

SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY
(SSCAFCA)

MINUTES OF FEBRUARY 26, 1998
SPECIAL BOARD OF DIRECTORS MEETING

CALL TO ORDER.

The special meeting of the SSCAFCA Board of Directors was called to order by Chairman Dub Yarbrough at 10:18 a.m.

Directors in attendance were Guy McDowell, James Dorn, John Chaney, Bill Joiner and Dub Yarbrough. A quorum was declared present. Staff members present were David Stoliker, Executive Director, and Pam McGrath, Administrative Secretary. Bernard Metzgar, SSCAFCA's attorney, and members of the public were also present.

APPROVAL OF AGENDA.

A motion by Bill Joiner, seconded by John Chaney, to approve the Agenda as presented, passed unanimously.

VENADA ARROYO PROJECT.

The special committee report on the Venada Arroyo Project dated February 26, 1998, was read to the Board by Bernard Metzgar. Thereafter, a motion was made by Bill Joiner to approve the "Proposed Changes to the Venada Arroyo Construction Project" prepared by Easterling & Associates dated February 23, 1998, including an additional item which will be number 6) on page 1, which will be to change the berms at the outlet structure in accordance with drawings that will be attached to the Easterling report. There was a second by John Chaney.

Mr. Easterling explained the proposed technical changes to the construction contract and a discussion followed.

Mr. Easterling stated that he would provide a new report with a new item 6) as discussed.

Thereafter, a vote was taken on the motion and it passed unanimously.

Mr. Kent Frier, of Molzen-Corbin & Associates, presented a letter that he wrote to the Town of Bernalillo regarding the Venada Arroyo Channel improvements.

Mr. Metzgar then discussed the committee's recommendation on the property that was transferred by Quitclaim Deed to SSCAFCA by AMREP. The committee's recommendation is that the Venada Arroyo property be

transferred back to AMREP until the Venada Arroyo Channel project is complete.

Mr. Stoliker stated that Mike Castillo of AMREP called and requested that SSCAFCA not quitclaim this property back to AMREP at this time but allow the parties to meet and work out the issues and bring it back at the April 21, 1998 meeting. Mr. Metzgar pointed out that the Board was very clear that it had not accepted the deed and would not until the project was completed and therefore the Board could wait until the April 21, 1998 meeting. It was the consensus of the Board to wait as requested.

UNIT 20 INDUSTRIAL PARK.

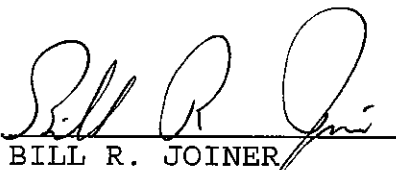
Mike McGovern of Cinfran, representing AMREP, presented an update on Unit 20. The Board at a previous meeting gave approval for Phase I.

Mr. McGovern presented a letter to the Board from AMREP dated February 26, 1998 which addresses the concerns previously stated by SSCAFCA and the dates on which they will be taken care of.

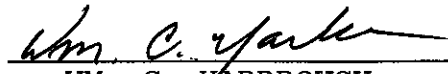
A motion by James Dorn, seconded by Bill Joiner, to approve the site development as shown on the attached Exhibit 1 to Mr. Castillo's letter of February 26, 1998, contingent upon AMREP complying with the requirements imposed on it by the City of Rio Rancho and SSCAFCA, passed unanimously.

ADJOURNMENT.

There was a motion by James Dorn, seconded by Guy McDowell, to adjourn the meeting. The motion carried unanimously. Meeting adjourned at 12:50 a.m.


BILL R. JOINER

Secretary
Date Approved April 21, 1998


WM. C. YARBROUGH
Chairman

SSCAFCA COMMITTEE REPORT

February 26, 1998

A special committee consisting of Dub Yarbrough, John Chaney and David Stoliker was appointed on the Venada Arroyo Project by Mr. Yarbrough on February 17, 1998. The following is its report and recommendations to the Board of Directors of SSCAFCA.

BACKGROUND. In December, 1995, AMREP came to SSCAFCA for a review of a Hydraulic Investigation of the Venada Arroyo.

On January 10, 1996, Bob Garman, Executive Engineer of SSCAFCA, wrote a letter to Mike Castillo, Vice President of AMREP, raising some concerns with the Hydraulic Investigation based on the SSCAFCA Drainage Policy and for other technical reasons.

