Public Facilities is approximately \$150,000/year for the Village and the loss \$100,000/year grant funding.

**STAFF RECOMMENDATION:** Staff recommends Discussion of appraised market value Vs public use of the property and Direction of the Council for a process of Village property disposition.

# NEW MEXICO PUBLIC REGULATION COMMISSION

## **COMMISSIONERS**

DISTRICT 1 CYNTHIA B. HALL  
DISTRICT 2 JEFFERSON L. BYRD, VICE CHAIR  
DISTRICT 3 JOSEPH M. MAESTAS  
DISTRICT 4 THERESA BECENTI-AGUILAR  
DISTRICT 5 STEPHEN FISCHMANN, CHAIR



P.O. Box 1269  
Santa Fe, NM 87504-1269

## **STATE FIRE MARSHAL DIVISION**

**John Kondratick**  
**Interim State Fire Marshal**  
Phone (505) 470-1044  
Fax (505) 476-0100

## **CHIEF OF STAFF**

Wayne Propst

April 22, 2021

Roberto Molina

Taos Ski Valley, Fire Chief

PO Box 100 City

Taos Ski Valley, New Mexico 87525

Ref: Administration Office FY' 2022 Funding Cycle

Chief Molina,

In response to your request and the information contained in a report recently submitted by Austin Meuli, of this Office and the filling of the required documentation, please be advised that records in this Office have been changed to reflect that the Taos Ski Valley Fire Department now maintains and operates one (1) main station, one (1) Sub- Station and (1) Administration Office.

As an ISO Class 5 department the Taos Ski Valley Fire Department is eligible to receive annual fire protection funding for the newly certified Administration Office for this upcoming Fiscal Year 2022.

If you should have any additional questions or need any assistance with this process, please contact me directly at 505-709-8150.

Respectfully,

Randy Varela  
Deputy Fire Marshal  
Fire Service Support Bureau  
New Mexico State Fire Marshal's Office

**POLICE**



3:41 PM  
02/02/22

# VILLAGE OF TAOS SKI VALLEY Job Actual Cost Detail

January 13, 2002 through February 3, 2022

|                                    |                             |            |
|------------------------------------|-----------------------------|------------|
| 6136 FICA -EMPLOYER SHARE MEDICARE | 1000 CASH-CENTINEL #4014340 | 0.21       |
| 6127 SUTA STATE UNEMPLOYEMENT      | 1000 CASH-CENTINEL #4014340 | 0.05       |
| 6112 SALARIES - STAFF              | 1000 CASH-CENTINEL #4014340 | 15.22      |
| 6125 FICA EMPLOYER'S SHARE         | 1000 CASH-CENTINEL #4014340 | 0.89       |
| 6136 FICA -EMPLOYER SHARE MEDICARE | 1000 CASH-CENTINEL #4014340 | 0.21       |
| 6127 SUTA STATE UNEMPLOYEMENT      | 1000 CASH-CENTINEL #4014340 | 0.05       |
| 6112 SALARIES - STAFF              | 1000 CASH-CENTINEL #4014340 | 45.66      |
| 6125 FICA EMPLOYER'S SHARE         | 1000 CASH-CENTINEL #4014340 | 2.65       |
| 6136 FICA -EMPLOYER SHARE MEDICARE | 1000 CASH-CENTINEL #4014340 | 0.62       |
| 6127 SUTA STATE UNEMPLOYEMENT      | 1000 CASH-CENTINEL #4014340 | 0.00       |
| 6112 SALARIES - STAFF              | 1000 CASH-CENTINEL #4014340 | 34.54      |
| 6125 FICA EMPLOYER'S SHARE         | 1000 CASH-CENTINEL #4014340 | 2.14       |
| 6136 FICA -EMPLOYER SHARE MEDICARE | 1000 CASH-CENTINEL #4014340 | 0.50       |
| 6127 SUTA STATE UNEMPLOYEMENT      | 1000 CASH-CENTINEL #4014340 | 0.11       |
| 6112 SALARIES - STAFF              | 1000 CASH-CENTINEL #4014340 | 30.44      |
| 6125 FICA EMPLOYER'S SHARE         | 1000 CASH-CENTINEL #4014340 | 1.77       |
| 6136 FICA -EMPLOYER SHARE MEDICARE | 1000 CASH-CENTINEL #4014340 | 0.41       |
| 6127 SUTA STATE UNEMPLOYEMENT      | 1000 CASH-CENTINEL #4014340 | 0.09       |
| 6112 SALARIES - STAFF              | 1000 CASH-CENTINEL #4014340 | 116.04     |
| 6125 FICA EMPLOYER'S SHARE         | 1000 CASH-CENTINEL #4014340 | 6.99       |
| 6136 FICA -EMPLOYER SHARE MEDICARE | 1000 CASH-CENTINEL #4014340 | 1.63       |
| 6127 SUTA STATE UNEMPLOYEMENT      | 1000 CASH-CENTINEL #4014340 | 0.36       |
| 6112 SALARIES - STAFF              | 1000 CASH-CENTINEL #4014340 | 51.96      |
| 6125 FICA EMPLOYER'S SHARE         | 1000 CASH-CENTINEL #4014340 | 3.04       |
| 6136 FICA -EMPLOYER SHARE MEDICARE | 1000 CASH-CENTINEL #4014340 | 0.71       |
| 6127 SUTA STATE UNEMPLOYEMENT      | 1000 CASH-CENTINEL #4014340 | 0.16       |
| 6112 SALARIES - STAFF              | 1000 CASH-CENTINEL #4014340 | 31.36      |
| 6125 FICA EMPLOYER'S SHARE         | 1000 CASH-CENTINEL #4014340 | 1.82       |
| 6136 FICA -EMPLOYER SHARE MEDICARE | 1000 CASH-CENTINEL #4014340 | 0.43       |
| 6127 SUTA STATE UNEMPLOYEMENT      | 1000 CASH-CENTINEL #4014340 | 0.10       |
| 6112 SALARIES - STAFF              | 1000 CASH-CENTINEL #4014340 | 29.88      |
| 6125 FICA EMPLOYER'S SHARE         | 1000 CASH-CENTINEL #4014340 | 1.80       |
| 6136 FICA -EMPLOYER SHARE MEDICARE | 1000 CASH-CENTINEL #4014340 | 0.42       |
| 6127 SUTA STATE UNEMPLOYEMENT      | 1000 CASH-CENTINEL #4014340 | 0.00       |
| 6112 SALARIES - STAFF              | 1000 CASH-CENTINEL #4014340 | 21.51      |
| 6125 FICA EMPLOYER'S SHARE         | 1000 CASH-CENTINEL #4014340 | 1.29       |
| 6136 FICA -EMPLOYER SHARE MEDICARE | 1000 CASH-CENTINEL #4014340 | 0.30       |
| 6127 SUTA STATE UNEMPLOYEMENT      | 1000 CASH-CENTINEL #4014340 | 0.00       |
|                                    |                             | 20,876.02  |
|                                    |                             | 973,940.93 |
|                                    |                             | 973,940.93 |
|                                    |                             | 973,940.93 |

