

**SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY
(SSCAFCA)
MINUTES OF APRIL 17, 2001
BOARD OF DIRECTORS REGULAR MEETING**

CALL TO ORDER.

The regular meeting of the SSCAFCA Board of Directors was called to order by Dub Yarbrough, Chairman, at 1:08 p.m.

ROLL CALL OF DIRECTORS.

Directors in attendance were Mark Conkling, Richard Deubel, Guy McDowell, and Dub Yarbrough. John Chaney was absent. Staff members present were David Stoliker, Executive Director, Bob Foglesong, and Perry Baird. Bernard Metzgar, SSCAFCA's attorney, and members of the public were also present.

APPROVAL OF AGENDA.

A motion was made by Mark Conkling to approve the Agenda as presented. It was seconded by Guy McDowell and passed unanimously.

PUBLIC FORUM.

None.

SECRETARY'S REPORT.

1. Approve Minutes of March 20, 2001.

A motion was made by Richard Deubel to approve the minutes of March 20, 2001 with one correction on page eight. It was seconded by Dub Yarbrough and passed unanimously.

2. Approve Minutes of April 3, 2001.

A motion was made by Richard Deubel to approve the minutes of April 3, 2001 as presented. It was seconded by Dub Yarbrough and passed unanimously.

TREASURER'S REPORT.

1. Action/Approval of Preliminary Budget for FY/02 (07/01/01 - 06/30/02).

Mr. Conkling stated that the Preliminary Budget in the Board packet would be submitted to the State of New Mexico as SSCAFCA's preliminary budget. Revenue sources will be from the sale of the last \$2.5 million bonds of the 1998 bond election. Tax revenues were estimated at an 8% increase from last year. A reserve fund was continued and increased by \$10,000 for this year. A 3.4% cost of living adjustment will be provided to all staff on the first pay period in July. A new staff position has been requested. A retiree health care authority assessment is budgeted for the first time. A resolution will be brought to the Board later on that particular item. Operation and maintenance is funded at \$138,000. The Corrales Watershed District funding memorandum of understanding had a five-year term, which will be completed prior to FY/02. A building fund is now included at \$750,000 plus the extra funds are for furniture, fixtures and contingencies. Bond funded projects total \$1.68 million.

A motion was made by Mark Conkling to approve the preliminary budget for FY 02 (07/01/01 - 06/30/02 as presented. It was seconded by Guy McDowell and passed unanimously.

2. Action/Approval of Treasurer's Report for 03/31/01.

Mr. Conkling presented the Treasurer's Report to the Board.

A motion was made by Mark Conkling to approve the treasurer's report for 03/31/01 as presented. It was seconded by Richard Deubel and passed unanimously.

CHAIRMAN'S REPORT.

1. Action/Approval of proposal to re-name the Tree Farm Ponds in honor of Johnnie Losack.

Mr. Yarbrough read a brief statement regarding Johnnie Losack's background and life achievements.

A motion was made by Guy McDowell to rename the Tree Farm Ponds project in honor of Johnnie Losack. It was seconded by Richard Deubel and passed unanimously.

PRESENTATION BY EDI ARCHITECTS.

1. Action/Approval of Schematic Design.

Ms. Callori, of EDI Architects, stated that they have finished the design theory, site plan and building plan. Once approval is received on these items, they will look at the

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elevations of the building, the materials, and put together a cost estimate to bring to the next Board meeting.

Kent Beierle stated that they put together the schematic so that the building would represent a humble organization in the community, but also have the authority that SSCAFCA represents. It will also have the underlying theme of environmental appropriateness. To help guide them through the design, they looked at an arroyo itself. They also reviewed the site to see where and how to place the building. From the point of view of authority over drainage, the high point in the middle seemed to be the best location for the building. From that, using the idea of the arroyo and using the ridge on the site as the axis, they decided to face the building toward the mountains. The plants along the building will be low to no water use, which will be supplemented purely by the site drainage. The maintenance yard and facility will be in the second phase and will be to the north to have a "block" in between the utility company to the north and the other construction yards. By having the maintenance yard to the north it also brings it farther from the residential areas.

People would come into the building and immediately come into a lobby space. The receptionist and office manager are both there so that the office manager can "back up" the receptionist. You could then either go into a conference room to wait for somebody, or be directed into the Boardroom. If you were going into the office space, you would go down the hall. The offices are on the outside to catch breezes and natural daylight. The inside space contains the production room. The record room is slightly over-sized, and an extra storage room has been designed. Natural daylight was incorporated into all the offices. They have tried to incorporate good access and good views into all the spaces.

