

SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY
(SSCAFCA)
MINUTES OF AUGUST 6, 1996
SPECIAL BOARD OF DIRECTORS MEETING

CALL TO ORDER.

The special open meeting of the SSCAFCA Board of Directors was called to order by Chairman Dub Yarbrough at 1:05 p.m.

Directors in attendance were Dub Yarbrough, Bill Joiner, and Annette Jones. John Chaney and James Dorn were noted as absent. A quorum was declared present. Peter Auh, legal counsel, was present. Staff members present were Bob Garman, Executive Engineer and Pam McGrath, Administrative Secretary.

APPROVAL OF AGENDA.

Bob Garman requested that the agenda be changed to include updated reports from the Rio Rancho Professional group.

A motion by Bill Joiner, seconded by Annette Jones, to approve the agenda as amended passed unanimously.

BUILDING RENTAL.

1. Report from Rio Rancho Professional Center representatives.

Dennis Chavez, Jr., minority stockholder; Dr. W. Anderson, stockholder; Jim Rupus from Britton Construction; Norman LaRuse, architect; and Mr. Newman, leasing agent for Guerrero Village were present for the Rio Rancho Professional Center (RRPC) on behalf of RRPC to present an update of the repair efforts being undertaken at SSCAFCA's leased suite.

John Chaney arrived at 1:18 p.m.

A technical report from Norman LaRuse was presented. Mr. Rupus from Britton Construction stated that, once a special beam is received for the repair, he estimated the repairs could be completed in approximately two to three weeks. A truss also has to be obtained but that can be gotten locally.

MINUTES OF THE SPECIAL BOARD OF DIRECTORS MEETING AUGUST 6, 1996

Mr. Newman presented information on the possibility of renting office space at 3701 Southern Boulevard. According to Mr. Newman, a minimum lease period of three years - and preferably, five years - would be necessary in order for the landlord to amortize construction costs. On a three year lease, Mr. Newman estimated that the per square/foot cost would be \$14.50.

Mr. Chavez, Jr. stated that he appreciates the Board's concern and that RRPC intends to fully restore the building regardless of whether SSCAFCA chooses to remain or seek other office space.

There was a discussion by the Board.

2. Report from John Campbell, Contractor.

Mr. Campbell presented his findings on the damage to the leased office. He stated that all plumbing and electrical needs to be checked out and that the firewall is insufficient.

CLOSED SESSION.

A motion by John Chaney to go into closed session for the purpose of discussion of the building lease and possible legal ramifications was seconded by Bill Joiner. Roll call vote: Annette Jones, yes; Bill Joiner, yes; John Chaney, yes; Dub Yarbrough, yes. Motion passed 4 to 0.

The Board went into closed session at 1:45 p.m.

RESUMPTION OF OPEN SESSION.

The Board reconvened into open session at 2:15 p.m.

A motion by John Chaney to write a letter to RRPC stating that the following conditions must be met in order for SSCAFCA to remain in its temporary quarters:

MINUTES OF THE SPECIAL BOARD OF DIRECTORS MEETING AUGUST 6, 1996

1. RRPC reimburse SSCAFCA for its out-of-pocket expenses, including the \$1,000.00 deductible under SSCAFCA's insurance policy;
2. Abate the monthly rent payment, prorated from the date of the roof's collapse until the date upon which SSCAFCA is fully restored of the leased premises; and
3. RRPC agrees to convert the remainder of the lease period to a month-to-month lease, with a 30-day advance notice of termination.

The motion was seconded by Bill Joiner. Roll call vote: John Chaney, yes; Bill Joiner, yes; Annette Jones, no; Dub Yarbrough, yes. Motion passed 3 to 1.


Mr. Auh was directed to write the letter to RRPC's attorney.

ADJOURNMENT.

A motion by Annette Jones, seconded by John Chaney, to adjourn the meeting passed unanimously. Meeting adjourned at 2:15 p.m.



WM. C. YARBROUGH
Chairman



BILL R. JOINER
Secretary

Date Approved August 20, 1996