

**VILLAGE OF QUESTA
SPECIAL MEETING MINUTES
MONDAY, JUNE 28, 2016
VILLAGE OF QUESTA COUNCIL CHAMBERS**

6:00PM

I. CALL TO ORDER BY MAYOR MARK L. GALLEGOS (1 minute)

Mayor Gallegos called the meeting to order at 6:02pm

II. ROLL CALL (1 minute)

Mayor Gallegos asked Village Clerk Renee Martinez to take roll.

Village Council Present:

Councilor Lawrence Ortega
Councilor John Anthony Ortega
Councilor Brent Jaramillo
Councilor Julian Cisneros

Ms. Martinez informed the Mayor that a quorum was present.

Ms. Rosaline Ortega, Board Secretary called roll for the QISD.

Present - QISD Board:

Mr. Jose Lovato, Board President
Mr. Daryl Ortega, Board Member
Ms. Rosaline Ortega, Board Secretary

Not Present:

Mr. Joel Flory, Board Vice-President
Mr. Bernie Torres, Board Member

Ms. Ortega announced that a quorum was present.

Superintendent Valerie Trujillo, Administrator Loretta Trujillo and Village Clerk Renee Martinez were also present.

III. PLEDGE OF ALLEGIANCE (1 minute)

Board Member Daryl Ortega led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA (1 minute)

Motion: Councilor Lawrence Ortega

Village of Questa Special Meeting
June 28, 2016

Second: Councilor Julian Cisneros

In Favor: All
Opposed: None

To approve the agenda as presented. All voted yes. Motion carried.

V. **WELCOME OF OUR DISTINGUISHED GUESTS** - Questa Independent School District School Board and Superintendent (1 minute)

Mayor Mark Gallegos welcomed the Questa Independent School Board Members as well as Superintendent Mrs. Valerie Trujillo. This is a great opportunity that will be beneficial for both entities.

VI. **POSSIBLE COLLABORATION (MOU'S) BETWEEN VILLAGE OF QUESTA COUNCIL AND QISD BOARD** (10 minutes)

Administrator Trujillo stated that this is the latest draft of the MOU; the QISD Attorney and the Village Attorney have reviewed it. Mayor Gallegos asked the Council if they had any questions or concerns regarding the Real Estate Transfer Agreement.

Superintendent Trujillo informed the Council and Board that once the Transfer Agreement is approved, we then approve the Resolution which have both been approved by the attorney's. It went back and forth between them until they came to a consensus on this final draft.

Board Member Daryl Ortega inquired about if the property should come back to the school would the cost be the initial purchase amount or the appraisal amount after upgrades are done. If we sell it to the Village for \$1.00 and they decide they can't find the money for renovations, will the school have to purchase it back for the appraisal price? Mayor Gallegos stated that if there is funding that Village acquires that are federal or state grant monies, he would not have any concerns about handing over an operable building that the school could utilize. If it was money that was coming out of our general fund maybe there would be some dollar amount that would have to be negotiated. Councilor Brent Jaramillo stated that it would probably be up to the State Board of Finance. The Village could probably give it back to the school for \$1.00. It would be up to the State Board of Finance to say we have to sell it for the appraised amount. He stated that in section 9.2, if we sell it to someone else we need to get the schools permission. If we ever sold it, and made a profit, we should consider placing the money into a joint project that would benefit both parties such as Sagebrush Road, which is a Village Road and is the road to the High School.

Councilor Lawrence Ortega asked if the transfer by a quit claim deed and not a warranty deed would be sufficient.

Board Member Daryl Ortega also inquired about the gym being used for after school activities after 3:30 so the little kids don't have to practice so late. Councilor Julian Cisneros stated that he has spoken to several of his constituents regarding this subject and he does not want the school to have the say so about who is going to use the gym. He does not believe it should be used for organized sports, it should be used for other sports activities. It was discussed and decided that gym would be used for kid's leagues to be able to practice and other activities. Mayor Gallegos asked if everyone would feel comfortable adding this item to the MOU. Board Member Daryl Ortega stated that it would be a great idea to do so. Mr. Jose Lovato, Board President stated that we need to make sure that the policy is followed and the proper waivers are signed.