The boardroom will allow for about a future expansion of 80 seats. The public parking right now is 20 spaces. Parking on Commercial Drive is available for a big meeting where a lot of people show up. There is potential to expand parking on the site if needed. The building will be built for twice the staff right now. There is a concern that the building be able to store all of SSCAFCA's records, which has been built into the building. There is room for expansion for records in the future.

A motion was made by Mark Conkling to approve the design theory, site plan and building plan as presented. It was seconded by Guy McDowell and passed unanimously.

ACTION/APPROVAL OF THE UNSER BLVD./RIO RANCHO GATEWAY DETENTION FACILITY PROJECT.

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Mr. Spirock, of Community Sciences Corporation, stated that the City of Rio Rancho has adopted Resolution 19. That Resolution sets out what the City of Rio Rancho would like to see through a concept of a joint SSCAFCA, Rio Rancho and developer contribution pond just north of the county line, just west of Unser Boulevard. The City's Resolution is contingent on SSCAFCA undertaking permanent maintenance of the drainage facility. Without that, there is no facility. He stated that a technical meeting was held last week in which a lot of concern was expressed over aesthetics.

He stated that west of Unser Boulevard, there is 500 acres of watershed that naturally flow from Bernalillo County and Sandoval County to just north of the county line. From there, it travels through Unit 16 in an area with questionable easements and some arroyos that have been eroding over time, and all the water ends up back in Bernalillo County at AMAFCA's Black Arroyo Dam.

If SSCAFCA says "no" to this project, the developers will take the water to the Black Arroyo Dam with a large pipe, possibly in excess of 100 inches, going right along the county line. This scenario will leave 290 acres of watershed in Unit 10 of Rio Rancho that will flow to four existing pipe culverts underneath Unser Boulevard. The southerly three cross under Unser Boulevard and have no easement to get to the Black Arroyo Dam. The north pipe has a 15-foot platted easement only.

Three developers south of the county line have already agreed to participate in this project. They would rather put something aesthetic on the surface and decrease the size of the pipe needed to route the water.

Mr. Spirock asks that the Board accept the following proposal:

- A. SSCAFCA accepts drainage maintenance based on acceptable engineering and aesthetic criteria.
- B. The drainage engineers for SSCAFCA, the City of Rio Rancho and the Consultant determine acceptable drainage criteria:
 - 1. It must protect Unser Boulevard;
 - 2. It must provide storage and discharge benefiting the contributors, upstream drainage control and alleviate downstream conditions;
 - 3. Pending an agreed solution on criteria and design, the City of Rio Rancho be allowed to enter into guarantees with the developers and the

City of Rio Rancho be allowed to approve early excavation requests;
and

4. The City of Albuquerque participation be reserved as an option and not a criteria.

C. The final solution must be aesthetic as well as functional:

1. A parabolic cross section is encouraged;
2. A sediment trap and proposed landscaping are essential;
3. Additional land, if possible, should be considered to improve the property to a park-like atmosphere.

Mr. Conkling stated that the City of Rio Rancho's Resolution gives it the power to enter into guarantees and that one of them could be that the outlet pipes could be constructed by a certain date. Mr. Spirock stated that the pond is being looked at as a two-year maximum use as a retention facility and then converted to a detention facility with a controlled release. This reasoning is more practical.

Mr. Conkling stated that the contributions made by the developers are in a dollar amount, but it is not focused on exactly what the dollars go to. If the pond was half as deep, the cost savings could go to landscaping and a park-like atmosphere. Mr. Spirock stated that at least \$25,000 has to be spent per acre on City of Rio Rancho property in order to justify land use costs.

Mr. Spirock stated that he expects the project to start within two weeks. Mr. Curtis, of the City of Rio Rancho, stated that he does not expect the grading to begin before May 1, 2001. All of the technical items in the Resolution must be addressed before the City of Rio Rancho will let the developers proceed with the project.