Following this, Mr. Castillo appeared at SSCAFCA's Board of Directors Meeting of January 16, 1996, and requested approval for the Venada Channel improvements in accordance with SSCAFCA's Drainage Policy. The SSCAFCA Board approved the Venada Channel plans subject to the Executive Engineer's approval that the plans met SSCAFCA's Drainage Policy. The Venada Project update was then discussed at Board Meetings of February 20, 1996, March 19, 1996, April 16, 1996, June 18, 1996, August 20, 1996, and March 18, 1997. Copies of these minutes were recently provided to the Board members. At the March 18, 1997 meeting, AMREP requested that SSCAFCA take over the maintenance on the channel from Highway 528 to the Rio Grande once its project was completed. Mr. Garman recommended this to the Board. The Board passed a motion to approve maintenance of the Venada Arroyo Project once it has been completed and after approval by SSCAFCA of the project.

The project has not been completed and SSCAFCA has not yet approved it.

However, after a short meeting among Dub Yarbrough, David Stoliker, Richard Farmer, Bernie Metzgar, Mike Castillo and Matt Spangler, attorney for AMREP, on November 5, 1997, where easements and deeds were discussed on the project, Price's Valley Gold Dairies, Inc. executed and recorded a Warranty Deed of the arroyo to AMREP and SSCAFCA and AMREP executed and recorded a Quitclaim Deed from AMREP to SSCAFCA on its interest in the property. This occurred on November 26, 1997 without the knowledge or approval of SSCAFCA. The deeds were never sent to SSCAFCA or to SSCAFCA's attorney for approval and they were only discovered by Mr. Stoliker when he was told by Mr. Price on January 21, 1998 that SSCAFCA owned the Venada Arroyo. Mr. Price was requesting that Mr. Stoliker sign a replat for the lands of Price's Dairies as the owner of Lot 6, which is the Venada. The deed from Price's also made reference to threat of condemnation and had use restrictions

pertaining to utility services and access that are unacceptable to SSCAFCA.

Based on all of the above, the Committee has broken down the Venada into two phases for action.

PHASE I. COMPLETION OF VENADA PROJECT TO THE FENCE LINE, AS PRESENTLY PROPOSED.

In this regard, AMREP has proposed changes to the construction project which are contained in a "Proposed Changes to the Venada Arroyo Construction Project" prepared by Easterling and Associates, Inc., on February 25, 1994, a copy of which is attached to this Committee report. The Committee has reviewed these proposed changes and recommends that SSCAFCA approve them by Motion.

PHASE II. CONTINUATION OF VENADA PROJECT TO ULTIMATE COMPLETION.

This would not require that AMREP extend the Channel to the river. It could remain at the fence line in order to protect the Bosque. But, because of restrictions on the Corps of Engineers 404 Permit on the project, the following items still must be done before the Venada Project is complete and acceptable to SSCAFCA for maintenance:

1. A flooding model must be done by AMREP to determine the height of berms that need to be altered or built both at the outlet and on the east and west protecting adjacent property owners from flooding. *From THE VENADA ARROYO FROM THE 100-YR Flood.*
2. Once the model is obtained, SSCAFCA should agree to jointly apply with AMREP to obtain a new 404 Permit for maintenance, that is, cleaning of the open space land at the outlet.
3. When the 404 Permit is issued, AMREP must comply with all Corps and SSCAFCA requirements for initial clean up of the open space below the fence line and the altering or building of berms to required specs for a 100 year flood. *From THE VENADA ARROYO*

Once 1, 2 and 3 are completed, SSCAFCA should accept the project by deed transfers of ownership of the channel property and any necessary easements for maintenance, including maintenance of berms. In the meantime, it is the Committee's recommendation that SSCAFCA quitclaim the Venada property back to AMREP. This should be done by motion.

On Price's Dairies' request for approval of its replat, SSCAFCA cannot approve it as an owner if the property is returned to AMREP as recommended by the Committee. However, the Committee feels that any replat by Price's of these lands prior to SSCAFCA's

ownership of the Venada should still be approved by SSCAFCA in its official capacity as the flood control authority in this area. Therefore, the Committee recommends that SSCAFCA notify the Town of Bernalillo that it should be added as a signatory for approval to any replat as the flood control authority in this area.