NMFA Payoff March 15, 2022

1,131,310.73

TOTAL TML SALE PRICE

2,105,251.66

|     |     |
|-----|-----|
| NOV | 30  |
| DEC | 30  |
| JAN | 30  |
| FEB | 30  |
| MAR | 31  |
|     | 135 |

| Principal Balance   | Next Interest Due         | Number of Days | Per Diem | Interest Due           |
|---------------------|---------------------------|----------------|----------|------------------------|
| \$ 1,116,726.00     | CURRENT PRINCIPAL BALANCE |                |          |                        |
|                     | 18,887.94                 | 135            | 104.933  | \$ 14,165.96           |
| \$ 1,116,726.00     | Admin Fees Due            | 135            | 3.102    | \$ 418.77              |
|                     | PRINCIPAL DUE             |                |          | \$ 1,116,726.00        |
|                     | INTEREST DUE              |                |          | \$ 14,165.96           |
|                     | ADMIN FEES DUE            |                |          | \$ 418.77              |
| <b>TOTAL PAYOFF</b> |                           |                |          | <b>\$ 1,131,310.73</b> |
|                     | D/S ACCOUNT BAL           |                |          | 35,361.36              |
|                     | RESERVE ACCOUNT BAL       |                |          | 73,267.59              |
|                     | TOTAL CASH                |                |          | 108,628.96             |
| <b>Total Due</b>    |                           |                |          | <b>1,022,681.78</b>    |

| B  |                 | C                                            |  | N          |    | O          |  | P           |  | Q         |  |
|----|-----------------|----------------------------------------------|--|------------|----|------------|--|-------------|--|-----------|--|
|    |                 | Village Apartments-70 (Fund 52800)           |  |            |    |            |  |             |  |           |  |
| 1  | Accounts        | Description                                  |  | FY2021     |    | FY2021 YTD |  | FY2021 YTD  |  | FY2022    |  |
| 2  | Revenue:        |                                              |  | PROPOSED   |    | Actual     |  | % of budget |  | PROPOSED  |  |
| 3  |                 |                                              |  |            |    | 6/30/2021  |  |             |  |           |  |
| 4  |                 |                                              |  |            |    |            |  |             |  |           |  |
| 5  |                 | Beginning Balance                            |  | 2,616      | \$ | 2,616      |  |             |  | 27,770    |  |
| 6  | 4190            | Rental Revenue                               |  | 75,000     | \$ | 14,550.00  |  | 19%         |  | 12,000    |  |
| 7  | 7005            | Revenue-Interest Income                      |  |            |    |            |  | #DIV/0!     |  |           |  |
| 8  |                 | TRANSFERS IN:                                |  |            |    |            |  |             |  |           |  |
| 9  | 9002            | Tenant deposits                              |  |            |    |            |  |             |  |           |  |
| 10 | 9002            | Transfer in from police fund/\$1000 mo       |  | 6,000      | \$ | 6,000.00   |  |             |  | 12,000    |  |
| 11 | 9002            | Transfer in from general fund/rent \$1000 mo |  | 24,000     | \$ | 6,000.00   |  |             |  | 12,000    |  |
| 12 | 9002            | Transfr in from general fund/short falls     |  |            |    |            |  |             |  | 10,000    |  |
| 13 | 9002            | Transfer in CARES ACT FUNDING/DEC BAR        |  | 7,750      | \$ | 7,750.00   |  |             |  |           |  |
| 14 | 9002            | Transfer in from CARES ACT FUNDING           |  | 750        | \$ | 750.00     |  |             |  |           |  |
| 15 |                 |                                              |  |            |    |            |  |             |  |           |  |
| 16 | Total Revenues: |                                              |  | 116,116    | \$ | 37,666     |  | 32%         |  | 73,770    |  |
| 17 | Expense:        |                                              |  |            |    |            |  |             |  |           |  |
| 18 | 6220            | Outside Contractors                          |  | 73,000     | \$ | 6,507.61   |  | 9%          |  | 30,000    |  |
| 19 | 6230            | Legal                                        |  | 500        | \$ | 348.77     |  | 70%         |  | 500       |  |
| 20 | 6252            | Internet                                     |  | 1,200      | \$ | 679.42     |  |             |  | 1,000     |  |
| 21 | 6253            | Electric                                     |  | 10,000     | \$ | 470.20     |  | 5%          |  | 2,500     |  |
| 22 | 6259            | Natural Gas                                  |  | 5,000      | \$ | 1,457.68   |  | 29%         |  | 3,500     |  |
| 23 | 6220            | Telephone-report in 6220 FY2020              |  |            |    |            |  |             |  |           |  |
| 24 | 6256            | Telephone                                    |  | 2,000      | \$ | 385.00     |  | 19%         |  | 600       |  |
| 25 | 6313            | Supplies                                     |  | 2,000      | \$ | 46.83      |  | 2%          |  | 2,000     |  |
| 26 | 6321            | Building Maintenance                         |  | 5,000      |    |            |  | 0%          |  | 10,000    |  |
| 27 | 6580            | Outside Contractors/Rental Mng expense       |  | 5,000      |    |            |  | 0%          |  |           |  |
| 28 |                 |                                              |  |            |    |            |  |             |  |           |  |
| 29 |                 |                                              |  |            |    |            |  |             |  |           |  |
| 30 | Total Expenses: |                                              |  | \$ 103,700 | \$ | 9,895.51   |  |             |  | \$ 50,100 |  |
| 31 |                 |                                              |  |            |    |            |  |             |  |           |  |
| 32 | Net Income:     |                                              |  | \$ 12,416  | \$ | 27,770.34  |  |             |  | \$ 23,670 |  |

## Understanding the Anti-donation Clause: A Historical Perspective

Alan Hall  
Rodey, Dickason, Sloan, Akin & Robb, P.A.  
Albuquerque, New Mexico

*Disclaimer: The law and legal rules are subject to continual revision and change. This article is dated May 23, 2014. No attempt has been made to update this article to reflect pertinent changes or developments in the law, if any, since that date.*

### Part 1: Early Railroad Finance

In theory, the Anti-donation Clause of the New Mexico Constitution forbids, with a few specific and limited exceptions, all state and local government subsidies:

Neither the state, nor any county, school district, or municipality ... shall directly or indirectly lend or pledge its credit, or make any donation to or in aid of any person, association, or public or private corporation ....

At first blush, this may seem reasonable, and even satisfying. Surely, public monies should be spent for public purposes, and not private ones. But when one starts to consider specific aspects of our mixed economy, things become much more complicated. For example, public funding of college scholarships has long been considered to be a violation of the Clause. Does this mean that the popular lottery scholarship program is unconstitutional? The state builds highways to support vehicles weighing ten times as much as ordinary automobiles. Isn't this an obvious, and illegal, subsidy of the trucking industry? How about below-market rentals of public facilities to charitable and civic organizations like the Kodak Albuquerque International Balloon Fiesta®, or to profit-making ones like triple-A baseball teams? How about Albuquerque's free graffiti removal program?

Deciding what is or is not an illegal "donation" is in fact very difficult. The question has confounded the New Mexico courts since statehood, and the worst may still be ahead. How can one make sense of the Anti-donation Clause?

It is clear that the Clause cannot be comprehended from its mere terms; they are far too broad. Rather, the best way to understand the Clause (and perhaps the only way) is to understand the history of the evil that the Clause was intended to counter. This requires a diversion into the amazing world of nineteenth-century railroad finance.

It is hard for the modern mind to fully appreciate the difficulties of transportation in the eastern U.S. prior to railroads. For the most part, cities and towns along the coast had practicable communications, but people living in the interior were economically isolated. Overland transportation meant wagons pulled by horses or oxen, but maintained roads rarely extended

---

<sup>1</sup> An earlier version of this article was published as a four-part series in the *Albuquerque Tribune* on January 22, January 29, February 5 and February 12, 2001.

