



ROBERT WILSON  
Mayor Pro-Tem.

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## VILLAGE OF JEMEZ SPRINGS

### *Municipal Office*

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JUDY BOYD

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JAMES MCCUE

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MANOLITO SANCHEZ

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## **Jemez Springs Special Village Council Meeting Minutes Tuesday August 19, 2025, 4:00 PM Governing Body Conference Room**

**1. Call to Order** - Mayor Nealeigh called the meeting to order at 4:00 p.m.

**Council Members Present:** Mayor Michael Nealeigh, Trustees: Judy Boyd, James McCue, and Manolito Sanchez.

**Council Members Absent:** Robert Wilson

**Also in Attendance:** Interim Clerk Heather Gutierrez, Library Director Andrew Adaryukov and community members Fletcher and Olympia Holliday, Steve Neff, Talia Michelle, Susanna and James Cooper, Peg Froelich, Talty Robinson, Fred and Laura Simmank, Julia Carpenter, Glen Thamert, and Cherly Maracich.

**2. Certification of meeting agenda** - Mayor Nealeigh verified that notice of the special meeting was posted in accordance with the requirements of the Open Meetings Act and that the only agenda item to be discussed at the meeting was posted with the notice. Discussion is the use of the current municipal office building and the office building at the community park (Leyba Land).

**3. Discussion** began with Mayor Nealeigh presenting a Brief History of the Development of the Jemez Springs Community Park Property and a Proposal For Use of Modular Building At Jemez Springs Community Park presented by Susanna Cooper. (See below)

**4. Adjourn** – the meeting adjourned at 5:41 p.m.

### **A BRIEF HISTORY OF THE DEVELOPMENT OF THE JEMEZ SPRINGS COMMUNITY PARK PROPERTY**

- May 17, 1996 – Neighbors notified that the Village was considering the purchase of the 4.3 acres parcel for the purpose of relocating the municipal offices and locating a proposed police/court complex and recreational area.

- May 7, 1999 – Village secured \$230,000 loan to “provide Jemez Springs with economic development infrastructure.” The loan was paid off in June 2010.
- June 10, 1999 – Property purchased from Dorothy Acosta, Apolonia Acosta, Pete Leyba and Tina Leyba for \$160,000.
- January 20, 2000 – Village Council created a Land Use Committee “to identify and explore various scenarios...to develop the property in such a manner that benefits the community and residents of all ages, respects the environment, and acts as a catalysis (catalyst) for economic development.”
- October 30, 2000 – Village purchased property located between Highway 4 and the 4.3-acre parcel from Robert Walsh for \$25,000.
- July 2001 – Community Center Master Plan presented by *Planners Ink*
  - Phase 1
    - Driveway
    - Water and Electricity
    - Parking
    - Fencing
    - Trees
  - Phase 2
    - Public Restrooms
    - Perimeter walking path
    - Passive recreation/picnic area
    - Outdoor stage
    - Permanent shade structures
    - Lighting
    - Irrigation system
  - Phase 3
    - Community Center building
    - Improve outdoor spaces
    - Final landscape planting
    - Trail improvements
    - Improved irrigation
  - Future Phases

- Skateboard Park
  - Retail spaces
  - Police/Court Complex
- Projected cost of three phases = \$1,217,640
- December 10, 2009 – Certificate of Occupancy issued to Village of Jemez Springs for stage canopy.
- August 21, 2019 - Village Council placed “Economic Development like a Business Park and possible new administration offices” as fourth priority on 2019 Infrastructure Capital Improvement Plan.
  - Mayor Sweet discussed “planning for a business cluster or other economic development initiative” during mayor’s report.
- December 2019 - consulting firm presented a Micro-Business Cluster Project proposal.
  - Objective: “To increase tourism and tourism revenues of the Jemez Springs area, whilst preserving the village’s traditional characteristics...”
  - Proposed two-part process:
    - Conduct a feasibility study to determine if a Micro-Business Cluster is likely to succeed.
    - If the feasibility study is positive, develop a business plan with recommendations for development and operations.
  - Minutes of Village Council meetings do not record that the proposal was presented to the Council for consideration or action.
- March 30, 2020 – Village Council declares a State of Emergency because of the COVID-19 Pandemic
- August 18, 2021- Village Council voted to include “additional funding to move municipal building” as second priority for fiscal year 2022 ICIP.
- October 20, 2021 – Clerk updated Council on municipal building move.
- Fiscal year 2023 – Capital outlay funds used to purchase a 24’x60’ modular unit and install it on a permanent foundation.
- August 16, 2023 – Village Council approved ICIP which included remodeling of the modular office building at the Community Park and the office building on Jemez Springs Plaza

