

MINUTES OF THE REGULAR MEETING OF THE BOARD OF WATER AND SEWER COMMISSIONERS HELD ON JULY 20, 2017, AT 8:30 A.M., IN THE PLANNING ROOM AT THE MUNICIPAL BUILDING, 101 N. HALAGUENO STREET, CARLSBAD, NM

VOTING MEMBERS PRESENT:	Craig Stephens Larry Henderson Russell Hardy Gary Perkowski Fred Beard	Chairman Member Member Member Member
VOTING MEMBERS ABSENT:	None	
EX-OFFICIO MEMBERS PRESENT:	Steve McCutcheon	Ex-Officio/City Administrator/ Secretary
EX-OFFICIO MEMBERS ABSENT:	Mayor Dale Janway	Ex-Officio/Member
OTHERS PRESENT:	Mike Hernandez Eileen Riordan Annette Barrick Wendy Hammett Ron Myers Jamey Schwiger Wes Nichols Richard Aguilar Joe Harvey Jeff Patterson Joe Hays Scott Goodale	Deputy City Administrator City Attorney City Clerk Finance Director/City Treasurer Double Eagle Superintendent Water Dept. Superintendent Collections Superintendent Environmental Services WW Superintendent City Planning Director KT Homes Mosaic

Time Stamps and headings below correspond to recording of meeting and the recording is hereby made a part of the official record.

0:00:02 1. Call to Order

Craig Stephens called the meeting to order.

0:00:03 2. Roll Call and Determination of Quorum

Craig Stephens called Roll and it was determined that there was a quorum of voting members.

0:00:27 3. Approval of Agenda

The motion was made by Larry Henderson and seconded by Fred Beard to Approve the Agenda. The Vote was as follows, Yes: Craig Stephens, Gary Perkowski, Larry Henderson, Russell Hardy and Fred Beard, No: None, Absent: None. The Motion passed.

0:00:28

4. Approval of Minutes of Regular Board of Water and Sewer

Commission Meeting held on June 15, 2017

The motion was made by Gary Perkowski and seconded by Larry Henderson to Approve the Minutes of the Regular Board of Water and Sewer Commissioners Meeting held on June 15, 2017. The Vote was as follows, Yes: Craig Stephens, Gary Perkowski, Larry Henderson, Russell Hardy and Fred Beard, No: None, Absent None: The Motion passed.

0:00:39

5. Review and Discuss potential development for Water Service

Outside the City Limits by Ken Thurston

Joe Hays said Ken Thurston was not able to attend the meeting. He said Mr. Thurston asked him to present his request. Mr. Hays explained that the request is for approximately 31 water meters. He said Mr. Thurston does not currently own the property but he is considering purchasing it if the City is willing to allow him water service since the property is not in the City Limits. He also asked if there would be any reimbursements available for the utilities once he installs them. Mr. McCutcheon explained that reimbursement is only available for development inside the City. Mr. McCutcheon explained that the LaHuerta Water Service map currently used by the City is not the same as the legal description for the LaHuerta Water System. He said Staff is working to clarify the description. Eileen Riordan said as part of the LaHuerta System purchase, there was an agreement to serve the Roberts Subdivision. She said that the Subdivision was a stand-alone piece served in the agreement. Mr. McCutcheon said several properties adjacent to the Subdivision have been granted City Water Service. Ms. Riordan explained that those served have an agreement with the City. The agreement is not transferrable; the rate is two and a half times the City rate. She said those customers are subject to cut-off during water rationing or water shortages. She also said there is a \$2,500 Water Acquisition Fee per acre. Gary Perkowski said the map shows properties that are not inside the City Limits that are getting served with City Water.

Mr. McCutcheon added that the high-pressure loop line has improved the water pressure and that they no longer use the booster pump in that area.