**2018 New Mexico Statutes**

**Chapter 3 - Municipalities**

**Article 54 - Sale or Lease of Property**

**Section 3-54-1 - Authority to sell or lease municipal utility facilities or real property; notice; referendum.**

**Universal Citation:** NM Stat § 3-54-1 (2018)

**3-54-1. Authority to sell or lease municipal utility facilities or real property; notice; referendum.**

A. A municipality may lease or sell and exchange any municipal utility facilities or real property having a value of twenty-five thousand dollars (\$25,000) or less by public or private sale or lease any municipal facility or real property of any value normally leased in the regular operations of such facility or real property, and such sale or lease shall not be subject to referendum.

B. A municipality may lease or sell and exchange any municipal utility facilities or real property having an appraised value in excess of twenty-five thousand dollars (\$25,000) by public or private sale or lease, subject to the referendum provisions set forth in this section. The value of municipal utility facilities or real property to be leased or sold and exchanged shall be determined by the appraised value of the municipal utility facilities or real property and not by the value of the lease. An appraisal shall be made by a qualified appraiser and submitted in writing to the governing body. If the sale price is less than the appraised value, the governing body shall cause a detailed written explanation of that difference to be prepared, and the written explanation shall be made available to any interested member of the public upon demand.

C. If a public sale is held, the bid of the highest responsible bidder shall be accepted unless the terms of the bid do not meet the published terms and conditions of the proposed sale, in which event the highest bid that does meet the published terms and conditions shall be accepted; provided, however, a municipality may reject all bids. Terms and conditions for a proposed public sale or lease shall be published at least twice, not less than seven days apart, with the last publication no less than fourteen days prior to the bid opening, and in accordance with the provisions of Subsection J of Section 3-1-2 NMSA 1978.

D. Any sale or lease of municipal utility facilities or real property entered into pursuant to Subsection B of this section shall be by ordinance of the municipality. Such an ordinance shall be effective forty-five days after its adoption, unless a referendum election is held pursuant to this section. The ordinance shall be published prior to adoption pursuant to the provisions of Subsection J of Section 3-1-2 NMSA 1978 and Section 3-17-3 NMSA 1978 and shall be published after adoption at least once within one week after adoption pursuant to the provisions of Subsection J of Section 3-1-2 NMSA 1978. Such publications shall concisely set forth at least:

- (1) the terms of the sale or lease;
- (2) the appraised value of the municipal utility facilities or real property;
- (3) the time and manner of payments on the lease or sale;

- (4) the amount of the lease or sale;
- (5) the identities of the purchasers or lessees; and
- (6) the purpose for the municipality making the lease or sale.

E. In order to call for a referendum election on a sale or lease ordinance, a petition shall be filed with the municipal clerk:

- (1) no later than thirty days after the adoption of the sale or lease ordinance;
- (2) containing the names, addresses and signatures of at least fifteen percent of the qualified electors of the municipality; and
- (3) containing the following heading on each page of the petition reprinted as follows:

"PETITION FOR A REFERENDUM

We, the undersigned registered voters of \_\_\_\_\_ (insert name of municipality) petition the governing body of \_\_\_\_\_ (insert name of municipality) to conduct a referendum election on ordinance number \_\_\_\_\_. Ordinance number \_\_\_\_\_ would cause a \_\_\_\_\_ (insert "sale" or "lease") of municipal \_\_\_\_\_ (insert "real property" or "utility facilities").

Date Name (printed) Address Signature".

F. Section 3-1-5 NMSA 1978 shall apply to all petitions filed calling for a referendum election on a sale or lease ordinance.

G. If the municipal clerk certifies to the municipal governing body that the petition does contain the minimum number of valid names, addresses and signatures required to call a referendum election on the sale or lease ordinance, the municipal governing body shall adopt an election resolution within fourteen days after the date the clerk makes such certification, calling for a referendum election on the sale or lease ordinance. The election resolution shall be adopted and published pursuant to the provisions of the Local Election Act [Chapter 1, Article 22 NMSA 1978] and shall also concisely set forth:

- (1) the terms of the sale or lease;
- (2) the appraised value of the municipal utility facilities or real property;
- (3) the time and manner of payments on the lease or sale;
- (4) the amount of the lease or sale;
- (5) the identities of all purchasers or lessees; and

(6) the purpose for the municipality making the lease or sale.

H. The referendum election on the sale or lease ordinance shall be held not later than ninety days after the election resolution is adopted. Such election shall be held at a special or regular local election and shall be conducted pursuant to the provisions of the Local Election Act. Any qualified elector of the municipality may vote in such a referendum election.

I. If a majority of the votes cast is to approve the sale or lease ordinance, the sale or lease ordinance shall be effective after the election results have been canvassed and certified. If a majority of the votes cast is to disapprove the sale or lease ordinance, the ordinance shall not be effective.

**History:** 1953 Comp., § 3-54-1, enacted by Laws 1983, ch. 115, § 1; 1985, ch. 208, § 119; 1999, ch. 134, § 1; 2018, ch. 79, § 69.

#### **ANNOTATIONS**

**Repeals and reenactments.** — Laws 1983, ch. 115, § 1, repealed former 3-54-1 NMSA 1978, relating to authority to sell or lease municipal utility or real property used for municipal purposes, and enacted a new 3-54-1 NMSA 1978.

**Cross references.** — For lease of parking facilities, *see* 3-50-8 and 3-51-8 NMSA 1978.

**The 2018 amendment**, effective July 1, 2018, provided that the Local Election Act governs both the adoption and publishing of election resolutions calling for a referendum election on a sale or lease ordinance and referendum elections on a sale or lease ordinance; in Subsection G, after "pursuant to the provisions of the", deleted "Municipal Election Code governing special elections" and added "Local Election Act"; and in Subsection H, after "special or regular", deleted "municipal" and added "local", and after "shall be conducted", deleted "as a special election in the manner provided in the Municipal Election Code" and added "pursuant to the provisions of the Local Election Act".

**Temporary provisions.** — Laws 2018, ch. 79, § 174 provided that references in law to the Municipal Election Code and to the School Election Law shall be deemed to be references to the Local Election Act.

**The 1999 amendment**, effective June 18, 1999, substituted "forty-five days" for "seventy days" in Subsection D; and, in Subsection E, substituted "shall" for "must" in the introductory language and "thirty days" for "sixty days" in Paragraph (1).

**"Terms" defined.** — The word "terms", as used in Paragraph (1) of Subsection D, refers to the amount, time and manner of payments. *City of Clovis v. Southwestern Pub. Serv. Co.*, 1945-NMSC-030, 49 N.M. 270, 161 P.2d 878.

**Am. Jur. 2d, A.L.R. and C.J.S. references.** — 56 Am. Jur. 2d Municipal Corporations, Counties, and Other Political Subdivisions §§ 549 to 559.

Right to lease or convey park, square, or common, 18 A.L.R. 1259, 63 A.L.R. 484, 144 A.L.R. 486.

Sufficiency of compliance with condition of sale or lease by municipality of public utility plants, 52 A.L.R. 1052.

Mortgage or pledge of property or income therefrom, 71 A.L.R. 828.

Lease or sale of municipal plant, or contract therefor, as affecting right of municipality to compete, 118 A.L.R. 1030.

Implied or inherent power of municipal corporation to sell its real property, 141 A.L.R. 1447.

Constitutional prohibition of municipal corporation lending its credit or making donation as applicable to sale or leasing of its property, 161 A.L.R. 518.

