

Angel Fire Public Improvement District 2007-1
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Angel Fire, NM 87710
575-377-3483

PID Special Board Meeting Minutes
July 26, 2008 at 9:00 a.m. at the PID Board Room

- I. Call to Order – Vice Chairman Dan Rakes called the meeting to order at 9:00.
- II. Pledge of Allegiance – Vice Chairman Rakes called for the Pledge of Allegiance.
- III. Roll Call – Present were Vice Chairman Dan Rakes, Board of Directors, Gerald White, Chuck Verry & Steve Oliver. Chairman LeBus was absent. Also present was Penni Davey, Administrator. A quorum was present.
- IV. Approval of Agenda – Director White made a motion to approve the agenda, Director Verry seconded the motion. Motion carried 3-0.
- V. Requests and Responses from the Audience (Limit to 3 minutes) – Mark Couig from the Chronicle was present, although had no comments.
- VI. Announcements and Proclamations
- VII. Business
 - 1) New
 - A. Consider approval of proposal from Paul J. Cassidy, RBC Capital Markets for financing of the project – Vice Chairman Rakes stated that because of RBC's vast experience with RUS, Vice Chairman Rakes would ask that they assist us in the application process. Director Verry asked if the negotiation of the proposal was approved by Chairman LeBus. Which it had been. After this task, we will see what additional services they may provide. Director White made a motion to ratify the approval of the RBC contract, Director Verry seconded the motion. Motion carried 3-0.
 - B. Consider approval of Annual Report and Budget proposed by Taussig & Associates, Inc. – Vice Chairman Rakes has filed this document with the Village, with a stamped copy for our records. The original will be filed with the Department of Public Finance as well as the Resolution which we will execute. The key to this document is that it includes owner number, parcels, as well as the assessments. Director Verry made a motion to approve the Annual Report, Budget and Resolution 2008-02, Director White seconded the motion. Motion carried 3-0. All documents will be sent to Nann Winter to hand carry to Santa Fe for filing.
 - C. Consider approval of the proposed Resolution 2008-2 approving the budget – This was included in the above motion.
 - D. Consider coordination with the County regarding the billing of the PID Levy and Levy Order – Director Verry questioned the concerns by the County of the special

levy and assessment. Commissioner Conley has put us on their agenda at the next meeting, August 19, 2008 (later correction noted; County Commission meeting is August 12, 2008) they have asked that we attend as well as DFA and our council to discuss the PID process. Vice Chairman Rakes and Chairman LeBus plan to attend. Nann Winter will send a letter to the County regarding the billing of the PID levy and Levy Order.

- E. Discussion and results of Engineering Consultant Negotiation meeting and contract – Directors White and Oliver reported that they met with the HDR Engineering on Thursday and Friday to discuss the scope of services and clarifying each item to make sure there was a clear understanding of the project. HDR developed a detailed schedule and costs of the project. The original proposal was \$2,118,000. After negotiations we finished with a contract of \$1,759,000. Additional factors were added (not in the original proposal) to the contract including: project engineering report, environmental study, and to assist with RUS application. This is a cost plus contract which includes a contingency of \$78,000 to completion. The contract does not include a performance bonus of \$60,000. Councils' have reviewed the contract and agreed with changes and the addition of a dispute resolution clause. Next step is to have the Village accept and approve our selection of this firm at a special council meeting. Penni Davey contacted Melissa Vossmer to schedule a special meeting of the Village Council for Thursday, July 31, 2008. We will add an additional signature page for the Village approval and acceptance of our engineering contract
- F. Consider and discuss guidelines for selection of Professional Bond Services – Vice Chairman Rakes contacted Nann Winter to develop guidelines for selecting professional Bond services. Once we have received the guidelines, Vice Chairman Rakes will send out the guidelines to law firms wishing to send proposals.
- G. Consider and discuss guidelines for selection of Environmental Study Consultant – Vice Chairman Rakes indicated that TRC would be submitting a proposal. Also, HDR has included an environmental study in their contract.
- H. Finalize application to RUS – Vice Chairman Rakes stated that we need to set up a committee in the areas of expertise to finalize the application to RUS with application. Recommendations are Paul Cassidy, Carl Abrams, Nann Winter and Director White. Director Verry made a motion to table the finalization of the RUS application until a committee was set-up. Director White seconded the motion. Motion carried 3-0.

VIII. Reports

- 1) Presentation of bills and travel expenses for consulting engineering negotiations.
- 2) Review schedule and time line – Vice Chairman Rakes indicated that we need to set another meeting to approve the documents that will be filed with the County.
- 3) Any other reports – Director Verry reported that the web-site has been set-up by Pat McCarty. It can be found at www.AngelFirePID.com. Director White also stated that we

will link our engineering consulting to our web-site once on board. We will present a certificate of appreciation to Pat at the next regular board meeting.

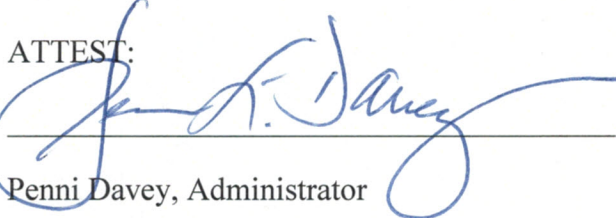
- IX. Adjournment – Special Board Meeting scheduled for July 29, 2008 at 9:00 am at the PID Board Room. Vice Chairman Rakes adjourned the meeting at 10:16.

Minutes approved this 13th day of August, 2008.



James LeBus, Chairman

ATTEST:



Penni Davey, Administrator
