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**Special Meeting
Taos Town Council
Town Council Chambers
120 Civic Plaza Drive
Taos, New Mexico
May 29, 2009
9:00 a.m.**

MINUTES

1. CALL TO ORDER: The Special Meeting of the Taos Town Council was called to order by the Honorable Mayor Darren M. Cordova at 9:07 a.m.

2. ROLL CALL: Ms. Renee Lucero, Town Clerk, called roll and a quorum was present.

Those present were:

Mayor	Darren M. Cordova
Mayor Pro Tem	Rudy C. Abeyta
Councilmember	A. Eugene Sanchez
Councilmember	Amy J. Quintana
Councilmember	Michael A. Silva

Also present were:

Town Manager	Daniel Miera
Assistant Town Manager	Abigail Adame
Town Attorney	Allen Ferguson
Town Clerk	Renee Lucero

3. PLEDGE OF ALLEGIANCE: Councilmember Silva led the audience in the pledge of allegiance.

4. APPROVAL OF AGENDA: Mayor Pro Tem Abeyta made a motion to approve the Agenda as presented. Councilmember Quintana seconded the motion. The motion carried unanimously.

5. MATTERS FROM TOWN MANAGER

Discussion and possible approval of a Joint Powers Agreement and a Lease Agreement with the Taos Municipal School District regarding the 23(+) acre Salazar Rd. property.

Mayor Cordova informed the Council that he asked Allen Ferguson, Town Attorney, to consolidate the Council's comments and concerns from the May 22, 2009 Special Town Council Meeting where this item was discussed. He stated he also asked that Mr. Ferguson include language in the Joint Powers Agreement (JPA) stating exactly

1 what will be constructed with the funding from the Town. Additionally, he stated the
2 amount will be \$2,143,997 instead of \$6 million as previously proposed.

3
4 Allen Ferguson, Town Attorney, stated the JPA before the Mayor and Council places
5 the Town in more control and also protects the town more.

6
7 Councilmember Sanchez stated \$6 million is needed in order to get the infrastructure
8 the facility needs and \$3 million will be needed to construct three soccer fields and
9 the gravel parking lot. He also stated the Town can pull out of the JPA at any time.
10 He believes the Town can locate additional funding.

11
12 Mayor Cordova stated he does not recommend the Town committing to more than
13 \$2,143,997. He stated perhaps the School District can come up with more money.

14
15 There was a discussion about Councilmember Sanchez sitting on the Taos Municipal
16 Schools Citizens Oversight Committee and also being a Town Councilmember.
17 Mayor Cordova stated he was concerned about there being a conflict of interest.

18
19 Mr. Ferguson stated he does not believe there is a conflict since Councilmember
20 Sanchez is not an employee of Taos Municipal Schools. He stated Councilmember
21 Sanchez can speak on behalf of the schools as a member of the Citizens Oversight
22 Committee. He also stated Councilmember Sanchez should abstain from the vote;
23 however, it is not mandatory.

24
25 Mayor Pro Tem Abeyta believes a field is needed with supporting infrastructure;
26 otherwise the field will not be a functioning field. He stated the school has funding
27 appropriated for sports facilities. Councilmember Sanchez stated the school does
28 have some funding but it is not nearly enough to do what is needed to the fields.
29 Councilmember Sanchez also stated the schools plan to borrow money to complete
30 the project, but the Town needs to continue seeking funding for the facility through
31 grants.

32
33 Ms. Fambro explained the debt service and informed Council that several projects
34 have been cut this year in order to address the debt service for the loan.

35
36 Mr. Ferguson stated the amount of \$2,143,997 in the handout and as discussed is
37 incorrect and should be \$2,140,012.

38
39 Councilmember Sanchez stated he knows the budget very well and he believes there
40 is a way to save money for this. Daniel Miera, Town Manager, stated the budget has
41 been cut as much as possible and still needs to be cut more. He does not know how
42 he can cut the budget any more.

43
44 Councilmember Sanchez stated that he would like to demonstrate to the Council how
45 the Town can save money at a later date.