Off-street public parking facilities, 8 A.L.R.2d 373.

Granting or taking of lease of property by municipality as within authorization of purchase or acquisition thereof, 11 A.L.R.2d 168.

Maintenance by municipal corporations of tourist or trailer camps, motor courts or motels, 22 A.L.R.2d 774.

Conveyance by municipality as carrying title to center of highway, 49 A.L.R.2d 982.

Power of municipality to sell, lease, or mortgage public utility plant or interest therein, 61 A.L.R.2d 595.

Ordinance as to sale or other disposition of municipal property as within operation of initiative and referendum provisions, 72 A.L.R.3d 1030.

63 C.J.S. Municipal Corporations § 962.

## **Local Regulations and Procedures for review of Real Estate transaction**

### **ADMINISTRATIVE REVIEW:**

Prior to making the determination that a piece of real property is not essential for a municipal purpose, the Administrative Real Property Review Board shall analyze said property and make a recommendation regarding whether the property is essential for a municipal purpose to the person who shall make the determination, as provided for in this article. The Administrative

Real Property Review Board shall be composed of the Village Administrator, Director of the Department of Finance, the Public Works Director, the Village Attorney, the Director of the Planning Department and, if appropriate, a representative of the Department by which the property in question was to have been used. The Review Board shall consider the adopted Village Comprehensive Plan and related master plans and community needs as a basis for their recommendation. The Review Board shall transmit a written analysis with their recommendation to Mayor and Council.

- For real property owned by the Village having a value of not more than \$5,000, the determination that the real property is not essential for a municipal purpose shall be made by the Mayor.
- For real property owned by the Village having a value of more than \$5,000, the determination that the real property is not essential for a municipal purpose shall be made by the Council

#### **PROCEDURE FOR DISPOSAL OF REAL PROPERTY NOT ESSENTIAL FOR A MUNICIPAL PURPOSE.**

Prior to the sale, exchange, or donation of real property belonging to the Village, such real property shall be determined to be not essential for a municipal purpose as provided herein. After such a determination has been made, the real property may be disposed of by the Mayor in the following manner:

(A) Prior to disposal of real property, the Mayor shall cause an appraisal to be made by the Property Management Division or a qualified private appraiser. No real property shall be sold or exchanged for less than whichever is greater; 100% of its appraised value, or Asset Record of capital investment of the Village, as to not violate the *Anti-donation Clause of the NM Constitution*.

(B) Real property having a value of not more than \$500 may be sold for cash at a public or private exchange without notice.

(C) Real property having a value of more than \$500 may be:

(1) Sold at a public or private sale to the highest bidder meeting the published terms and conditions of the sale after publishing a notice of such sale in a local newspaper of general circulation once each week for two consecutive weeks prior to the sale.

(2) Exchange at a public or private exchange after publishing a notice of such exchange in a local newspaper of general circulation once each week for two consecutive weeks prior to the exchange.

(D) Real property of any value may be sold to, exchanged with or donated to the state, any of its political subdivisions or to the Federal government after a determination by the Mayor or Council as provided herein that such sale, exchange or donation is in the best interests of the Village.

(E) Real property acquired by the Village through lien or mortgage foreclosure may not in the discretion of the Mayor or his designated representative be subject to this article in the event the sale of the property is to the foreclosure owner of same, and it is or was the owner's residence, and provided further than any such sale shall be for not less than the principal and interest due.

(F) Contracts for disposal of Village real property pursuant to divisions (C) and (D) of this section shall be submitted to the Council by the Mayor at the first regularly scheduled Council meeting after their execution when the value of the real property is more than \$25,000. Procedure shall be as follows:

(1) All contracts which are submitted to the Council in accordance with the requirements of this section shall be supported by the Asset Record and current appraisal relied upon to determine the value of the Village property, the Council's determination that the property is not essential for a municipal purpose, and a description of the disposal process and the other offers received.

(2) The Council may approve, take no action or disapprove the contract.

(3) If the Council disapproves by majority vote of the members present and voting, the contract shall be void.

(4) The Mayor may withdraw the contract at any time from the Council or may present revisions thereof. In the event of withdrawal, the contract shall be a nullity. In the event of revision, the provisions of this section shall apply to the same extent as if a new contract were being submitted.

**Brooks  
Pearsall  
Zantow LLC**

Real Estate Appraisers · Consultants · Analysts

---

APPRAISAL REPORT

10 APARTMENT UNITS AND FORMER VACANT LODGE/OFFICE/MANAGER QUARTERS  
(FORMER TAOS MOUNTAIN LODGE)

1346 STATE HIGHWAY 150  
VILLAGE OF TAOS SKI VALLEY, NEW MEXICO 87525

Appraisal Project 30449U

EFFECTIVE DATE

June 13, 2022

PREPARED FOR

The Village of Taos Ski Valley  
c/o John Avila, Village Administrator  
PO Box 100  
Taos Ski Valley, NM 87525

**Brooks  
Pearsall  
Zantow LLC**

Real Estate Appraisers · Consultants · Analysts

**Bruce Gunderson, MAI**

July 25, 2022

The Village of Taos Ski Valley  
c/o John Avila, Village Administrator  
PO Box 100  
Taos Ski Valley, NM 87525

Reference: Appraisal Report  
10 apartment units and former vacant lodge/office/manager quarters (Former Taos Mountain Lodge)  
1346 State Highway 150  
Village of Taos Ski Valley, New Mexico 87525

We have completed an appraisal of the above-referenced property and we are pleased to submit the accompanying report of our findings and conclusions. The objective of the appraisal was to estimate the market value of the fee simple interest "as-is" in the property and prospective value following completion of proposed improvements of real estate only, subject to the assumptions and limiting conditions stated in the report. Our analysis indicates the following values of the property.

|                                                                       |               |
|-----------------------------------------------------------------------|---------------|
| Effective Date:                                                       | June 13, 2022 |
| Prospective Value (Assuming Storm Repairs only):                      | \$1,210,000   |
| Prospective Value (Assuming Storm Repairs and Rehab of lodge/office): | \$1,540,000   |

The main body of our report provides you with our method of study as well as the limitations placed on the work product by the undersigned. Please read these limitations carefully so you may understand our conclusions clearly. In preparing this study, our conduct has been governed by the Code of Ethics of the various professional organizations of which we are members.

This opportunity to provide appraisal services to your organization is appreciated, and questions from authorized users of the report will be welcomed if any aspect of the research or analysis requires clarification.

