

SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY
(SSCAFCA)

MINUTES OF SEPTEMBER 24, 1996
REGULAR BOARD OF DIRECTORS MEETING

CALL TO ORDER.

The regular meeting of the SSCAFCA Board of Directors was called to order by Chairman Dub Yarbrough at 1:10 p.m.

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

APPROVAL OF AGENDA.

A motion by Annette Jones, seconded by James Dorn, to approve the agenda as presented passed unanimously.

APPROVAL OF MINUTES OF AUGUST 20, 1996.

A motion by Annette Jones, seconded by Bill Joiner, to approve the minutes of the regular meeting of August 20, 1996, as written and presented, passed unanimously.

SECRETARY'S REPORT.

None.

TREASURER'S REPORT.

1. Approval From DFA of Budget for FY/97 (7/1/96-6/30/97).

James Dorn, treasurer, stated that the budget has been approved in writing by DFA.

A motion by James Dorn, seconded by Bill Joiner, that the approved DFA budget be made a part of the minutes of today's meeting and that said budget be attached to these minutes, passed unanimously.

2. Approve Expenditures 8/1/96-8/31/96.

A motion by James Dorn, seconded by Annette Jones, to approve the

reported expenditures of 8/1/96-8/31/96 as presented, carried unanimously.

2. Approve Treasurer's Report 8/31/96.

A motion by James Dorn, seconded by Annette Jones, to approve the treasurer's report of 8/31/96 as presented, carried unanimously.

MONTOYAS CROSSING AT UNSER BOULEVARD.

Vance Fossinger, City of Rio Rancho Engineer, as requested at the previous Board meeting, presented a preliminary cost estimate for further stabilization of the Los Montoyas in conjunction with the City project and the conceptual plans.

There was a discussion by the Board and it was agreed that the project would be beneficial to the City and to SSCAFCA.

A motion made by James Dorn to enter into an agreement and contribute the amount of \$50,000 to the City of Rio Rancho on the Montoyas crossing at Unser Boulevard was seconded by Bill Joiner. Roll call vote: James Dorn, yes; Bill Joiner, yes; Annette Jones, no; Dub Yarbrough, yes. Motion passed 3 to 1.

LEGAL COUNSEL REPORT.

1. Personnel Policy.

Mr. Metzgar reported that the Personnel Committee met to discuss the policy. It was suggested at the Committee meeting that the Board hold a special meeting to discuss only the Personnel Policy such it is such an important policy.

2. Exchange of Property/Tree Farm Pond Project.

Mr. Metzgar reported that the exchange document has been signed by SCI. He reported that a plat had also been prepared and approved by the City of Rio Rancho. However, the approval is only for a six month period and that time has passed. Therefore, Bob Rutledge will request an extension of time from the City of Rio Rancho Planning and Zoning Commission, at its meeting scheduled for October 8, 1996. Mr. Metzgar stated that the exchange should be completely finished by the next regular Board meeting.

SPECIAL MEETING - PERSONNEL POLICY.

A motion made by Annette Jones, seconded by Dub Yarbrough, to hold a special meeting October 1, 1996 at 1:00 p.m. for the purpose of discussing and taking action on the Personnel Policy passed unanimously.

EXECUTIVE ENGINEER'S REPORT

1. Tree Farm Pond Project.

Mr. Garman reminded the Board that the advertising for bids must be complete by January 1, 1997 in order to build the project during the dry season.

Mr. Garman stated that the power poles have been relocated and the MRGCD permit has been received. The exchange of the properties and the easements from the Village of Corrales are the remaining problems.

Mr. Garman stated that the updated cost estimate from Wilson & Company for the Tree Farm Pond Project is \$740,000. Mr. Garman explained that the previous estimate was based on an incomplete itemized cost estimate from SCI. Wilson Engineering corrected SCI's work and added a few new items, such as those needed to satisfy the State Engineer's office.

2. Dams 1 & 4 Outfall Project.

Mr. Garman stated that the reappraisal of Parcel 3-11, Lucero ownership, should be complete by the end of September, 1996.

Mr. Garman stated that he and Dub Yarbrough had a meeting with Dave Harrison of Easterling & Associates to review the supplemental agreement with Easterling & Associates. Mr. Garman stated that he will present a modified proposal at the next regular Board meeting.

Mr. Garman reported that the SHIPO results have not been received yet.

3. Corps Levee Project.

Mr. Garman stated that the COE will know by the end of the week if the contractor will need additional fill.