Mayor Gallegos asked if there is anything else that needs to be added to the MOU. Councilor Lawrence Ortega stated that he is assuming that the Quit Claim Deed will be prepared by the QISD Attorney and will include a legal description of the property. Superintendent Trujillo stated that she will look into that. Councilor Julian Cisneros stated that his constituents have also inquired about the shape of the buildings and asked if a walk through could be planned before this agreement goes through. Superintendent Trujillo stated that there have already been a few of

them but they can get another one scheduled. Councilor John Anthony Ortega stated that he would also like to participate in the walk through. Superintendent Trujillo asked when a good time would be to schedule the walk through. It was decided it would be sometime after 5pm before the next Council meeting.

Mayor Gallegos stated that he believes that this MOU will solidify for future Council members and future Board members that we are taking every step we can to have the best interests of the school and the community and concerned.

Councilor Lawrence Ortega stated that there was language in one of the Resolutions that if the Village did not make improvements that it would revert back to the school and if so, is there a time limit on that? Councilor Brent Jaramillo stated that this language was on a previous Resolution, not on the current ones. Superintendent Trujillo stated that she believes it was included but was removed at the discretion of both attorneys.

Superintendent Trujillo stated that they will be placing the agreement and their Resolution on their July 12th meeting agenda and asked if the Village would be doing the same. Administrator Trujillo stated that it would also be on the agenda of our July 12th regular meeting agenda.

Councilor Julian Cisneros asked about the desks and other items in the building and how they would be disposed of. Administrator Trujillo stated that the property would be turned over as is, along with the items; it would be up to the Village as to what they want to do with the items.

Ms. Rosaline Ortega, Board Secretary inquired about the closing costs and who would be responsible for them. Board Member Daryl Ortega stated that it reads that each entity would pay their own.

VII. WORK STUDY SESSION BETWEEN VILLAGE COUNCIL AND QISD BOARD REGARDING POSSIBLE ACQUISITION OF LA CIENEGA PROPERTY

A) Discussion on Real Estate Transfer Agreement (30 minutes)

Mayor Gallegos stated that this item was already discussed but would like to make sure that everyone is comfortable with the agreement and asked if there were any more questions. Councilor Lawrence Ortega stated, to make sure about the issue that if the Village did not make improvements that it would revert back to the school, and if there is a timeline. Superintendent Trujillo stated that this language was on a previous Resolution, she does not remember seeing it in the current ones. Councilor Lawrence Ortega stated that it is probably a good idea to put a deadline on the improvements. There has got to be some incentive for us to get it going rather than sit on it for 10 years and not do anything with it. Councilor John Anthony Ortega asked what the schools plan is for the building if the Village does not take it over. Mr. Jose Lovato, Board President stated that unfortunately it would be demolished. There is no money out there for any building renovations and our auditor told us we had too many properties for a school our size. He stated that they do not even have the money to demolish it. The school in Costilla costed just over \$200,000.00 to demolish and is probably 1/3 of the size of La Cienega. Board Member Daryl Ortega stated that the kitchen area and the whole building is still in good shape and the gym is not bad. Ms. Rosaline Ortega, Board Secretary stated that is still has the asbestos issue. Mr. Jose Lovato, Board President stated that yes, it does but it can be remediated. Mayor Gallegos stated that he knows an individual who will do an appraisal of the asbestos for the Village at no cost. This individual is licensed in New Mexico and Colorado. We can have an estimate of what it would cost probably 60 days after acquiring the property. Councilor John Anthony Ortega asked if there was any way we could get him to do the appraisal now; if he is willing to do it for free it shouldn't matter. Mayor Gallegos stated that part of this work study session was to get us in the position with the school to say we are moving forward with the acquisition of the property. Mayor Gallegos stated that he can ask this individual if he would be willing to do a walk

through and give a rough estimate. Councilor John Anthony Ortega stated it would be good to have at least a rough estimate so we know what we are going to work with.

Ms. Rosaline Ortega, Board Secretary stated that on page 2 of the transfer agreement, on the 4th recital, it states, "Whereas, Grantor is willing to convey the Property to Grantee at no cost, but for other good and valuable consideration described herein, and upon the terms and conditions specified in this agreement." Does this mean we are not charging the \$1.00? Administrator Trujillo stated that because it is a governmental agency to governmental agency it can be done by real estate transfer. Councilor Lawrence Ortega stated that he is going back to the quit claim deed and if there is any reason why we are not getting a warranty deed. Administrator Trujillo stated that the request for the quit claim deed came from our attorney so we will have to inquire what the reason was. Councilor Lawrence Ortega stated that he just wants to make sure it is sufficient.