BROOKS PEARSALL ZANTOW LLC



Bruce Gunderson, MAI

## Table of Contents

### Executive Summary

### Preface

Location Map  
Taos County Zoning Map  
Plat/Survey  
Floor Plans  
Aerial Photograph  
Property Photographs

### Introduction

|                                                             |   |
|-------------------------------------------------------------|---|
| Overview of the Appraised Property .....                    | 1 |
| Legal Description.....                                      | 1 |
| Ownership History (5 Years).....                            | 1 |
| Purpose and Intended Use of the Appraisal .....             | 2 |
| Market Value Defined .....                                  | 2 |
| Property Rights Defined .....                               | 3 |
| Effective Date of Appraisal and Date of the Report.....     | 3 |
| Scope of the Assignment .....                               | 3 |
| Extraordinary Assumptions and Hypothetical Conditions ..... | 4 |
| General Underlying Assumptions.....                         | 4 |
| General Limiting Conditions .....                           | 5 |

### Description and Analysis

|                                      |    |
|--------------------------------------|----|
| Taos County Profile Summary .....    | 6  |
| COVID-19 Coronavirus Influence ..... | 9  |
| Neighborhood Description.....        | 10 |
| Site Description .....               | 12 |
| Real Estate Taxes.....               | 14 |
| Description of Improvements .....    | 15 |
| Highest and Best Use.....            | 17 |

### Valuation

|                                                        |    |
|--------------------------------------------------------|----|
| Problem Analysis and Data Interpretation .....         | 20 |
| Sales Comparison Approach.....                         | 21 |
| Income Approach.....                                   | 27 |
| Effective Gross Annual Income Multiplier Approach..... | 29 |
| Direct Capitalization Approach .....                   | 30 |
| Cost Approach .....                                    | 32 |
| Reconciliation .....                                   | 33 |
| Certification .....                                    | 35 |

### Appendix

Improved Sales  
Flood Hazard Map  
Estimated Repairs & Rehab Costs  
Warranty Deeds  
Appraiser's Qualifications/License

## Executive Summary

Property: 10 apartment units and former vacant lodge/office/manager quarters (Former Taos Mountain Lodge)  
Location: 1346 State Highway 150  
Village of Taos Ski Valley, New Mexico 87525  
Client: The Village of Taos Ski Valley  
c/o John Avila, Village Administrator  
PO Box 100  
Taos Ski Valley, NM 87525

### Project Summary

Land Area: 0.891 acre  
Zoning: C-B, Commercial/Business Zone  
Flood Zone: Zone X  
Construction Type: Eight-unit lodge building, a separate two-unit building and a two-level, former lodge/office. The improvements are currently in fair condition due to recent storm damage from trees falling on the duplex and one unit of the eight plex. The former lodge/office interior is gutted and has notable deferred maintenance. This appraisal is based on the condition of the property following completion of storm damage repairs. An analysis is also made assuming the former lodge office is rehabbed and converted into two apartments representing its highest and best use.

Building Area: 9,583 gross square feet

Unit Mix:

| <u>Type</u>       | <u>No. Units</u> | <u>Net SF Area</u> |
|-------------------|------------------|--------------------|
| 1+ BR/1 Bath loft | 8                | 628-750 SF         |
| Commercial Bays   | 2                | 718 SF             |
| Lodge/Office      | 2*               | 2,254 SF           |

\*assumes conversion to two units

Occupancy: Partially occupied by Village of Taos Ski Valley staff at time of inspection. Three units not occupied due to storm damage and former lodge office is gutted.

### Highest and Best Use

Land as Though Vacant: Residential development

As Improved: Long-term residential rental

Property Rights Appraised: Prospective market value of fee simple interest following completion of storm damage repairs and a prospective value subject to rehab of lodge/office.

### Value Indications

Prospective Value (Assuming Storm Repairs only): **\$1,210,000**

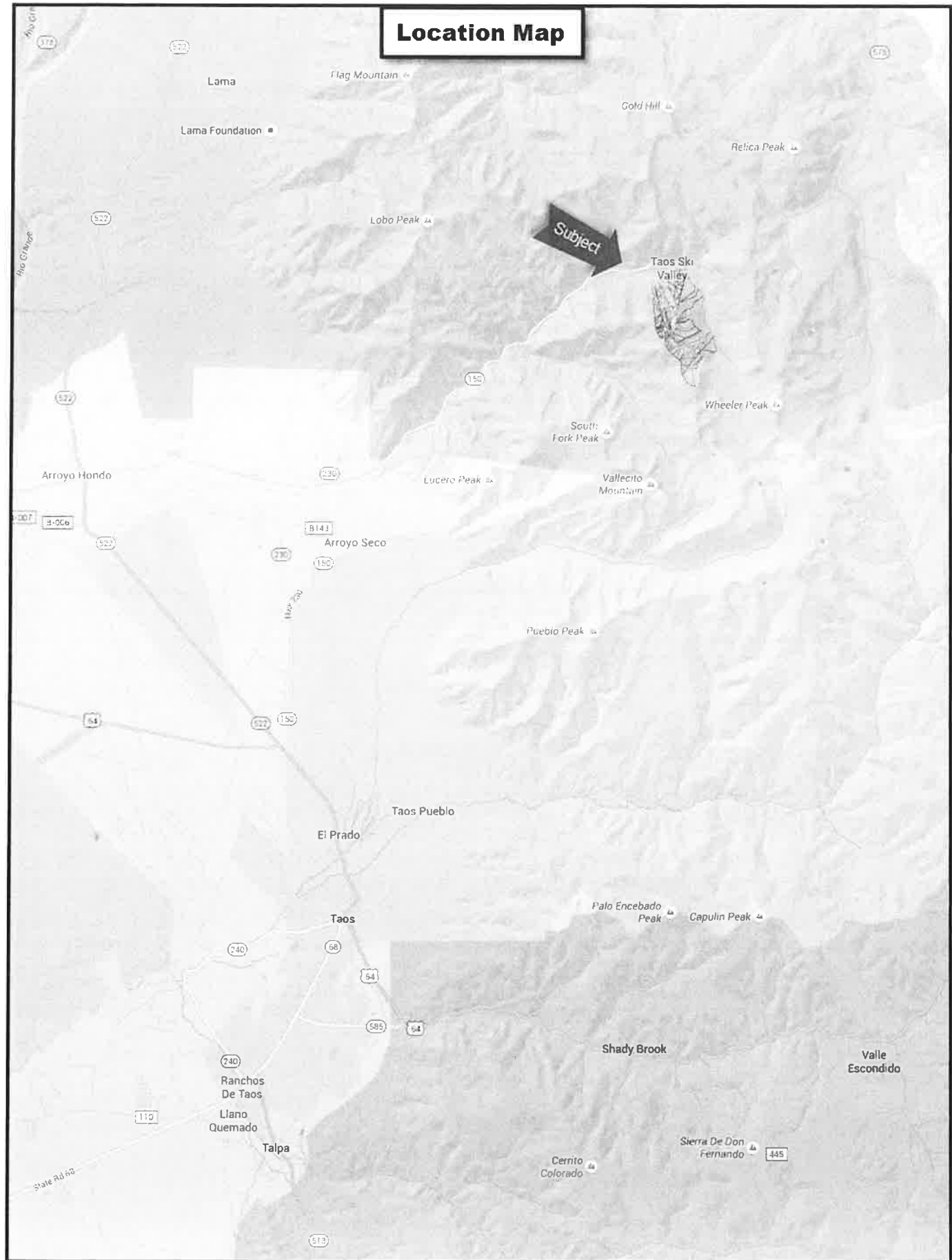
Prospective Value (Assuming Storm Repairs and Rehab of lodge/office): **\$1,540,000**

