

**SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY
(SSCAFCA)
MINUTES OF SEPTEMBER 23, 2021
BOARD OF DIRECTORS REGULAR MEETING**

CALL TO ORDER.

The regular meeting of the SCAFCA Board of Directors was called to order by James Fahey, Chairman, at 9:02 a.m.

ROLL CALL OF DIRECTORS.

Directors in attendance were Ronald Abramshe, John Chaney, Mark Conkling, and James Fahey. Charles Thomas, Executive Engineer was also present as was Charles Garcia, attending as SCAFCA's attorney. Director Obrey was not in attendance.

ANNOUNCEMENTS.

Due to the serious nature of all Board Meetings, Chairman Fahey asked that all cell phones or devices that may distract participants or disrupt the meeting be turned off.

PLEDGE OF ALLEGIANCE.

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

APPROVAL OF AGENDA.

A motion was made by Director Ronald Abramshe to approve the agenda. It was seconded by Director Mark Conkling and passed unanimously.

ACTION/ACCEPTANCE of the minutes of the Regular Board Meeting of August 19, 2021 and Special Board Meeting of September 2, 2021

A motion was made by Director Mark Conkling to accept the minutes of the Regular Board Meeting of August 19, 2021, and the Special Board Meeting of September 2, 2021. It was seconded by Director Ronald Abramshe and passed unanimously.

PUBLIC FORUM.

None.

STAFF REPORTS.

Executive Engineer:

1. Action/Approval of Resolution 2021-16 Support and Commitment to Seek Funding from the Water Trust Board. (m/o)*

Mr. Thomas explained that the Water Trust Board application period is active and that SSCAFCA had submitted a Notice of Intent to apply for \$1,150,000.00 for construction of the High Range Pond. He reminded the Board that the design for the pond was completed last year, and the design documents are in place.

Chairman Fahey asked when the board would find out if SSCAFCA was awarded a Water Trust Board Grant and what the timeline could be for construction of the High Range Pond if SSCAFCA was awarded the funding. In response to Chairman Fahey's question, Mr. Thomas stated that it would be around January 2022 before the legislative session started. He proceeded to give a quick overview of the timeline for the Water Trust Board process and affirmed that SSCAFCA could put the project out to bid quickly if awarded the funds.

A motion was made by Director Ronald Abramshe to approve Resolution 2021-16 in Support and Commitment to Seek Funding from the Water Trust Board. (m/o). It was seconded by Director Mark Conkling.

**Roll Call Vote: John Chaney: Yes, Mark Conkling: Yes; Ronald Abramshe: Yes, James Fahey: Yes
The motion carried 4-0**

2. Action/Approval of a 2203 sq. ft. Contingent Access Easement on SSCAFCA Office Property to Adwelling Design, LLC.

Mr. Thomas referenced the drawing in agenda packet that showed the area in question as a small triangular shaped area on the southeast corner of SSCAFCA Property and stated that the company asking for the access easement is Adwelling Design, LLC who is the property owner of the two lots to the south of the proposed access easement.

Mr. Thomas indicated that the property owner, as of now, has no development plans slated for the property but in response to a question from Chairman Fahey stated that before the owner can begin to develop the property, he needs to show the city he has access to the property.

In closing, Mr. Thomas offered that the Board could table the item until they received more clarity from the owner on what they plan to do with the property or they could approve it as presented which would be a contingent access easement which would allow SSCAFCA to generate a letter to the owner to say that in principal we are not opposed to granting you an access easement upon sufficient approval of the development from the city.

A motion was made by Director Mark Conkling to approve the granting of a contingent access easement on SSCAFCA's office property to Adwelling Design, LLC. It was seconded by Director Ronald Abramshe.

**Roll Call Vote: John Chaney: Yes, Mark Conkling: Yes; Ronald Abramshe: Yes, James Fahey: Yes
The motion carried 4-0**

3. Presentation on Papillon Village – Proposed Drainage Plan and Impacts (AMREP)

A PowerPoint presentation titled Papillon Village Master Plan Development, a copy of which was included in the Agenda Packet was delivered to the board by Mr. Paul Pompeo, Senior Site Manager at Souder, Miller and Associates

The Presentation covered two topics; A Project Overview as it relates to the Papillon Development and

Proposed Stormwater Management. When Mr. Pompeo wrapped up his presentation he was joined by Jarrod Likar, Vice President of Land Development with AMREP Southwest to take questions from the Board.

Some of the questions and comments covered the following topics: Trails, LEE lines, outfall, mitigation of sediment, the planned Unser Dam, and public outreach to the homeowners in Mariposa. It was reiterated after the question-and-answer and comment period that this was simply a presentation, and the Board was not being asked to make any decisions.

In closing, Mr. Likar stated the project continues to move forward through the review and approval process at the City of Rio Rancho along with SSCAFCA review. Mr. Thomas asked Mr. Likar for a timeline for the project. Mr. Likar responded by saying that he was looking forward to having Traffic Review and Drainage approved by the end of the year which would kick the project over to the development review group at the city and ideally, he would like to start construction in the summer of 2022.

