

SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY
(SSCAFCA)

MINUTES OF FEBRUARY 17, 2017
BOARD OF DIRECTORS REGULAR MEETING

CALL TO ORDER.

The regular meeting of the SSCAFCA Board of Directors was called to order by James Fahey, Chairman, at 9:05 a.m.

ROLL CALL OF DIRECTORS.

Directors in attendance were Mark Conkling James Fahey, Steven House and Michael Obrey. John Chaney was noted as absent. Charles Thomas, Executive Engineer, Charles Garcia, SSCAFCA's attorney, and members of the public were also present.

PLEDGE OF ALLEGIANCE.

The Board was led in the Pledge of Allegiance by James Fahey.

ANNOUNCEMENTS.

An announcement was made by James Fahey that all electronic devices needed to be turned off during the meeting and that the microphones are voice activated.

APPROVAL OF AGENDA.

A motion was made by Steven House to approve the Agenda as presented. It was seconded by Michael Obrey and passed unanimously.

ACTION/APPROVAL OF THE MINUTES OF DECEMBER 20, 2016 AND JANUARY 3, 2017.

A motion was made by Steven House to approve the minutes of December 20, 2016 and January 3, 2017 as presented. It was seconded by Michael Obrey and passed unanimously.

PUBLIC FORUM.

Mr. Marquez registered a complaint regarding the floods of 2013. Mr. Marquez believes that the corrections for the damage, the improvements to the five acres north of his property owned by SSCAFCA, are already impacted and close to failure. Dr. Fahey indicated staff would look into his complaint.

STAFF REPORTS.

Executive Engineer:

1. Presentation and discussion on Conservation Easement - Rio Rancho Golf Course. (Josh Skarsgard).

Mr. Skarsgard made a presentation on the Rio Rancho Golf Course issue. Mr. Skarsgard stated that he is working on purchasing the property. He stated that the golf course has failed 4 times and is not viable as a golf course, or at least it would be very expensive to rehabilitate it as a championship course. The soils are adversely impacted and he was advised that one would need to replace the top 12 inches of soil and do a complete reseeded, so the cost to rehabilitate would be very expensive. Also, he indicated that the golf course would need to have 35-40,000 rounds of golf annually to cover operating expenses, and currently it is averaging only 9,000 per year.

Mr. Skarsgard stated that he has looked at saving the golf course. Since the golf course was turned back over to the bank, he feels it is important to get the money owed back to the investors and the bank. He stated that since the golf course is not viable, he wants to do spot development and a conservation easement. Wants to preserve scenic views. The golf course sits between three (3) watersheds and development that increased impervious surface would be difficult. The drainage system in NM 528 is at capacity and cannot handle increased flow. Mr. Skarsgard stated that he believes that Club Rio Rancho is viable for restoration, it is an important amenity to community, but it has major repair issues, such as the sewer system and swimming pool. He wants to keep it open for meals and events.

Has asked SSCAFCA to negotiate with the CORR to draft a conservation easement to be granted to SSCAFCA. He is asking SSCAFCA to identify drainage needs on the course. He also wants to reach out to other groups to investigate adding open space amenities. He doesn't not want to develop the whole golf course as residential or commercial.

Mr. Skarsgard stated that regarding the conservation easement, the underlying property owner is responsible for maintenance. He stated that he would put bollards to prevent ATV's and vehicles. The easement would not include grass, but native vegetation. He doesn't want the property to become a tax burden and promises to maintain it.

Mr. Skarsgard also wanted to address the situation with the ponds and stated that he believes there are 12-14 ponds on the property. He stated that based on information from SSCAFCA, that full ponds do not help drainage. He stated that he does not need full ponds as part of this process either. He then asked the neighborhood associations to receive a gift of the land containing the ponds. He understands that the ponds are important to property value. He gives word that he will commit to donating ponds to interested Home Owners or Neighborhood Associations. He stated that he will re-plat them out of the drainage easement at his cost. The ponds are intended to hold water for irrigation.