

SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY
(SSCAFCA)

MINUTES OF JULY 21, 1998
REGULAR BOARD OF DIRECTORS MEETING
RIO RANCHO CITY HALL, SECOND FLOOR CONFERENCE ROOM

CALL TO ORDER.

The regular meeting of the SSCAFCA Board of Directors was called to order by John Chaney, Chairman pro tem, at 1:06 p.m. Mr. Chaney had been asked to chair the meeting by Mr. Yarbrough.

Directors in attendance were Bill Joiner, James Dorn, John Chaney and Dub Yarbrough. Guy McDowell was noted as absent. 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.

Mr. Metzgar requested that the agenda be amended to include approval of the minutes of the special Board meeting of July 13, 1998.

A motion by Bill Joiner, seconded by James Dorn, to approve the amended Agenda passed unanimously.

APPROVAL OF MINUTES OF JUNE 16, 1998.

A motion by Bill Joiner, seconded by James Dorn, to approve the minutes of the regular meeting of June 16, 1998 as presented, passed unanimously.

APPROVAL OF MINUTES OF SPECIAL BOARD MEETING OF JULY 13, 1998.

A motion by Bill Joiner, seconded by James Dorn, to approve the minutes of the special meeting of July 13, 1998 as presented, passed unanimously.

SECRETARY'S REPORT.

None.

TREASURER'S REPORT.

1. Approve Expenditures for 05/01/98 to 05/31/98.

A motion was made by James Dorn to approve the expenditures for May, 1998 as presented. It was seconded by Bill Joiner and carried unanimously.

Guy McDowell arrived at 1:10 p.m.

2. Approve Treasurer's Report of 05/31/98.

A motion was made by James Dorn to approve the Treasurer's Report dated May 31, 1998 as presented. It was seconded by Bill Joiner and carried unanimously.

3. Approval of Final Budget for Fiscal Year 1998/99.

After a brief presentation of the budget by Mr. Stoliker, discussion occurred and a motion was made by James Dorn to approve the final budget for fiscal year 1998/99 as presented. It was seconded by Bill Joiner and carried unanimously.

4. Resolution 1998-12, Budget for FY/1998-99 Final.

A motion was made by James Dorn to approve Resolution 1998-12 adopting the final budget for fiscal year 1998/99. It was seconded by Bill Joiner and carried unanimously.

5. Approval of Costs for Expenditure From G.O. Bonds Issuance.

Mr. Stoliker explained and recommended that the costs of \$33,295.05 for issuance of the bonds be approved by the Board and that said costs be paid from the bond funds on this and future issues. A motion was made by James Dorn to approve the \$33,295.05 expenditure from the G.O. bond funds for issuance of the bonds. It was seconded by Bill Joiner and carried unanimously.

6. Discussion of Financial Bank Accounts and Updating Resolution 1993-5.

Mr. Stoliker explained the various SSCAFCA bank accounts referencing State Public Finance law and stated that Resolution 1993-5 on the bank accounts needs updating. He also explained the benefits of the government pool account and stated that he would bring a recommendation on the bank accounts to a future meeting.

7. Transcriber/Recorder Sole Source Purchase.

Mr. Stoliker explained the quote from Lanier for a transcriber/recorder and recommended its purchase. A discussion was held by the Board. The Board instructed Mr. Stoliker to look at alternatives for less than \$3,000.00.

LEGAL COUNSEL REPORT.

None.

NORTHERN MEADOWS DMP REVIEW AND MANAGEMENT PLAN FOR ARROYO DE LOS MONTOYAS.

Chuck Easterling, of Easterling & Co., presented the Northern Meadows DMP Review and Management Plan for Arroyo De Los Montoyas.

Mr. Easterling stated that Northern Meadows is approximately 850 acres, which is about 1/2 mile north of North Hills. AMREP developed it with the City of Rio Rancho as a master planned community, and they got approval for 4200 homes. He stated that they were never able to get a written approval from Mr. Garman on the drainage management plan and are asking the Board for approval at this time. He stated that they did get Mr. Garman's oral approval.

Mr. Easterling reported on the project as follows:

There are very low berms in Northern Meadows and many arroyos have sediment in them. The plots have been designed with relatively large flat areas and are currently graded. They need a few minor additional pieces to be complete. When they develop Unit 10, which requires a 404 permit, Easterling & Co. would like to get SSCAFCA's endorsement of what was proposed on the Montoyas Arroyo because it could be a significant factor in the Corps consideration of issuing a 404 permit.