46

1 Mayor Pro Tem Abeyta stated this project is a joint venture and coming up with \$2
2 million in the first phase is great. He also stated the total project will cost \$15 million
3 and the school already has \$9 million including the Town's \$2 million. He believes
4 the Town is already making many sacrifices to accomplish this by cutting back on
5 projects. He stated the JPA can be amended later if the Town comes up with more
6 money.

7
8 Councilmember Silva stated language should be added to the JPA stating that in the
9 event the Town is successful in finding extra funding it can provide more, up to \$6
10 million.

11
12 Brian Greer, Youth & Family Center Director, stated he believes the community is
13 united in getting these fields constructed and he believes this will be a true economic
14 venture.

15
16 Mayor Cordova stated everyone is aware of how important this project is. The Town
17 is dealing with economic hardships and that is the problem. He stated the Town is
18 making great strides coming up with funding.

19
20 Mayor Pro Tem Abeyta asked Councilmember Sanchez if Parsons, the contractor for
21 Taos Municipal Schools, is paying J.D. Campbell or Mark Yaravitz for their work on
22 this project.

23
24 Councilmember Sanchez stated absolutely not and he wants to make that clear. He
25 stated J.D. Campbell has volunteered hundreds of hours to this project and he does it
26 because he has a great love for the kids.

27
28 Mayor Pro Tem Abeyta stated he appreciates that they are all volunteers.

29
30 Mr. Ferguson went over the changes to the JPA as discussed. He stated the dollar
31 amount will be changed from \$2,143,997 to \$2,140,012. He also proposed
32 eliminating "New Mexico Finance Authority" in the document. Furthermore, he
33 recommended adding the following language: "In the event the Town of Taos is
34 successful in finding additional funding for this project, it intends to increase its
35 investment accordingly".

36
37 **Mayor Pro Tem Abeyta made a motion to approve the Joint Powers Agreement**
38 **and a Lease Agreement with the Taos Municipal School District regarding the**
39 **23(+) acre Salazar Rd. property including the changes as recommended by the**
40 **Town Attorney and to empower the Town Attorney to ensure that the JPA and**
41 **lease agreement are congruent with each other. Councilmember Silva seconded**
42 **the motion. The motion was approved by an affirmative vote. Those voting**
43 **AYE were: Mayor Pro Tem Abeyta and Councilmembers Quintana and Silva.**
44 **Councilmember Sanchez abstained.**

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1 **6. PUBLIC HEARINGS**

2 **Marietta Fambro, Finance Director**

3 Consideration and approval of Ordinance 09-11 authorizing the execution and
4 delivery of a loan agreement and intercept agreement by and between the Town of
5 Taos, New Mexico (the “governmental unit”) and the New Mexico Finance Authority
6 for the purpose of constructing Phase 1 of the Eco Park. (Item continued from 5/26/09
7 Special Meeting)

8
9 Mr. Ferguson recommended continuing this item to a meeting in the future because
10 the version of the JPA submitted to New Mexico Finance Authority (NMFA) was
11 substantially different than the one just approved. He does not want the Town to
12 mislead NMFA and would like the opportunity to submit the current JPA which was
13 just approved.

14
15 **Councilmember Quintana made a motion to continue Ordinance 09-11 to the**
16 **June 16, 2009 Budget Meeting at 1:30 p.m. at the Town Council Chambers.**
17 **Mayor Pro Tem Abeyta seconded the motion. The motion was approved by an**
18 **affirmative vote. Those voting AYE were: Mayor Pro Tem Abeyta and**
19 **Councilmembers Sanchez, Quintana and Silva.**

20
21 **6. ADJOURNMENT:** A motion was made by **Councilmember Silva** and seconded by
22 **Councilmember Quintana** to adjourn the meeting. The motion carried unanimously
23 and the meeting adjourned at **10:30 a.m.**

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26 **APPROVED:**

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29 _____
30 **Darren M. Cordova, Mayor**

31
32 **ATTEST:**

33
34 _____
35 **Renee Lucero, Town Clerk**

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39 *PLEASE NOTE: The Town of Taos records most Town Council Meetings via audio,*
40 *however, only Regular Town Council Meetings and some Special Town Council Meetings,*
with controversial issues, are video recorded. Copies are available upon request at the
Town Clerk’s Office located at 400 Camino de la Placita (575-751-2005) at a fee of \$5.00
for audio recordings and \$25.00 for video recordings.