Effective Date of Appraisal: June 13, 2022

## **PREFACE**

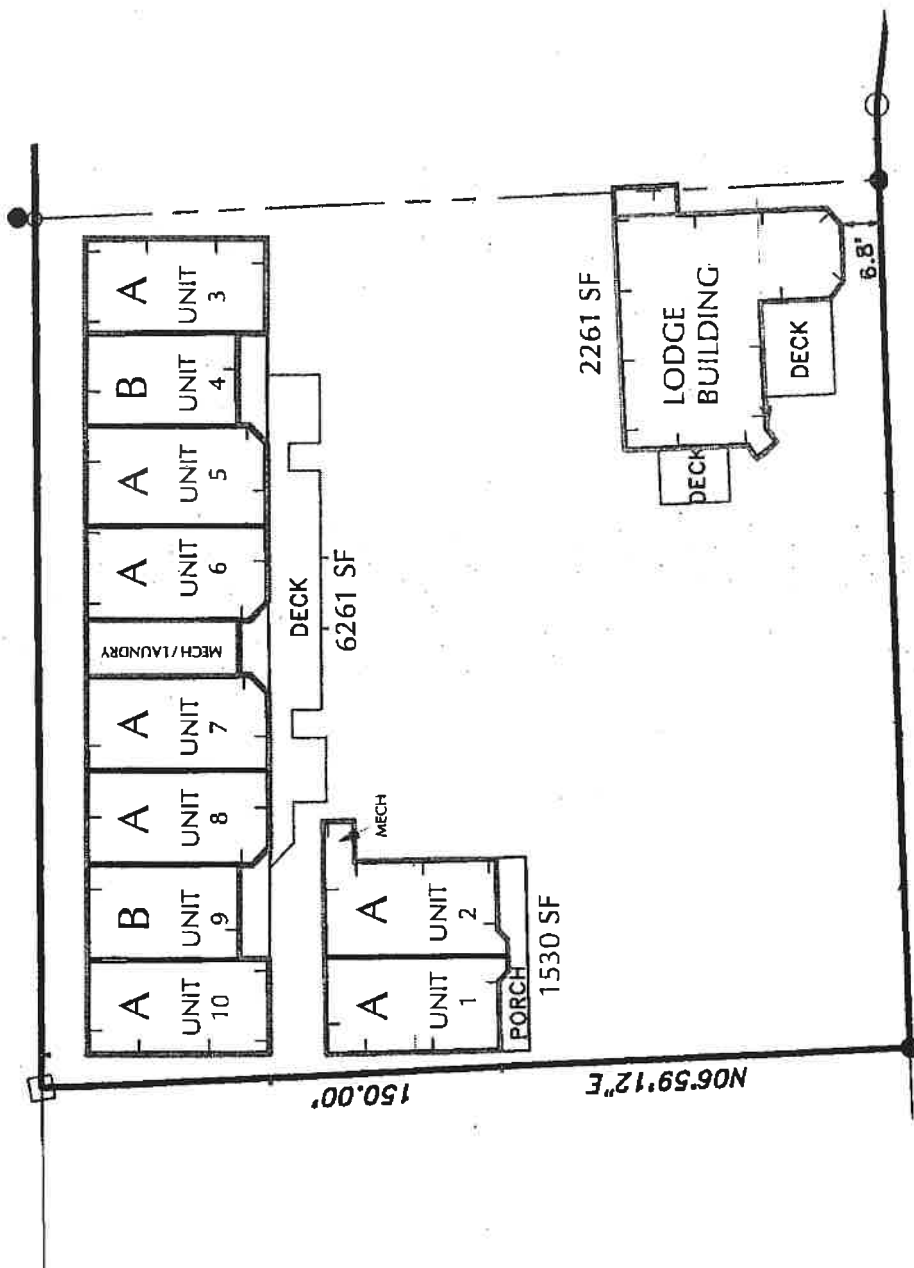
---

## Location Map





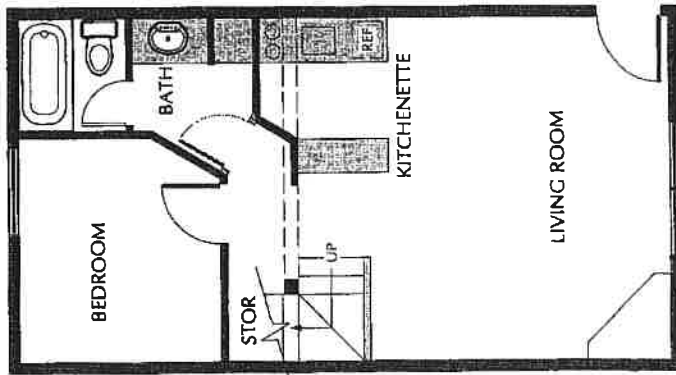
|                                                                                     |  |                                                                                                                                                                                                           |  |                                                                                                                                                                                                                           |  |
|-------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  |  | <b>TACK'S SURVEYING</b><br>PROFESSIONAL LAND SURVEYORS<br>1000 N. 10TH ST., SUITE 100<br>DENVER, CO. 80202<br>TEL. (303) 733-2818<br>FAX (303) 733-2819<br>TOLL FREE (800) 786-2324<br>FAX (800) 786-2324 |  | <b>TOTAL LAND SURVEYING SOLUTIONS</b><br>A DIVISION OF DENVER POSTAL INC.<br>1400 S. UNIVERSITY BLVD.<br>DENVER, CO. 80202<br>TEL. (303) 733-2818<br>FAX (303) 733-2819<br>TOLL FREE (800) 786-2324<br>FAX (800) 786-2324 |  |
| DATE: _____                                                                         |  | PROJECT NO.: 205-108                                                                                                                                                                                      |  | SHEET 1 OF 1                                                                                                                                                                                                              |  |
| TOWN: _____                                                                         |  | RANGE: _____                                                                                                                                                                                              |  | SECTION: _____                                                                                                                                                                                                            |  |
| COUNTY: _____                                                                       |  | STATE: _____                                                                                                                                                                                              |  | SHEET: _____                                                                                                                                                                                                              |  |



**SITE PLAN**  
 Scale: 1" = 30 ft

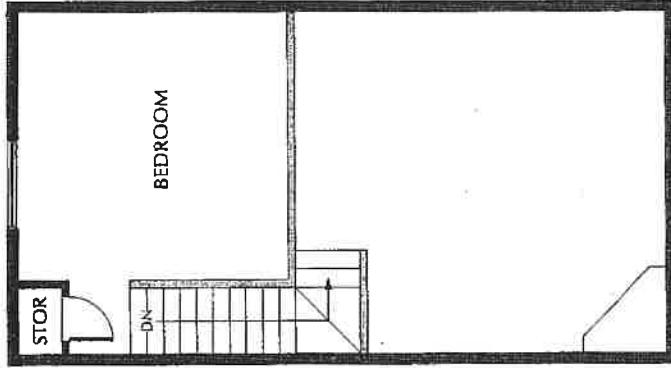
|                |                     |
|----------------|---------------------|
| PROJECT        | TAOS MOUNTAIN LODGE |
| TITLE          | Site Plan           |
| DRAWING NUMBER | A-1                 |
| DRAWN BY       | RDW                 |
| DATE           | 04.27.16            |

**WILLSON + WILLSON ARCHITECTS**  
 505 DARTMOUTH DRIVE SE  
 ALBUQUERQUE NM 87106  
 PHONE (505) 266-8944  
 FAX (505) 266-2746  
 CELL (505) 980-1459  
 EMAIL INFO@WILLSONSTUDIO.COM



**TYPE A LEVEL 1**

Scale: 1/8" = 1'-0"



**TYPE A LEVEL 2**

Scale: 1/8" = 1'-0"

|         |                     |       |        |                |     |          |     |      |          |
|---------|---------------------|-------|--------|----------------|-----|----------|-----|------|----------|
| PROJECT | TAOS MOUNTAIN LODGE | TITLE | Type A | DRAWING NUMBER | A-3 | DRAWN BY | RDW | DATE | 04.27.16 |
|         |                     |       |        |                |     |          |     |      |          |

