



MICHAEL NEALEIGH
Mayor

MANOLITO SANCHEZ
Trustee

VILLAGE OF JEMEZ SPRINGS
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ROBERT WILSON
Trustee
JAMES MCCUE
Trustee
JUDY BOYD
Trustee

MINUTES FOR THE VILLAGE SPECIAL/WORKSHOP MEETING:
TUESDAY, APRIL 16, 2024 AT 4:00 P.M.

1. **Call to Order** by Mayor Nealeigh at 4:03pm
 - a. Members Present: Mayor Mike Nealeigh, Judy Boyd, Jim McCue, Bob Wilson, Mano Sanchez, Heather Gutierrez Members Absent: None
 - b. Others: Betsy Daub, Cliff Elliott, Sean Cridland, & Talia Michelle

NO ACTION WAS TAKEN

2. **The Gift of Property at 18161 Hwy 4 (Servants of the Paraclete chapel and fourplex)**

Mayor Nealeigh reported that he had met with Father Fitzgerald at 9:30 a.m. on April 16 following the receipt of a letter on April 15, 2024, in which the Servants of the Paraclete withdrew their offer to donate the property to the Village of Jemez Springs. At that meeting Father Fitzgerald clarified that they planned to keep the property as it is currently platted & that they did not want to improve the property only to donate it to the Village. Mayor Nealeigh asked Father Fitzgerald whether, since they were keeping the property in its original form, they would consider donating the property if the Village were willing to accept it "as is"? Father Fitzgerald said he would take this option to his community for consideration. Mayor Nealeigh pointed out that the difficulties associated with the Village receiving the gift of property earlier had to do with how they wanted to reduce the property's size and functionality. (See attached document "Gift of Property"). The discussion that followed focused on the merits and demerits of taking the property on these terms.

Trustee Wilson asked if, at the time of the original proposal, there were any restrictions on the Village selling the property later. The mayor answered that "no restrictions" had been specified. Sean Cridland asked if this would include the parking area. The mayor stated that yes, the north unpaved area was included. Betsy Daub asked if the Village had any sense of whether the National Park Service would lease the two-bedroom house and/or the parking area. It was thought that it was possible that they would lease the house and the parking area. The mayor pointed out, however, that this was speculation. There was general agreement that the chapel had limited use as originally offered. Various people present citing no parking and limited bathroom facilities.

Trustee Wilson asked, considering the financial situation, what the cost would be for the Village to take the property & mothball it for a while. Mayor Nealeigh referred him to expense estimates that were included in their handout. Trustee Wilson

suggested that the Village could avoid using water to save money if it were to mothball the property. The mayor remarked that if the National Park Service obtained the adjoining property for which they are negotiating, they would likely pay for the segregation of utilities. Betsy Daub asked if the Village had an idea of the additional cost to insure the property. Mayor Nealeigh said that the Village didn't have a price quote, but that the insurer had increased their general policy by \$10,000 for the coming fiscal year.

Trustee McCue asked if the National Park Service was offered the chapel & just turned it down. Mayor Nealeigh replied that it was his understanding that they did not want the chapel property. Trustee McCue said that taking the property would benefit the Village because it would be in their inventory. It was just a matter of whether the Village could maintain it until it could get a tenant in there. He further asked, "What is it going to take to get the property... & chapel profitable?" Mayor Nealeigh mentioned that the two biggest maintenance issues were the chapel roof, as it was unknown if maintenance was kept current, and the submerged propane tank. It had been in the ground for 30+ years, with no record of maintenance & current condition, others present suggested possible uses & associated costs.

Mayor Nealeigh stated that the property was a risk right now, & the issue was how much risk the Village was willing to take. Trustee Wilson commented that he did not know if the roof had ever been repaired since it was built. Mayor Nealeigh stated that should the roof need repair, the pressure to fix it would be considerable. Trustee McCue stated that if the Village's funds were flush, then accepting the property would be a no-brainer.

As discussion ended, Mayor Nealeigh pointed out that the decision on this matter would take place in the regular council meeting at 6pm.

3. **General Review of NM State Statutes on Municipal Governance** – Mayor Nealeigh began the discussion of Municipal Governance by describing "Dillon's Rule." (See link to NMML article-- <https://nmml.org/DocumentCenter/View/251/Dillons-Rule---The-Birth-of-Home-Rule-PDF?bidId=>) Mayor Nealeigh then reviewed the duties and obligations of the governing body as laid out in state statutes. (See attached "Duties and Powers Under a Mayor/Council Form of Government") The mayor also introduced a code of ethics which he & the other members of the Village Council signed. (See attached Code of Ethics)
4. **Adjourn** – Trustee McCue moved to adjourn, Trustee Sanchez seconded, unanimous approval. Adjourned at 5:41pm.