Craig Stephens said it would be good to know if Mr. Thurston would be willing to annex the property into the City Limits. Eileen Riordan explained that if Mr. Thurston owns the majority of acres, he could be the sole petitioner of the Annexation. Mr. Stephens said it would reduce their rates and the developer could also apply for Infrastructure Reimbursements. Ms. Riordan said it also reduces their water deposit. Ms. Riordan said there is no City sewer in the area at this time.

Mr. Patterson said he has not talked with Mr. Thurston about this request. He said the City has a working history with Mr. Thurston. He said Mr. Thurston understands the City requirements.

Mr. Stephens asked if this development is strictly residential. Mr. Hays said it is residential only. Mr. Stephens asked if they would tap into the 12" line. Ron Myers said they could tie-into the 12" on North Canal Street and the 6" line up Weleka. Mr. McCutcheon said that would stabilize the pressure. He added that the Annexation could be done by using the road with permission from the County. Fred Beard said the City needs housing for future growth. Mr. McCutcheon asked if it would contradict anything the County is implementing. Jeff Patterson said it would not. Mr. Stephens said there are many differences in this request and the request at the last meeting. Russell Hardy said the previous request was for mixed use and the water line on top of the ground. This request is for a single use. Jamey Schwiger said the other request was for one meter rather than individual meters. Craig Stephens said this property is near the City Service area. Jeff Patterson said the location of the line for this development is in the R-O-W.

Mr. Hays said he will ask Mr. Thurston to contact Jeff Patterson regarding possible Annexation.

0:34:06 6. Water and Sewer Department Monthly Reports presented by Ron Myers

Ron Myers reported that the City is closer to Stage 1 and he said the Chlorides are up. He said Well #5 is down. Jamie Schwiger explained the work being done to the well. He said the road to the well is a problem and the City Street Department is working on repairing that. He said he is coordinating all the contractors and they should be back on the project next week.

Russell Hardy asked about the status of Well #6. Mr. Schwiger said a new electrical service is being installed, the cement pad has been poured, the block work will begin next week and the fence is up.

0:38:29 7. Utilities Department Project Updates presented by Ron Myers

Ron Myers asked Wes Nichols to report on the Lift Station projects. Mr. Nichols said the tentative start-up date for the Stevens Street Lift Station is the 31st. He said the Pate Street Lift Station is up and running.

Luis Camero reported the Double Eagle Phase 3 BLM ROW is complete. He said PNM is working on an Environmental Assessment in house to locate utilities. He said the process will take until the end of the year. Mr. McCutcheon said the project is coming together.

Larry Henderson asked about the Effluent under the river project. Mr. Camero explained that the State Legislators did not fund the any Water Trust Board projects for the upcoming year.

0:42:04 8. Financial Reports presented by Wendy Hammett

Wendy Hammett reported that Revenues were unfavorable, largely due to the Double Eagle system. She said labor costs are favorable and that offsets some of the Revenue. She said with the City realigning resources; we are seeing a difference. Steve McCutcheon said we are seeing a shift in this fund from an oilfield sale fund to a domestic water system. This fund is not the fund it once was. Mike Hernandez will be reviewing the pricing of Septic Waste Processing. He will return to this Board with a survey. Mr. McCutcheon said our pricing is cheaper than most in our area. He said we may bring in a request to increase the rates by a few cents. He said we will have to be very diligent with this fund to operate under this growth curve we are experiencing.

Larry Henderson asked about water cut-offs. Wendy Hammett said there have been some improvements. She said it is the same customers who late pay every month. Eileen Riordan said the Drive-thru window is almost complete.

Gary Perkowski said he appreciated all the assistance that staff provided him in his research regarding item #5.

0:49:04 9. Adjourn

The motion was made by Fred Beard and seconded by Gary Perkowski to Adjourn. The Vote was as follows, Yes: Craig Stephens, Gary Perkowski, Larry Henderson, Russell Hardy and Fred Beard, No: None, Absent: None. The Motion passed.



Chairman