Wm. C. Warbrough



John Chaney



David Stoliker

PROPOSED CHANGES TO THE VENADA ARROYO CONSTRUCTION PROJECT

Proposed Changes to the Construction Contract

Several changes are proposed to the design of the Venada Arroyo channel below State Road 528. These proposed changes will provide the necessary freeboard in the lower channel section such that FEMA freeboard requirements for levees will be met. Also, the low water channel crossing for access to the "Longley Property" is proposed to be eliminated. Implicit in this decision is the understanding that a separate permanent all weather access will be made available to this property which does not require crossing the channel. The proposed changes are described as follows:

- 1) Lower the channel invert 0.5 feet throughout the project. The channel design slope will remain unchanged. There will still be a positive gradient from the bottom of the channel (at the entrance to the sediment basin) to the Rio Grande normal water channel.
- 2) Raise the existing berms in the lower channel section at least 0.5 feet. This additional berm height will achieve the full 3.0 feet of freeboard (when constructed in conjunction with the channel invert lowering) needed to comply with FEMA levee standards. The resulting berms will retain adequate top width (10 feet on the south side and 13.5 feet on the north side) without requiring that the berms be significantly widened. This will keep the embankments within the present drainage easement width. Maintenance access to the lower channel will still be provided with a gravel surfaced road on top of the north side embankment.
- 3) Reduce the flood plain height from 1.5 feet to 1.0 feet in the lower channel section. This will provide additional hydraulic capacity for the large event flows.
- 4) Install pipe sleeves under the channel for future utility crossings. Planned development of the Price property on the south side of the Venada arroyo corridor may require sewer connections to the north and water service looped across the arroyo.
- 5) Eliminate the low water crossing for access to the "Longley Property". This crossing is no longer needed if a permanent all weather access easement can be obtained through the Price's property on the south side of the arroyo. Elimination of the crossing improves the channel's hydraulic operation, and provides construction cost savings that can in turn be used to build items 1 - 4 described above. SSCAFCA will still have access to the lower channel through Tenorio's property.

Additions Made Since SSCAFCA Approval

In June of 1996 the construction plans for the Venada arroyo were completed and reviewed by Bob Garman at SSCAFCA. Changes previously requested by Mr. Garman had been incorporated into the plan set, including widening of the north side berm and the creation of a sediment basin at the bottom

of the channel. Locations for rip rap channel lining and rip-rap groins were shown on the plan and profile sheets. In addition, Easterling & Associates, Inc. changed the channel invert section to include an artificial flood plain and a low flow channel. This change was intended to create a more naturalistic channel section, and to reduce the risk from low flows attacking the berms. The construction plans as approved by Mr. Garman, showed the project ending at its current southern terminus.

Since Mr. Garman's approval of the construction plans several additional measures have been added to the design to further enhance the channel's integrity. They are:

1) Aggressive revegetation of the artificial flood plains. In addition to the native grass seeding and straw mulch, live plant material is planned for the artificial flood plain along with periodic watering during the plant establishment period. Native vegetation is one of the most effective forms of erosion control in ephemeral streams.

2) Erosion control blankets along the sides of the low flow channel. The blanket material specified is rated for shear stresses comparable to a rip rap lining. The design intent is to protect the artificial flood plain from low flow channel meander for a period of several years while the native vegetation gets fully established. Thereafter, the erosion control blankets are expected to biodegrade and the root structure of the mature native vegetation will provide a natural form of erosion control.

3) Continuous rip rap lining in the lower channel section to protect the berms from low flow channel meander. Low flow events are expected to create a meandering low flow channel over time. These small flow events have the potential to locally erode the berms as the channel meanders back and forth. The rip rap lining is proposed for both sides of the channel, extending from below the channel invert grade to above the flood constructed plain grade.

4) Build both embankments in the lower channel section with impervious clay/silt cores. Seepage concerns have been minimized by this change to the plans. Suitable borrow material was identified offsite and was hauled in for this specific purpose.

It should be noted that the original erosion control measures planned to protect against infrequent high flow events are still in the plan set. Rip-rap groins are provided at 200 foot intervals on both sides of the channel along its entire length. Some localized bank erosion is expected in a large flow event. The groins will limit the risk this erosion from progressing to a serious extent at any location. Also, the revegetation plan is expected to reduce water velocities over the flood plain areas and along the berm slopes. Design hydrographs indicate that the peak flows in the 100-year event are only sustained for a short period of time, and thus the threat of berm erosion is infrequent and short lived.

These changes to the project have added several new layers of erosion protection, as well as considerable capital cost. Their purpose is to achieve a sustainable naturalistic channel with multiple built in safeguards against channel erosion. AMREP has provided these additional channel features on their own initiative, for the betterment of the project.

Includes Berm wing walls.