Mr. Stoliker stated that, pursuant to the Board's instructions, he sent a letter to Cliff Spirock dated March 27, 2001 which sets out SSCAFCA's understanding of the project. For the developed acres, south of the county line, it is anticipated that there will be six dwelling units per acre. If SSCAFCA provides for the existing platted area, it would be two dwelling units per acre. Discharge from the detention facility would be a pipeline along the county line. The pipe would discharge to the Black Dam, which is owned and maintained by AMAFCA. The detention area would be owned by Rio Rancho and SSCAFCA would have a drainage easement for O & M purposes. The facility would be a joint use facility so that the City of Rio Rancho would maintain the landscaping and SSCAFCA would maintain the drainage portion of it. The agreement would be among all parties. SSCAFCA would prefer

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to see a side slope of 6:1 to allow for revegetation and mowing. Revegetation on a 3:1 slope is limited. SSCAFCA would require technical review and approval.

Mr. Stoliker stated that, after everything is completed, SSCAFCA has requested that it be provided a storm water system, which would control the 100 year, 24 hour event for the entire watershed with the piping system. SSCAFCA would not pay for anything. The facility would be nice looking and easily maintained. The City would own it and SSCAFCA would take an easement on it. The way the rules for engineers are written, if a facility is put in and it has an outlet, you can factor it for a 100 year, 24 hour event, one time shot. But, if it doesn't provide an outlet, then it has to maintain a 10-day event. A 10 day event is approximately two storms of 100 year, 6 hour event. He stated that the development should be worked to where, as rooftops go in, certain guarantees are put in for the pipeline construction.

Mr. Stoliker spoke to each of the items in Mr. Spirock's proposal:

- A. SSCAFCA accepts drainage maintenance based on acceptable engineering and aesthetic criteria. Mr. Stoliker stated that SSCAFCA should require that the City of Rio Rancho maintain the landscaping.
- B. The drainage engineers for SSCAFCA, the City of Rio Rancho and the Consultant determine acceptable drainage criteria.
 - 1. It must protect Unser Boulevard. Mr. Stoliker stated that this is required.
 - 2. It must provide storage and discharge benefiting the contributors, upstream drainage control and alleviate downstream conditions. Mr. Stoliker stated that the problem with this requirement is that it has a problem with access easements for drainage. He stated that the proper easements would be required.
 - 3. Pending an agreed solution on criteria and design, the City of Rio Rancho be allowed to enter into guarantees with the developers and the City of Rio Rancho be allowed to approve early excavation requests;
 - 4. The City of Albuquerque participation is reserved as an option and not a criteria. Mr. Stoliker stated that this requirement is mostly on the

development side. The City of Albuquerque may impose restrictions on the ten-day event during the development process.

C. The final solution must be aesthetic as well as functional:

1. A parabolic cross section is encouraged;
2. A sediment trap and proposed landscaping are essential. Mr. Stoliker stated that SSCAFCA has traditionally not allowed sediment traps. It goes against the intent and letter of the law. Of course, SSCAFCA would want the landscaping.
3. Additional land, if possible, should be considered to improve the property to a park-like atmosphere. Mr. Stoliker stated that this condition could be resolved if some additional land is obtained. The problem has been who pays for it. He understands that the developers are maxed out and cannot purchase the land.

Mr. Stoliker stated that the 290 acres will need to be addressed by SSCAFCA one day, as the flood control authority. Mr. Conkling stated that the question is whether it is too early to address it now, given the cost of maintenance, versus what it costs to address it in the future. By making this project work, SSCAFCA would save the public money.

Mr. Yarbrough stated that if the developer puts the big pipeline in and takes all the water being proposed right now, half of SSCAFCA's flow goes away. If the City of Albuquerque chooses not to be involved, the project could be completed within six to nine months. Mr. Yarbrough said he was concerned that this scheme does not meet the City of Albuquerque's design process manual, which is the ten-day storm event. Mr. Lyle Losack stated that it meets the design criteria for the design process manual, as the 34-acre pond, with no discharge.

Mr. Yarbrough stated he is also concerned that if the detention pond is in there and the sediment drops out in the pond from the water, the water will then go through the pipe "clean" and will aggressively seek sediment, which could eat out land below Unser. Mr. Stoliker stated that he does not think it will be a problem with regard to Unser Boulevard.

Mr. Conkling stated that he would like to see SSCAFCA take the leadership in cooperative efforts to save the taxpayers money.

A motion was made by Mark Conkling that SSCAFCA lend conceptual approval to this project, subject to the remarks made from the floor by David Stoliker on Mr. Spirock's proposal. It was seconded by Guy McDowell.