To move into Unit 9, a connection to Unser Boulevard has to be made because they will have consumed all traffic capacity through North Hills, so another access to Unser needs to be created. The Montoyas main stem has about 3,000 cfs discharge. There's about 2,000 cfs which comes in from the Ponce de Leon arroyo. The management plan is consistent with SSCAFCA's policies and Easterling & Co. would like to have a confirmation of Bob Garman's oral approval on the plan.

The development is proceeding according to the standards. David Stoliker has reviewed the plans and has a couple of technical questions on it. The plan was to bring it before the Board today and bring it back next month for approval. The issues to start thinking about are who will take ownership of the ponds, who is going to take ownership of the arroyo itself and should we allow for or encourage multiple use. He understands that Mr. Stoliker's recommendation is that SSCAFCA take over ownership of both the ponds and the arroyo. However, that still needs to be discussed with the City. The multiple use that Easterling & Co. has developed comes into SSCAFCA's decision.

Construction is in progress. Unit 1 is under construction. Unit 10 is at preliminary plat and all conditions of the preliminary plat are satisfied, except a 404 permit.

The flow of the arroyo is being increased by about 5%. Easterling & Co. is trying to abide by the City's requirements.

Chris Phillips, of Easterling & Co., discussed the drainage master plan as follows:

Their intention is not to affect the arroyo, unless there is no other choice. After Easterling & Co. did the mapping, which was taken more or less from FEMA's maps, they did a prudent line analysis. A prudent line analysis is an engineering term where they try to determine how far back they need to stay from an arroyo in its natural state so they don't have to worry about the effects of the arroyo moving around, flood damage occurring, sedimentation, or erosion. A prudent line analysis is a statistical approach with a lot of assumptions built into it and is based on a 30 year time projection. The prudent line encompasses the FEMA flood plains.

The arroyo management concept seeks to find a middle ground between doing some construction work to contain the arroyo within a reasonable corridor, and yet evolve within those confines in a natural way. Easterling & Co. will go back and remap the FEMA flood plains as part of this project. Mr. Phillips presented the approvals from the City of Rio Rancho on the project.

Easterling & Co. does not think that the arroyo will be a big maintenance problem for SSCAFCA but does not have an idea on what the specific maintenance costs might be. The land that the arroyo is on is open public space drainage right of way. The ponds are also within that right of way.

It was decided that the Board will consider approval on the DMP at the next meeting.

Mr. Easterling offered to provide the Board a tour of successful local conservation treatments. Mr. Chaney accepted and directed Mr. Stoliker to set a special meeting for August 4, 1998 at 1:00 p.m. for this tour.

EXECUTIVE DIRECTOR'S REPORT.

Mr. Stoliker introduced Jerry Fossenier, who introduced Shelly Cobau, the new drainage reviewer for the City of Rio Rancho.

1. Approval of Criteria for Local Government Drainage Assistance.

Mr. Stoliker stated that he was looking for approval of this policy as presented previously. This policy lays out how SSCAFCA would assist local government in helping them fund their projects. A maximum of 10% of SSCAFCA's bond monies would be set aside for that assistance. The local units would provide a minimum of 50% matching funds and the projects would have to be brought to the Board for approval.

A motion was made by Bill Joiner to approve the criteria for local government drainage assistance as presented. It was seconded by James Dorn and carried unanimously.

Mr. Metzgar stated that this policy should be approved by Resolution and the Board agreed. Mr. Metzgar will prepare the Resolution and have it available at the next meeting.

2. Approval of \$387,757 Task Order for Bohannon Huston for the Montoyas Arroyo DMP, Phase I.

Mr. Stoliker stated that Howard Stone, with Bohannon Huston, was present for questions on the task order. This task order is for a management plan for the entire Montoyas Arroyo.

Mr. Stone stated that part of the confusion at the previous meeting had to do with the State Highway Study versus the proposed SSCAFCA study. A drainage study by a highway department has two goals. One is to find the flow rate at the road where it crosses the arroyo and once that flow is defined for the 50 year existing conditions, they will then size the appropriate structure to pass that flow underneath the roadway. In the 528 corridor, they are at the point of doing a corridor study for the highway department from Coors Boulevard to where it connects with N.M. 44, which is about 10 miles. A preliminary drainage report will be done but it will be minimal in effort. The report will consist of reviewing other reports and summarizing the findings. The total cost is approximately \$30,000.

For the SSCAFCA Drainage Master Plan on the Montoyas Arroyo, Bohannan Huston will develop a computer hydrology model, which defines the flow and the volumes. Bohannan will also define the recommended improvements for the system in terms of what is needed to help accommodate growth and protect the arroyo system. The costs for the improvements will also be defined. They will define what types of drainage management practices should be done. Along with that, a good set of maps of the area will be supplied. Phase I will look at existing conditions at a cost of \$387,000. Phase II will expand to developed conditions at an additional cost of approximately \$150,000.

