



VILLAGE COUNCIL SPECIAL MEETING
VIA ZOOM TELECONFERENCE
TAOS SKI VALLEY, NEW MEXICO
FRIDAY, JANUARY 24, 2025 1:00 P.M.

1. CALL TO ORDER AND NOTICE OF MEETING
2. ROLL CALL
3. APPROVAL OF THE AGENDA
4. NEW BUSINESS
5. EXECUTIVE SESSION

An executive session may be held by the Council under NMSA 1978 Section 10-15-1(8) meetings for the discussion of the purchase, acquisition or disposal of real property or water rights by the public body.

6. A. Discussion, consideration and approval of Resolution No. 2025-004 an agreement to release a reversionary clause against the title for 7 Firehouse Rd., a property owned by the Village of Taos Ski Valley, in exchange for consideration in the amount of \$125,000.00
7. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING OF THE VILLAGE COUNCIL
8. ADJOURNMENT



VILLAGE COUNCIL SPECIAL MEETING
MINUTES VIA ZOOM
TELECONFERENCE TAOS SKI
VALLEY, NEW MEXICO
FRIDAY, JANUARY 24, 2025 1:00 P.M.

1. **CALL TO ORDER AND NOTICE OF MEETING**

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

2. **ROLL CALL**

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

Governing Body Present:

Mayor Stanek

Councilor Caldwell

Councilor Stagg

Councilor Wittman

Absent:

Councilor Turner

3. **APPROVAL OF THE AGENDA**

DISCUSSION: Mayor Stanek amended the agenda to include a citizens' forum before agenda item #4.

MOTION: To approve the agenda as amended to add a Citizens Forum before agenda item

(4. New Business)

MOTION: Councilor Wittman **SECOND:** Councilor Caldwell **VOTED: PASSED: 3-0**

A. CITIZEN'S FORUM –for non-agenda items only. Limit to 5 minutes per person (please email msalazar@vtsv.org to sign up)

B. CITIZEN'S FORUM - Public comment on agenda items. Limit of 5 minutes per person. This is an opportunity for the public to comment on items appearing on the meeting agenda, except for Public Hearing items. Subsequent public comments by persons not directly affected will generally be permitted only at the discretion of the presiding officer during discussion of agenda items by and among the Council members and persons and entities who are directly affected.

Resident Mike Fitzpatrick requested to speak to the Village Council in reference to a referendum that was submitted in Feb of 2023. The referendum was in reference to the proposed lease and purchase of the new Firehouse from TSVI.

Mr. Fitzpatrick also commented with regards to 7 Firehouse Rd. and the reversionary clause, the 1977 and 1978 special warranty deeds, the respective use restrictions, and the version that is filed with the Taos County Clerk.

4. **NEW BUSINESS:** Mayor Stanek stated the special meeting today will be dedicated to discussing and voting with regards to releasing a reversionary clause on the title of the Village Administration Building at 7 Firehouse Rd.

5. **EXECUTIVE SESSION**

An executive session may be held by the Council under NMSA 1978 Section 10-15-1(8) meetings for the discussion regarding the purchase, acquisition or disposal of real property or water rights by the public body.

MOTION: To enter into closed executive session.

MOTION: Councilor Wittman **SECOND:** Councilor Caldwell **VOTED: PASSED: 3-0**

MOTION: To return from executive session to the special meeting.

MOTION: Councilor Stagg **SECOND:** Councilor Caldwell **VOTED: PASSED: 3-0**

It was reported by the Mayor that only the matter identified on the agenda was discussed, that no other matters were discussed and that no action was taken during the closed session.

6. **A. Discussion, consideration and approval of Resolution No. 2025-004** an agreement to release a reversionary clause against the title for 7 Firehouse Rd., a property owned by the Village of Taos Ski Valley, in exchange for consideration in the amount of \$125,000.00

DISCUSSION: Mayor Stanek explained and updated meeting viewers stating the discussion is in regard to the Village trying to remove the reversionary interest held by Twining Associates on the title for 7 Firehouse Rd.

Village Administrator Bellis reported the property has an assessed value of \$338,820.00 with a taxable value of \$112,940.00. The property is under the Village of Taos Ski Valley and the Hondo Canyon Fire Protection District, in which the Village is the successor.

A motion to approve was made by Councilman Caldwell with the following conditions added:

MOTION: To approve Resolution No. 2025-004 an agreement to release a reversionary clause against the title for 7 Firehouse Rd., a property owned by the Village of Taos Ski Valley, in exchange for consideration in the amount of \$125,000.00 **upon receipt of an acceptable title insurance policy and without the survey exception.**

MOTION: Councilor Caldwell **SECOND:** Councilor Wittman **VOTE: PASSED 2-0**

ABSTAIN: Councilor Stagg

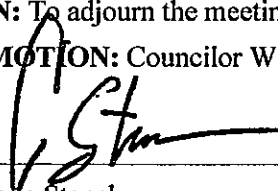
7. **ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING OF THE VILLAGE COUNCIL**

The next meeting of the Village Council will be the regular meeting on Friday February 21, 2025 at 1:00 p.m. via zoom.

8. **ADJOURNMENT**

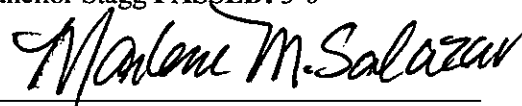
MOTION: To adjourn the meeting

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



Mayor Chris Stanek

Attest: _____



Acting Village Clerk, Marlene Salazar

VILLAGE OF TAOS SKI VALLEY

RESOLUTION 2025-004

A RESOLUTION TO APPROVE PAYMENT INCONSIDERATION FOR THE REMOVAL OF A REVERSIONARY CLAUSE IN THE DEED FOR 7 FIREHOUSE RD.

WHEREAS, the Village of Taos Ski Valley is the owner of the property known as 7 Firehouse Rd., and

WHEREAS, the property was gifted to the Taos Ski Valley Volunteer Fire Company, which was subsequently incorporated into the Village of Taos Ski Valley, along with its holdings, equipment and duties, and

WHEREAS, the deed to the property contains a reversionary provision to the original donor that the Village wishes to have removed in order to have a clear title free of any and all encumbrances in its current and future use, and

WHEREAS, the governing body has previously approved the exploration of an agreement with the donor for a fixed sum that would permanently remove the reversionary clause and its restrictions on the Village.

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

The Governing Body does hereby approve and authorizes the Village Attorney to draft and review an agreement with the donor and the Mayor to sign on behalf of the Village said agreement in the sum of \$125,000.00 to be paid by the Village to the donor in exchange for the full and permanent release of any and all claim, including any reversionary provisions.

The agreement and amended deed shall be recorded with the County Clerk and made part of the public record.

PASSED, ADOPTED AND APPROVED BY THE GOVERNING BODY OF THE VILLAGE OF TAOS SKI VALLEY, THIS 24th DAY OF JANUARY, 2025.

VOTE FOR: 4 AGAINST: 0 ABSTAIN: 0

(SEAL)

VILLAGE OF TAOS SKI VALLEY

ATTEST: Marlene M. Salazar
Marlene Salazar, Acting Village Clerk

Cris Stanek
Cris Stanek, Mayor