



**VILLAGE COUNCIL SPECIAL MEETING  
MINUTES  
VILLAGE ADMINISTRATION OFFICE  
TAOS SKI VALLEY, NEW MEXICO**

**TUESDAY, JUNE 25, 2012 3:00 P.M.**

7 Firehouse Road  
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**MAYOR:**  
Neal King

**COUNCIL:**  
Kathleen V. Bennett  
J. Christopher Stagg  
Barbara L. Wiard  
Thomas P. Wittman

**VILLAGE ADMINISTRATOR:**  
Mark G. Fratrack

**CLERK/TREASURER:**  
Vanessa N. Chisholm

**I. CALL TO ORDER & NOTICE OF MEETING**

Mayor King called the meeting to order at 3:00 p.m. The notice of the meeting was properly posted.

**II. ROLL CALL**

Mayor King, Councilors Bennett and Wiard were present. Staff members present included Mark Fratrack, Vanessa Chisholm and Raymond Keen.

**III. APPROVAL OF THE AGENDA**

**MOTION: To approve the agenda as submitted.**

**Motion:** Councilor Wiard

**Second:** Councilor Bennett

**Passed:** 2-0.

**IV. CLOSED EXECUTIVE SESSION – PENDING LITIGATION**

It was determined by the quorum of councilors that the closed executive session was not required.

**V. NEW BUSINESS**

**A. Update, Discussion and Approval for Phoenix Springs Chlorination Facility Land and Easements Agreements.**

Mark Fratrack, Village Administrator, reported that he attended a meeting last week with Mickey Blake and Gordon Briner from TSV, Inc., regarding the location of the Chlorination Facility. There was a misunderstanding as to easements and property, therefore a new easement agreement is being drawn up. It was determined that TSV Inc. would not be asking for any EQR's for the easement. Discussion followed with a diagram drawn by Fratrack to show the area of the Chlorination Facility.

**MOTION: To authorize the Mayor and Village Administrator to approve the final easement agreement for the Phoenix Springs Chlorination Facility Land and Easements.**

**Motion:** Councilor Wiard

**Second:** Councilor Bennett

**Passed:** 2-0

**B. Award Bid for VTSV Bid #2012-02: Kachina and Base Village Water Distribution Improvements**

Fratrack stated that four bids were received for the Kachina and Base Village water distribution improvements. The work generally consists of Kachina Road Blue Zone water line and the Base Village Lake Fork Lane waterline. The four bids received ranged from

\$403,000, to \$365,000, to \$650,000 and finally to \$254,444.74 from Vis-Com, Inc., based out of Albuquerque. Staff assured the Council that Vis-Com, Inc. had the proper licensing and bonding to do the job. Ray Keen said Vis-Com, Inc., has done work for us in the past and they are very reliable and their work is very good. Discussion followed.

**C. Award Bid for VTSV Bid #2012-03: Phoenix Springs Chlorination Facility.**

Fratrick reported two bids were received for construction of a reinforced concrete chlorine contact chamber, with masonry/wood superstructure and metal roof; flow meters, chlorination equipment, interior and yard piping; electrical; heating and ventilation. Discussion followed. It was mentioned that the highest bid came in at \$616,000 vs. \$359,691.20 from Vis-Com, Inc.

**MOTION: To approve Bid #2012-03 to Vis-Com, Inc., in the amount of \$359,691.20 contingent on the easement agreement between TSV Inc., and the Village of Taos Ski Valley.**

**Motion:** Councilor Wiard

**Second:** Councilor Bennett

**Passed:** 2-0

**VII. MISCELLANEOUS**

Discussion was held regarding the water well used by the St. Bernard Condominiums. They are not on the Village water system. The Village has received complaints from rental guests at the condominiums expressing bad water quality. In the past, Village staff was informed by the St. Bernard Condominiums maintenance manager that the Village's plowing of Twining Road affected the quality of the water. Staff stated this would indicate the well is under the influence of surface water. Upon reading the meter at St. Bernard Condominiums Village staff found a sheen of oily film on the surface of the well's holding tank. Council suggested that staff meet with the Homeowner's Association and discuss the concerns regarding the water well.

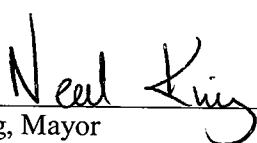
**XV. ADJOURNMENT**


**Motion: To adjourn the meeting.**

**Motion:** Councilor Bennett

**Second:** Councilor Wiard

**Passed:** 2-0.

  
Neal King, Mayor

  
Vanessa Chisholm, Village Clerk