WILLSON +

WILLSON

ARCHITECTS

505 DARTMOUTH DRIVE SE

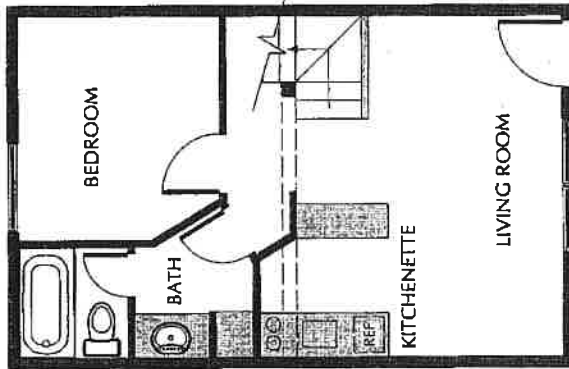
ALBUQUERQUE NM 87106

PHONE (505) 266-8944

FAX (505) 266-2746

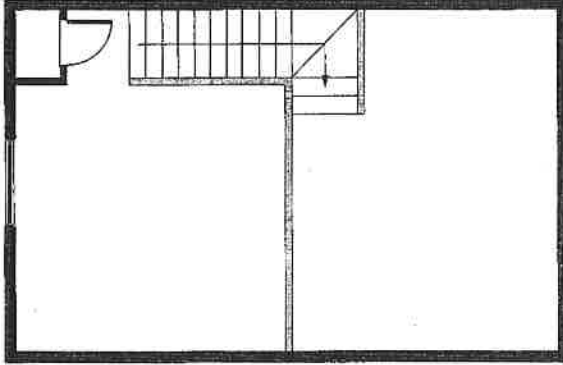
CELL (505) 980-1459

EMAIL INFO@WILLSONSTUDIO.COM



### TYPE B LEVEL 1

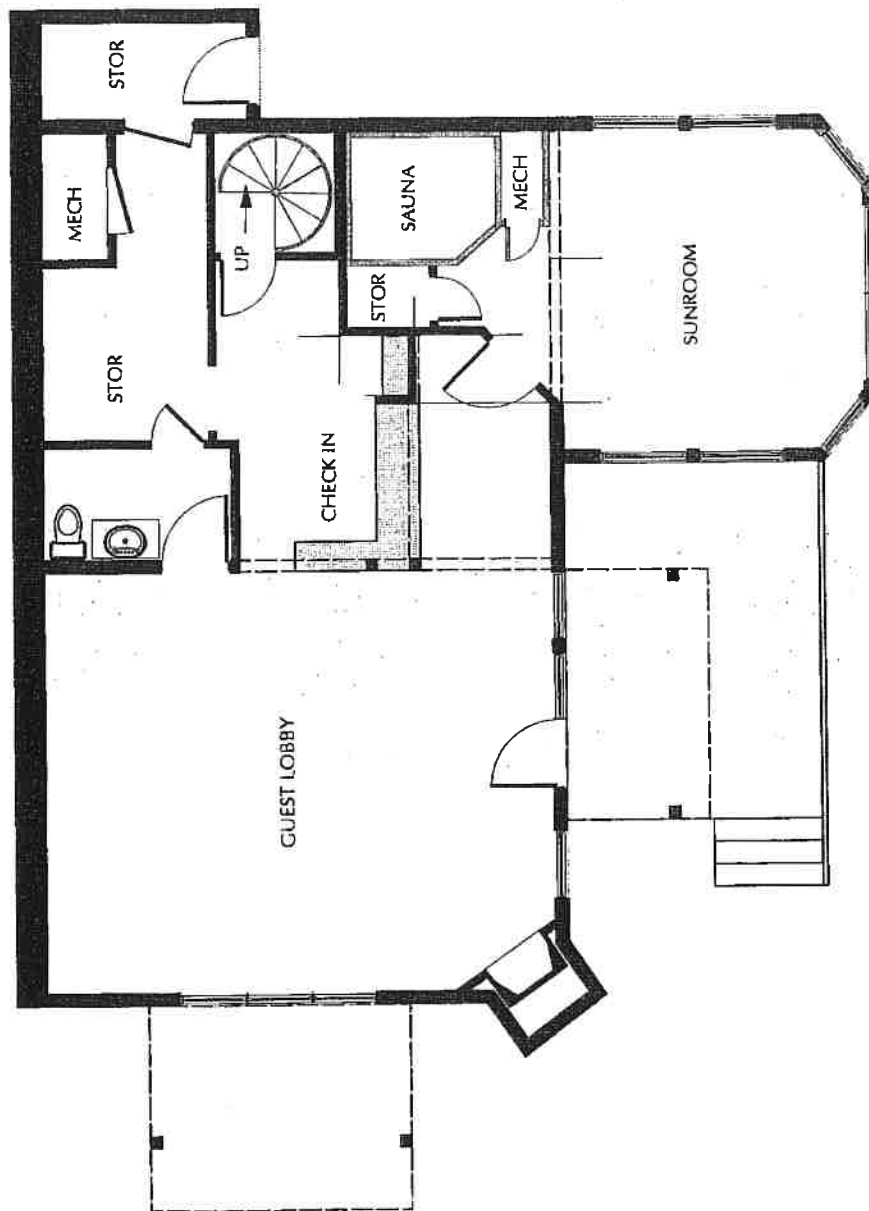
Scale: 1/8" = 1'-0"



### TYPE B LEVEL 2

Scale: 1/8" = 1'-0"

|                |                     |                                                |     |                                                                                                   |
|----------------|---------------------|------------------------------------------------|-----|---------------------------------------------------------------------------------------------------|
| PROJECT        | TAOS MOUNTAIN LODGE | WILLSON +<br>WILLSON<br>ARCHITECTS             |     |                                                                                                   |
| TITLE          | Type B              | 505 DARTMOUTH DRIVE SE<br>ALBUQUERQUE NM 87106 |     |                                                                                                   |
| DRAWING NUMBER | A-4                 | DRAWN BY                                       | RDW | DATE                                                                                              |
|                |                     |                                                |     | 04.27.16                                                                                          |
|                |                     |                                                |     | PHONE (505) 266-8844<br>FAX (505) 266-2746<br>CELL (505) 980-1469<br>EMAIL INFO@WILLSONSTUDIO.COM |