Mr. Yarbrough stated that he would like to amend the motion that before any final decision is made, all of the information on the project be brought to SSCAFCA's staff in adequate time to review it and bring it back to the Board for a final decision before any construction work is done on the project. Mr. Conkling stated that he was relying on the City of Rio Rancho's necessity to issue a grading permit, which he does not believe would happen until all of the parties came to some decision regarding the best plan. Mr. Yarbrough stated that he is not prepared to have SSCAFCA's staff say yes or no to the project without a Board decision. Mr. Conkling stated that he is offering a policy statement to be executed by staff.

Mr. Conkling amended his motion that SSCAFCA lend conceptual approval to this project, subject to the remarks made from the floor offered by David Stoliker and subject to review and acceptance by Mr. Stoliker and subject to submission to the SSCAFCA Board, for final approval. It was seconded by Guy McDowell.

Mr. Conkling stated that he wants Mr. Stoliker to come back to the Board with a way that this project can be done, not with reasons why it should not be done.

Roll call vote: Mark Conkling, yes; Richard Deubel, yes; Guy McDowell, yes; Dub Yarbrough, abstain. Motion passed 3-0, with one abstention.

APPROVAL/ADOPTION OF MONTOYAS ARROYO DRAINAGE MANAGEMENT PLAN (DMP) DEVELOPED CONDITION SCENARIOS AND ASSOCIATED LAND TREATMENT TYPE PERCENTAGES.

Mr. Stoliker stated that Bohannon-Houston is in charge of preparing the Montoyas Arroyo Drainage Management Plan. There are three alternatives listed in Section 9 for the DMP. SSCAFCA staff is looking for approval of one of the three alternatives, approval of a treatment type percentage summary, and that Mr. Stoliker can oversee it on a technical basis once it has been approved.

Mr. Stone, of Bohannon-Houston, stated that they began this project about two years ago. It is the second largest watershed on the West Side. Their job is to come up with a DMP, which will help set the tone, the guidelines, the character, and the flows in this basin for the future. They have developed the existing flows for the watershed as it exists today. They have also developed some flows for future drainage alternatives based on some

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developed scenarios. They are here today to see if the Board can tell them what to do with future drainage development scenarios.

The existing conditions flow has one exception, which is Northern Meadows. Phase I is in construction right now. The second scenario is called "existing platting." The third scenario is a more intense development and is called "highest density with free discharge."

There are pros and cons with the existing conditions scenario. Anybody who comes in to change it will have to put in a detention pond. When you create subdivision, you increase the volume. As time progresses, the water flow peaks very quickly and then tails off on the other side, with a stretch in between. If you take the same basin and overlay a developed scenario, the water doesn't percolate into the ground, it runs to the arroyo. It takes the water from about 320 cfs to about 800 cfs. The final scenario shows what happens when a detention pond is put in the same basin. The flow now goes into the basin and fills it up and allows the water to go out at a slower rate, which can match the existing historical flows. By putting in a pond, you push the flow back in time a bit and you vastly increase the volume of water still going to the arroyo. When you try to match historical flow by using a detention pond, if you have a series of those and the arroyo, they overlap in time. The combination effect downstream increases your flow.

With existing conditions, a pro is that SSCAFCA would not be required to build any facilities, as the developers will build each one that is needed. On the con side, the current flow of the Montoyas Arroyo exceeds the Harvey Jones Channel capacity. Also, this scenario provides protection for current conditions only. It requires individual detention ponds on any residential lot developed in the future. History has shown that this does not work. This will also require a change to the City of Rio Rancho Drainage Policy. Mr. Stoliker stated that he is not recommending alternative 1, as it will not address the drainage well.

With existing platting conditions, Alternative 2, the pros are that it provides for protection for full development, it places the burden on the developers, it does not require policing of individual lots and it has possible lower life cycle costs. SSCAFCA would condemn property to build the ponds in the platted areas. The cons are that any replatting that increases the densities would require a local detention facility to meet the criteria specified in the DMP. The cost of this would be borne by the developer.

With the highest density with free discharge scenario, Alternative 3, the pros are that it provides protection for the most intense development scenario and no new local detention ponds would be required. The cons are that it has a high probability for being over-designed

because the watershed would probably not be replatted to 6 dus/ac in aggregate. Existing subdivisions with ponding will also be paying for those areas that currently do not have ponding. It is the most expensive alternative to SSCAFCA in terms of initial costs, with the least cost to the developers.