4. Maintenance.

Mr. Garman stated that John Campbell has completed the reseeding in Drainage area B and C and in the vicinity of John Werner Bridge and is currently removing the trees and should be completed by the end of this week.

Mr. Garman stated that future maintenance plans include access and erosion control on Dam #1, once the ownership has been transferred.

5. Excess Land.

Mr. Garman stated that Dr. Gross had appraisals done on Lot 1 and 8. Dr. Gross is interested in obtaining Lots 6, 7 and 8 from SSCAFCA. Mr. Garman informed the Board that he has requested that our appraiser do an appraisal on Lot 1. Mr. Metzgar stated that SSCAFCA can then request permission from DFA to make this type of exchange.

Mr. Garman stated that the appraisals have been received from Joe Roos on the ten southernmost lots (Block 166, Lots 5-9 and Block 164, Lots 12-16) and that the appraisal amounts are the same on all lots. They are \$25,000 per lot.

The consensus of the Board was to find out if the exchange of the property with Dr. Gross is approved by DFA before doing any advertising for sale of the other lots.

6. Venada.

Mr. Garman stated that as far he knows no progress has been made on this project by AMREP.

7. Building Lease.

Mr. Garman explained that two options are available to the Board for the rental of Suite 500 at 1316 Jackie Road. The following are the options that are available:

1. One year lease with up to four (4) extensions of six months each and SSCAFCA pays for the improvements; or
2. Three year lease and landlord pays for the improvements.

Mr. Garman stated that the rent is \$1,416.25 per month plus our share of the utilities.

Mr. Garman stated that the cost of improvements will be approximately \$3,600.

A motion by Annette Jones, seconded by Bill Joiner, to accept a one year lease with up to four (4) extensions of six months and pay for the improvements of \$3,600 passed unanimously.

8. Miscellaneous.

Mr. Garman stated that he was taking a college course on Thursday evenings to be able to renew his license.

CHAIRMAN'S REPORT.

Mr. Yarbrough stated that the special board meeting for the Personnel Policy was set for October 1, 1996 at 1:00 p.m. Mr. Yarbrough asked Mr. Metzgar if the pending litigation with the Village of Corrales can be included in that meeting. Mr. Metzgar stated that this issue can be discussed in closed session at the meeting as long as the notice states this information.

PUBLIC FORUM.

Ed Korzdorfer of NRCS reported that AMAFCA had a breakfast meeting concerning the outlet of the Calabacillas Arroyo. AMAFCA proposed a number of changes that relate to dikes and berms. If the proposal is approved, changes would have to be made in the present maintenance agreement. Since SSCAFCA is one of the sponsors, its approval would be required. Mr. Korzdorfer stated that he wanted to bring this to the attention of the Board members to keep them informed of what is transpiring. He stated that he advised AMAFCA to invite SSCAFCA to future meetings concerning this topic.

ANNUAL INSPECTION:

Mr. Korzdorfer and the Board agreed to set the annual inspection of the channels on November 8, 1996 at 8:30 a.m.

Directors Comments

Mr. Yarbrough directed Bob Garman to check out the SW corner of the Montoyas at Highway 528 and make sure proper drainage and erosion control will be provided by the developer.

Annette Jones requested that the December meeting be changed to December 10, 1996. It was the consensus of the Board to change the meeting to that date.

CLOSED SESSION.

A motion by Annette Jones to go into closed session for the purpose of discussion of property negotiations and the prior building lease was seconded by Bill Joiner. Roll call vote: James Dorn, yes; Bill Joiner, yes; Annette Jones, yes; Dub Yarbrough, yes. Motion passed 4 to 0.

The Board went into closed session at 3:21 p.m.

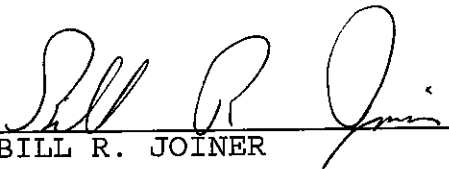
RESUMPTION OF OPEN MEETING.

The Board reconvened into open session at 3:50 p.m.

Mr. Yarbrough stated that no official action was taken.

ADJOURNMENT

A motion by James Dorn, seconded by Bill Joiner, to adjourn the meeting was carried unanimously. Meeting adjourned at 3:50 p.m.


BILL R. JOINER
Secretary


WM. C. YARBROUGH
Chairman

Date Approved 10/15/96