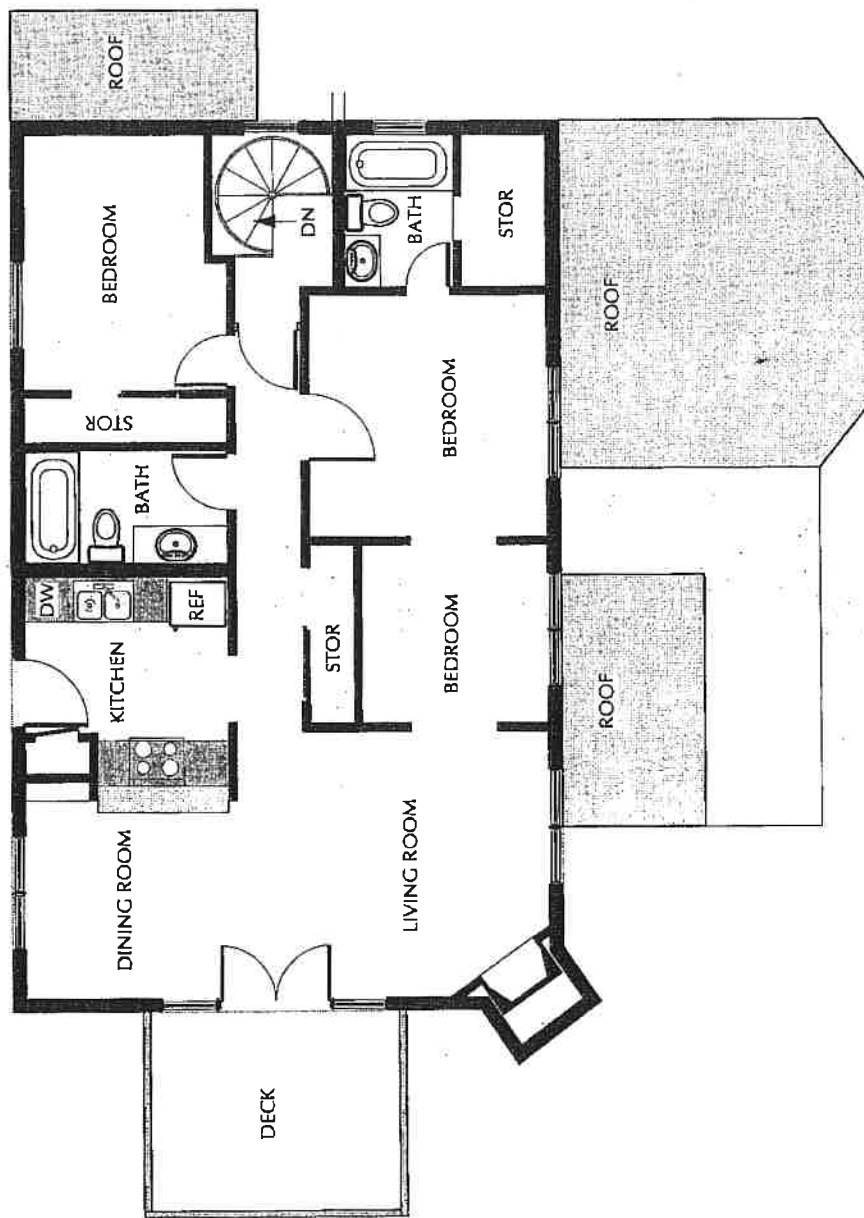


# LODGE LEVEL 1 EXISTING

Scale: 1/8" = 1'-0"

|                |          |                        |  |
|----------------|----------|------------------------|--|
| PROJECT        |          | TAOS MOUNTAIN LODGE    |  |
| TITLE          |          | LODGE LEVEL 1 EXISTING |  |
| DRAWING NUMBER | DRAWN BY | DATE                   |  |
| A-5            | RDW      | 04.27.16               |  |

**WILLSON +**  
**WILLSON**  
**ARCHITECTS**  
 505 DARTMOUTH DRIVE SE  
 ALBUQUERQUE NM 87106  
 PHONE (505) 266-8944  
 FAX (505) 266-2745  
 CELL (505) 980-1459  
 EMAIL INFO@WILLSONSTUDIO.COM



# **LODGE LEVEL 2 EXISTING**

Scale: 1/8" = 1'-0"

|           |                     |         |                        |                |     |                        |     |                               |          |
|-----------|---------------------|---------|------------------------|----------------|-----|------------------------|-----|-------------------------------|----------|
| PROJECT   | TAOS MOUNTAIN LODGE | TITLE   | LODGE LEVEL 2 EXISTING | DRAWING NUMBER | A-6 | DRAWN BY               | RDW | DATE                          | 04.27.16 |
| WILLSON + |                     | WILLSON |                        | ARCHITECTS     |     | 505 DARTMOUTH DRIVE SE |     | ALBUQUERQUE NM 87106          |          |
|           |                     |         |                        |                |     | PHONE (505) 266-8944   |     | FAX (505) 266-2745            |          |
|           |                     |         |                        |                |     | CELL (505) 980-1469    |     | EMAIL INFO@WILLSONMETUPID.COM |          |

**Aerial Map**



Property Photographs  
1346 State Road 150  
Taos Ski Valley, New Mexico



View to west on SR 150



View to east toward the Taos Ski Valley



Subject property



Subject property



New driveway and retaining wall



Front elevation of 8-plex

Property Photographs  
1346 State Road 150  
Taos Ski Valley, New Mexico



Rear elevation of 8-plex



Duplex



Former lodge/office



Former lodge/office



Lodge/office



Rear elevation of 8-plex

Property Photographs  
1346 State Road 150  
Taos Ski Valley, New Mexico



8-plex unit used as office



Loft room



8-plex restroom



Restroom



Bedroom



Interior unit with kitchenette

Property Photographs  
1346 State Road 150  
Taos Ski Valley, New Mexico



Full kitchen



Kitchenette



Vacant unit



Restroom



Middle unit



Employee unit

Property Photographs  
1346 State Road 150  
Taos Ski Valley, New Mexico



East duplex unit



Remodeled kitchen in duplex unit



Duplex loft



Duplex bath

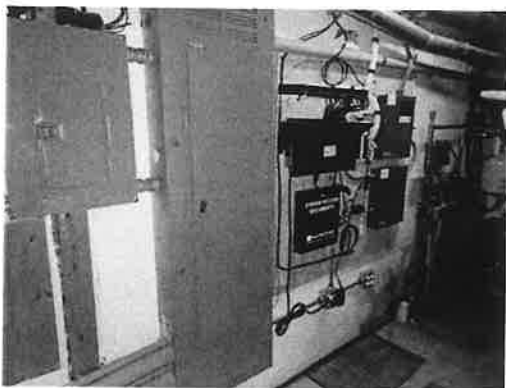


Duplex bedroom



New gas boiler tanks in 8-plex

Property Photographs  
1346 State Road 150  
Taos Ski Valley, New Mexico



Electrical and fire alarm panel in 8-plex



Zoned baseboard heat



New natural gas service and well valve



New parking lot and septic tanks



New electrical service and back-up generator  
(not connected)



Interior of first level of former lodge/office

Property Photographs  
1346 State Road 150  
Taos Ski Valley, New Mexico



First level of lodge/office



Gutted interior of lodge/office



Removed spiral staircase



Upper level of former manager's quarters



Gutted restroom in upper level



Electrical service

Property Photographs  
1346 State Road 150  
Taos Ski Valley, New Mexico



Former lodge/office boiler and capped plumbing



Roof damage



Stucco damage



Stucco damage



Roof leak



Gutted ceiling

Property Photographs  
1346 State Road 150  
Taos Ski Valley, New Mexico



Storm damage to duplex



West wall of duplex and storm damage



Tree remaining on duplex



Roof damage to duplex

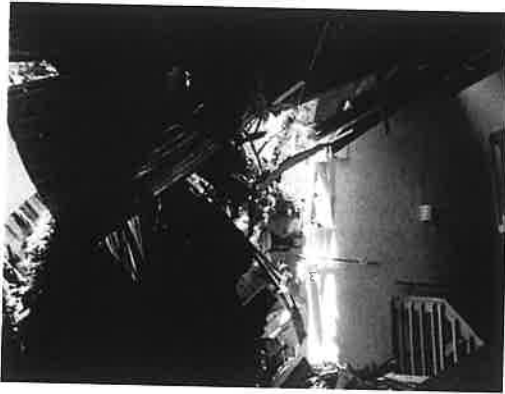


Roof damage to duplex



Tree remaining on west unit of 8-plex

Property Photographs  
1346 State Road 150  
Taos Ski Valley, New Mexico



Severely damaged wall



West unit 8 storm damage



West wall of 8-plex



Tree from adjoining property that fell on  
property