Mr. Stone stated that the estimated 100 year flow to the Harvey Jones Channel is 5,900 cfs with existing conditions, 10,500 cfs with existing platting conditions, and 27,000 cfs with highest density development conditions. The estimated total storage volume is 510 acre feet with existing conditions, 1,670 acre feet with existing platting conditions, and 3,805 acre feet with highest density development conditions. The estimated total construction costs is \$10 million for existing conditions, \$18 million for existing platting conditions and \$38 million for highest density development conditions.

Mr. Stone stated that he had a meeting with the City of Rio Rancho recently, and the City suggested another alternative. Alternative 4 is to do a more dense scenario in the area rather than existing platting. As an example, assume the platting is one-half acre in terms of development, with the more dense scenario being one-quarter acre. Mr. Corsie suggested doing that in the County area. There are two large areas that are unplatted. One is in the Mariposa Ranch area, and the other is the fringe area that is unplatted. Mr. Corsie suggested doing the same developed scenario in the County platted areas. However, it is not Mr. Stone's recommendation to do this alternative.

Mr. Stoliker stated that he would like to get approval from the Board today on one of the alternatives and the treatment types table with technical approval given to him to alter the table in the future if technical information changes. Mr. Stone stated that Art Corsie has indicated that he would prefer alternative 4. Mr. Stoliker stated that Mr. Corsie recently told him that he has no problem going with Alternative 2. The problem with alternative 4 is that it is a vision and is not on paper. Mr. Curtis, of the City of Rio Rancho, stated that Alternative 2 seems reasonable and logical to him.

A motion was made by Richard Deubel to approve Alternative 2 and the alternative land treatment type percentages to the Montoyas Arroyo Drainage Management Plan as presented, and to give Mr. Stoliker technical approval on the DMP and the land treatment types. It was seconded by Guy McDowell and passed unanimously.

DIRECTOR'S COMMENTS.

None.

Mark Conkling excused himself and left the meeting.

LEGAL COUNSEL REPORT.

Action/Approval on Sale of Excess Property.

Mr. Metzgar stated that in Unit 17, the Board has approved each individual lot as excess property. He would like to do the same thing on the Dams 4 to 1 project and get each individual lot approved as excess property. However, he said that there is some more research on the costs sustained by SSCAFCA when it purchased the lots before they are declared excess. He is concerned about the present appraisals, as opposed to what SSCAFCA paid on the original appraisals. He would like to postpone this matter until a later meeting to do more research regarding the discrepancies.

EXECUTIVE DIRECTOR REPORT.

1. **Action/Approval of GIS/GASB 34 Task Orders for BHI and ASCG for \$21,000 and \$15,000 without NMGRT, respectively.**

Mr. Stoliker stated that in order to support the general accounting standards bureau, information must be gathered. He is requesting approval of these two task orders to obtain this information. The first is for Bohannon-Houston for \$21,000.00, the other is for Clint Dodge in the amount of \$15,000.00.

The parties will research and identify SSCAFCA's entire inventory and identify all the facilities and put them into the GIS system. Then, in three to six months, the accountant will identify the costs for them and then amortize the cost to satisfy the new general accounting standards bureau requirements for public agencies. The GIS is a database that will include a lot of information on SSCAFCA's facilities and will be very useful.

A motion was made by Richard Deubel to approve the GIS/GASB 34 task orders for Bohannon Houston and ASCG, Incorporated for \$21,000 and \$15,000, without NMGRT, respectively, as presented. It was seconded by Dub Yarbrough and passed unanimously.

2. **Action/Approval of a 1 (one) year extension for Professional Services Agreements with Hughes & Strumor, Ltd. Co., bond attorneys, and Lamb, Metzgar, Lines & Dahl, P.A., General Counsel.**

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Mr. Stoliker stated that the bond attorney and general counsel are both up for approval for a one-year extension. There are no changes in either contract amount.

A motion was made by Guy McDowell to approve the one-year extension for contracts with Hughes & Strumor and Lamb, Metzgar, Lines & Dahl, as presented. It was seconded by Richard Deubel and passed unanimously.

3. Action/Approval of Grant Agreement, FEMA 1329-DR-NM, Precipitation Monitoring System, Project #0004, with a Budget Allocation of \$16,762.

Mr. Stoliker stated that SSCAFCA received a grant for a precipitation monitoring system in the amount of \$36,440.00, which will be used to put in rain gauges. The amount SSCAFCA will receive from the government is \$19,678 and SSCAFCA's share is \$16,762. The money was already budgeted for this project.

A motion was made by Richard Deubel to accept the grant agreement, FEMA 1329-DR-NM, for the precipitation monitoring system, as presented. It was seconded by Guy McDowell and passed unanimously.