Rio Rancho has half of the Montoyas Arroyo already mapped. Bohannan and Rio Rancho will share their information, so half is already finished. Rio Rancho was looking more for water and sewer impact in terms of planning purposes and used a 10 foot contour. Bohannan plans to use the 5 foot contour, which is more precise and gives better definition of the drainage basin and hydrology parameters. Each indexed map costs about \$785.00 to go to the 5 foot contour.

Part of the normal drainage management plan is the background literature review, existing conditions hydrology, the presentation, coordination of the information with the public and the public entities, and preparing the existing condition report. That totals about \$115,000.00. Mapping is about \$135,00.00. The multi-use concept is about \$97,000.00. This plan will also be asking the public for input.

A brief discussion occurred with the Board expressing concern over the need to proceed now and the cost of the Plan. They directed that no additional plans be started for at least two years.

A motion was made by James Dorn to approve the Task Order for Bohannan Huston for the Montoyas Arroyo DMP, Phase I. It was seconded by Guy McDowell.

A roll call vote was taken for approval of the Task Order: Guy McDowell, yes; James Dorn, yes; Bill Joiner, yes; Dub Yarbrough, yes; John Chaney, yes. The approval of the Task Order passed unanimously.

3. Sandoval County GIS Discussion.

Mr. Stoliker introduced Frank Morales, from Sandoval County. Mr. Morales stated that the County was looking to have a joint cooperative effort with SSCAFCA in developing Sandoval County's GIS activities. Sandoval County currently has a budget of \$100,000.00 for automation. Sandoval County wants to get the automated program, especially the GIS part, up as quickly as possible. It also wants SSCAFCA to put in \$30,000.00 for the automation. Sandoval County expects a return on

the money by identifying additional properties subject to taxation. SSCAFCA's money would buy into the system forever and SSCAFCA would then have access to land information quickly. This is not a one-time charge. There will be maintenance charges through the years. Mr. Stoliker stated that he would like to get a maintenance agreement with Sandoval County for keeping the information and providing free access at the same time. Right now, any time SSCAFCA goes to the County for a plat, etc., SSCAFCA is charged. Also SSCAFCA must have a repository for the information that it needs to keep. There is no better place than the official keeper of land information, the County Assessors.

Mr. Chaney stated that the Board would take no action today. Mr. Chaney instructed Mr. Stoliker to work with Mr. Morales in preparing an MOU for the participating entities so the Board can see who the players are and what the expenses will be.

4. La Paloma Ponds Elimination Approval.

Mr. Stoliker introduced Mike McGovern, with Cinfran, representing Mr. Wilken.

Mr. McGovern stated that La Paloma Estates is east of the Rio Rancho Assisted Living Facility and south of Dam #4. The retention pond on La Paloma was designed as a temporary pond. All landowners built their drainage facilities in accordance with the rules of the City of Rio Rancho. Because of the outfall line, the retention pond is no longer needed. The water can be discharged to the 90 inch pipeline going to Dam #1. Mr. Wilken would like to build on his land and is requesting that the retention pond easement be released.

Mr. Stoliker stated that if SSCAFCA releases the surface area it returns the property back into private hands. Mr. Stoliker recommends that it be released back to Mr. Wilken and that Mr. Wilken understands his responsibility to pay for his share of the infrastructure. La Paloma is only responsible for 11.5% of the water going into the 90 inch pipeline.

Mr. Metzgar stated that SSCAFCA should accept Mr. Wilken's proposal to pay SSCAFCA \$5,038.00. When an easement is no longer needed, the property should revert to the property owner.

A motion was made by Guy McDowell that SSCAFCA give Mr. Wilken his property back at no cost. There was no second. John Chaney suggested a new motion to accept the \$5,038.00. A motion was made by James Dorn that SSCAFCA accept \$5,038.00 from Mr. Wilken and release the easement. It was seconded by John Chaney and carried unanimously.

REMAINING AGENDA ITEMS.

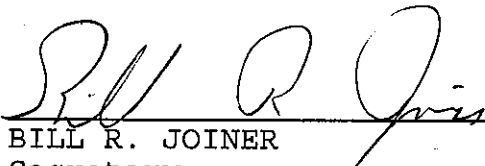
The remaining agenda items were for information only.

ADJOURNMENT.

A motion was made by James Dorn and seconded by Bill Joiner to adjourn the meeting. It was carried unanimously. Meeting adjourned at 4:10 p.m.



WM. C. YARBROUGH
Chairman



BILL R. JOINER
Secretary

DATE APPROVED: 8/18/98