B) Discussion on (VOQ) Resolution (5 minutes)

Mayor Gallegos stated that this item was already discussed and asked if there were any questions. There were none.

C) Discussion on (QISD) Resolution (5 minutes)

Mayor Gallegos stated that this item was already discussed. There were no questions.

Mayor Gallegos asked that in the last 10 minutes of this discussion we need collaboratively we can work on together.

Mayor Gallegos informed the QISD Board that he realizes that some of the school bus route roads around the Village need some work. One of the roads we are addressing to Chevron mining is Abra Road. Mayor Gallegos requested a letter of support from the school to get some of the major bus routes fixed. Mr. Jose Lovato, Board President stated that we can get this done at the board meeting of the 12th. Administrator Trujillo stated that it would also help if the school contacted the Village when they will be dismissing school early so we can plan on having the roads clear. Superintendent Trujillo stated that they can place Ms. Trujillo and someone else from the staff on our student notification emergency system that alerts parents about delays and early dismissals. Superintendent Trujillo asked Ms. Trujillo to email her the names and numbers of the people she would like notified. Mayor Gallegos informed the Board that their presence would be appreciated at the dedication of the newly renovated Municipal Park as well as the Mural at the library on July 16th. The Village is working hard on getting economic development projects going and would like to get the schools engaged as to what is going on. Also, maybe next year we can get a summer youth program going. Councilor Julian Cisneros stated that he was thinking about a student mentorship program for credit.

Councilor Lawrence Ortega stated that he would like to see a joint venture in improving Sagebrush Road. Councilor Brent Jaramillo stated that the Village and the School could probably put their LGRF monies in for a joint project. Mayor Gallegos suggested a sidewalk on that road so kids can walk to school. Superintendent Trujillo also suggested that the Village and the QISD write a letter as a joint entity for the upcoming Legislative session. There is an actual application also.

Ms. Rosaline Ortega, Board Secretary asked if the Youth Center is being utilized. Mayor Gallegos stated that there are a couple of programs utilizing it but would like to see it go back to its original purpose such as after school programs.

Board Member Daryl Ortega inquired about Molycorp Field. He stated that about 3 years ago there was money for restrooms and water and sewer. He stated that there is T-Ball and Little League going on right now and the field is not in great condition. He asked if the water meter ever got replaced because the field has not been irrigated. Administrator Trujillo informed Board Member Daryl Ortega that what the Village ended up doing was a temporary

fix. Public Works is going out there a couple of times a week to water. The intent is to fix the sprinkler system however the copper and the meter was pulled out completely so it is going to take some money to get it going again. Councilor Lawrence Ortega stated that the building is there but the fixtures were never installed. Board Member Daryl Ortega stated that it is important to keep our kids active and when the facilities are not maintained the kids don't feel comfortable going to them. Mayor Gallegos stated that the Village certainly appreciates anything the community can help with. We continue to ask for a little more patience. Councilor Lawrence Ortega stated that Little League offered to help with the park. Daryl Ortega stated that there are people and businesses that want to help get the facilities to where they need to be. He and his brother are willing to donate their services but we all need to get together as a community and get these facilities up to par. Councilor Lawrence Ortega stated that we need someone from the Village to coordinate this. Ms. Rosaline Ortega suggested holding a work study session at Molycorp Field, we need to stop talking about it and start moving on it. Mayor Gallegos stated it is important that we make it a community campaign and get them involved.

Mr. Jose Lovato, Board President informed the Council that the schools will be renovating their existing facilities by stuccoing, painting, doing parking lot improvements. We wanted to let the Village know that we are taking care of our facilities as well as pumping GRT's into the community. This is a \$1.2 million dollar project and the contractor will be looking to hire locally. Superintendent Trujillo stated that significant improvements have been made and that they received three awards this past year. We were the only district that received this many awards.

Mayor Gallegos stated that he was happy that we were able to get together and have this work study session and thanked the QISD Board for being here this evening.

VIII. ADJOURNMENT

Motion: Councilor Julian Cisneros

Second: Councilor John Anthony Ortega

In Favor: All

Opposed: None

There being no further business to discuss, the meeting was adjourned at 7:04pm.

ATTEST:

Renee Martinez, CMC
Village Clerk



APPROVED:

Mark Gallegos
Mayor