4. Development Review (m/o)

Mr. Thomas stated there were several items to give an update on and referenced a map in the Agenda Packet. He then updated the following projects:

- Mariposa North - Amendment #4 to the DMP and Amendment #5 to the DIP have been approved and are being updated to reflect changes to land use and subdivision layout.
- Monarch Phase 1 - Drainage Report and Construction Plans are currently not approved and are under review.
- Papillon Village – Mr. Thomas noted we had received a presentation on that earlier in the meeting.
- Lomas Encantadas Unit 2A. - Construction plans are not approved and are under review.
- Broadmoor Heights Subdivision PH3 - Construction Plans have been approved.
- Melon Ridge Subdivision - Construction Plans and Drainage Report have been approved.
- The Village at Cabezon – It's a proposed commercial development and staff is paying close attention to the preliminary plat and drainage report, and they are currently not yet approved.
- Los Diamantes – In regard to the removal of the FEMA Floodplain Mr. Thomas noted the conditional letter of map revision (CLOMR) has been approved.

Fiscal Services Director:

1. 2021 Bond Sale Update

Fiscal Services Director Deborah Casaus introduced Erik Harrigan from RBC Capital Markets who spoke about the SSCAFCA Bond Sale results.

Mr. Harrigan stated that in July the board authorized the sale of the bonds and delegated to staff the ability to award the sale of the bonds to the lowest bidder. Mr. Harrigan stated that it was a very successful sale for both transactions; The Series 2021A New Money - \$5,000,00.00 and The Series 2021B Refunding – \$1,565,000.00. The combined Total Interest Cost for the financing was 1.197% (1.276% for the new money and 0.416% for the refunding). The refunding generated \$70,394 in present value savings or 4.4%

which is about \$20,000 higher than initially anticipated. Erik stated there was a total of five bidders and the lowest bidder on both was The Baker Group. It was reiterated that no action needed to be taken at this point. This was simply a presentation on the Bond Sale results.

Facility Operations Director:

1. Action/Approval of Selection/Agreement with CBKN for the Harley's Pond Project.

Dave Gattermann, Field Operations Director introduced Andy Edmondson who was the project manager for the Harley's Pond project to provide the construction bid results

Mr. Edmondson stated that we received three bids with the lowest bid coming from CBKN Dirtworks at 1,322,578.99. The engineers estimate including contingencies was \$1,209,892.00. Mr. Edmondson recommended the board approve selection of CBKN for construction of the Harley's Pond Project.

A motion was made by Director Mark Conkling to approve the selection of CBKN Dirtworks to construct Harley's Pond. It was seconded by Director John Chaney and passed unanimously.

2. Action/Approval of Selection/Agreement for the Harvey Jones Channel Outlet Improvement Project.

Mr. Gattermann stated that two bids were received for the Harvey Jones Channel Project on September 21st and that both bids unexpectedly came in much higher than the engineers estimate. Since costs came in very high on this, Mr. Gattermann is recommending an award not be made at this time.

In response to questions from the Board, Mr. Gatterman explained why he thought the costs were high and reviewed the details of the project. Mr. Thomas stated the engineers estimate on this project was around \$370,000.00 and the two bids came in at approximately \$651,000.00 and \$799,000.00 respectively.

Mr. Thomas stated, and Mr. Gatterman agreed, that their recommendation at this point would be to table this item. Chairman Fahey asked if they could also simply reject the bids or make a motion not to approve the award of a bid. The response was that those would also be options.

A motion was made by Director Mark Conkling to table the action/approval of the selection/agreement for the Harvey Jones Channel Outlet Improvement Project. It was seconded by Director Ronald Abramshe.

**Roll Call Vote: John Chaney: Yes, Mark Conkling: Yes; Ronald Abramshe: Yes, James Fahey: No
The motion carried 3-1**

OTHER COMMITTEE REPORTS.

None.

ATTORNEY'S REPORT

None.

CHAIRMAN'S REPORT.

None.

BOARD OF DIRECTOR'S COMMENTS.

Director John Chaney stated he would like to tour the proposed Papillon Village development with staff at an appropriate time.

PROPERTY MATTERS.

None.

FOR YOUR INFORMATION.

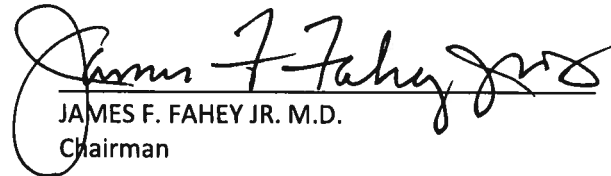
1. The following Professional On-Call Landscape Architect Services contracts have been renewed with no requested changes for the second year. (m/o)
 - MRWM Landscape Architects
 - Sites Southwest LLC


OTHER BUSINESS

1. **Next Regular Board Meeting is scheduled for October 21, 2021 @ 9:00 a.m.**

ADJOURNMENT.

The meeting was adjourned by Chairman Fahey at 10:12 a.m.


JAMES F. FAHEY JR. M.D.
Chairman


MICHAEL OBREY
Secretary

DATE ACCEPTED: 10-21-21