- Capital outlay funds used to set up modular building at the Community Park.
  - June 2024 – connected to electricity
  - December 2024 – connected to water and sewer
  - January 2025 – decks constructed at the front (with ADA ramp) and rear entrances
  - February 2025 - Interior fluorescent lighting replaced with LED
- May 6, 2025 – Request for Expressions of Interest published asking anyone with an interest in leasing some or all of the current municipal office space to respond.
- July 24, 2025 – Village Council adopted ICIP which included remodeling of municipal building in the Community Park
- The status of the Community Park property today:
  - Community Park signage on Highway 4
  - Paved entrance from Highway 4
  - Secondary entrance from Mooney Blvd
  - Paved parking on east and west sides of property with access road along southern property line
  - One-third mile walking path around perimeter
  - Softball field with backstop
  - Trees on south property line
  - Food Forest and drainage ditch on north property line
  - Maintenance building (shed)
  - Vault toilets
  - Covered stage (32'x40')
  - Control room shed
  - Electricity, water, and sewer on site
  - Modular building (1440 sq ft with front and rear decks and ADA ramp)

## **PROPOSAL**

### **For Use of Modular Building**

#### **At Jemez Springs Community Park**

As there appears to be little to no serious interest in renting space in the current Village Office building for retail shops or artists' studios, and as the new modular building at the Jemez Springs Community Park has been sitting vacant for two years now, and as there is a need in Jemez Springs for a community gathering place for Seniors and other space-demanding community events and classes, I propose the following:

- \* That the Village Offices and Police Department remain where they are now, on the Village Plaza, at the very center of town, near the Bath House, the Library and its Conference Room, and the Fitzgerald Park and Gazebo

- \* That the State (or whatever entity granted funds for the new modular building) be informed of the evolution of the Village's needs for a different use of the new building at the Community Park

- \* That the modular structure at the Community Park be dedicated for use by the community and various non-profits within it, as a community gathering place for groups of all sizes, staffed by volunteers.

#### **Examples of uses for the building:**

- \* Musical events & concerts — locals and guest musicians, choruses

- \* Plays and simple theater productions

- \* Classes & workshops of all kinds — cooking, writing, art, crafts, exercise/aerobics/Zumba, gardening, other fitness (Tai Chi, Qi Gong), making music, different types of dancing, travel planning group, current events, etc.

- \* Dances, with a band or DJ, or with just recorded music

- \* Movies — Documentary nights & feature length drama & comedy films\* Speakers & presentations that draw a larger crowd than will fit in the Library Conference Room

- \* Seniors' art exhibits for those who want to share their work without having to pay for a room at Jemez Fine Art Gallery and without selling it

- \* Regular weekly groups like Knit-Wits, writers' group, hikers' group gathering place, Bingo or Karaoke, etc.

- \* Game nights for board game enthusiasts

- \* A meeting place where folks can stop by for a cup of coffee or tea or iced tea, and to hang out with a friend or two or three — especially on hot summer or cold winter days — to combat isolation

and support community-building in the Jemez.

**How to Keep it Open:**

\* Invite volunteers to staff the Center for half-day (or full-day) intervals, so it could be kept open 6 days a week, on a regular basis. This in itself is a good way for people to be socially connected and in touch with other community members.

\* Volunteering would involve hosting drop-ins on a daily basis, keeping coffee & tea supplies stocked, helping to prepare for groups or classes meeting there & helping clean up afterwards, coordinating services for Seniors with the Cañon Community Center, etc.

\* Apply for state and county grants and seek donations from the community for furniture and appliances needed and for funding to pay utilities and for basic supplies like toilet paper, paper towels, disposable cups, coffee & teas, etc.

*Submitted by Susanna Cooper, Jemez Aging in Place (Board Chair)*