4. Update on Loma Larga Roadway Drainage Issue.

Mr. Stoliker stated that he had a meeting last week where he and Mr. Foglesong met with the Village of Corrales' staff and picked up certain information he handed out to the Board members. Mr. Dodge outlined the information and is going to review the plans. Mr. Stoliker stated that he did not receive any record drawings of any of the completed portions of Loma Larga. The Village does not have any as built on anything they have done, which is two phases. One of his concerns is that there are some outlets that were on the initial plans that were approved but were not constructed. Those outlets will severely change the way the drainage is handled. The plans won't show if an original design was approved but something was not constructed. The engineering firm delivers the as built plans to the Village and the Village is then supposed to do something with them. Mr. Deubel stated that the engineering firm should have a copy of the original plans. Mr. Stoliker stated that he understands that the first set of the as built plans were lost and the engineer does not have them. The State was at the meeting also, but does not have any of the plans. Mr. Stoliker stated that Parsons-Brinkerhoff was the engineering firm.

Mr. Stoliker stated that there are no adjacent pad elevations (which are buildings next to the roadway). If the backwater from the elevated roadway washes onto private property, generally you would survey the private property and the house that is next to it. He has some

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topographical information, but he doesn't have the standard survey information. Mr. Stoliker stated that if the roadway was built and it was elevated, the Village would need a drainage easement on the private property because they may have impacted it with backwater flooding.

With the second set of as built plans, he understands that the contractor has never finished cleaning them up and has not submitted them to the Village. He was told that some of the outlets that go into the drain were not installed and is critical. Mr. Stoliker does not know by whose authority that was not done. The Village should have the only approval on taking out the outlets. Any change would have to be done under a change order and approved by the Village.

Mr. Stoliker stated that the third item is that the road was not built to the accepted design criteria referred to in the contract between the State Highway Department and the Village, but nobody can find any written approved variances. He stated that he has also requested design calculations of the pond between Coronado Road and Meadowlark Lane.

FOR YOUR INFORMATION:

1. Roskos Field Pond Recommendation of Award.

Mr. Stoliker stated that the Roskos Field Pond was awarded to Inca Construction at a base price, with the wetlands, of \$703,348.65; and an alternate, without the wetlands, at a price of \$508,179.70. The Board had approved a total cost of the project at \$1,160,000.00. The total price, with gross receipts tax, is rounded to a total of \$1 million including approximately \$93,000 for contingency.

2. Correspondence dated 03/28/01 to Art Corsie re: signature on Plats.

Mr. Stoliker stated that SSCAFCA has received approval from Art Corsie for signature acceptance by SSCAFCA on final plats.

3. Correspondence dated 04/03/01 to Eric Youngberg re: Dulcelina Curtis Channel crossing.

Mr. Stoliker stated that he has sent a letter to Eric Youngberg regarding crossing the Dulcelina Curtis Channel.

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4. Proceeding with vehicle purchase, at a cost not to exceed the budgeted amount of \$35,000.

Mr. Stoliker stated that a new vehicle has been ordered at the direction of the Chairman. The vehicle is within the previously approved budget.

PRESENTATION ON POTENTIAL GEORGE WALKER DEVELOPMENT OF LOT 48 CROSSING THE MONTOYAS ARROYO.

No one was present on behalf of George Walker so there was no discussion on this item.

CLOSED SESSION.

1. Discussion of Threatened Litigation Within the Northwest Sector of the Village of Corrales.

A motion was made by Richard Deubel to go into closed session for the purpose of discussing threatened litigation within the northwest sector of the Village of Corrales. It was seconded by Guy McDowell. Roll call vote: Richard Deubel, yes; Guy McDowell, yes; Dub Yarbrough, yes. The motion passed 3-0.

The Board went into closed session at 5:10 p.m.

RESUME OPEN SESSION.

A motion was made by Richard Deubel to resume open session. It was seconded by Guy McDowell and passed unanimously. Open session was resumed at 5:35 p.m.

Mr. Yarbrough stated that the items discussed in closed session were related only to the issue stated and that no formal action was taken.

OTHER BUSINESS.

None.

ADJOURNMENT.

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A motion was made by Guy McDowell and seconded by Richard Deubel to adjourn the meeting. It was carried unanimously. Meeting adjourned at 5:36 p.m.

WM. C. YARBROUGH
Chairman

RICHARD DEUBEL
Secretary

DATE APPROVED: _____

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