

**SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY
(SSCAFCA)
MINUTES OF FEBRUARY 21, 2019
BOARD OF DIRECTORS REGULAR MEETING**

CALL TO ORDER.

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

ROLL CALL OF DIRECTORS.

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

ANNOUNCEMENTS.

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

PLEDGE OF ALLEGIANCE.

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

APPROVAL OF AGENDA.

Mr. Thomas stated that due to time constraints of the Board of Directors to maintain a quorum, staff recommended that the action items, the report from the Fiscal Services Director, the report from the Facility Operations Director, and the Property Matters be moved to the front of the Agenda under Staff Reports.

A motion was made by Mark Conkling to approve the Agenda as amended. It was seconded by John Chaney and passed unanimously.

ACTION/ACCEPTANCE OF THE MINUTES OF DECEMBER 21, 2018 AND JANUARY 2, 2019.

A motion was made by John Chaney to accept the minutes of December 21, 2018 and January 2, 2019 as presented. It was seconded by Mark Conkling and passed unanimously.

PUBLIC FORUM.

None.

STAFF REPORTS.

Fiscal Services Director:**1. Action/Acceptance of the Fiscal Services Report for January 31, 2019.**

Ms. Casaus indicated that the tax revenue is coming in approximately 2.1 percent higher than last year, likely due to increased collection of delinquent accounts.

General Fund expenditures fiscal year-to-date through January 31, 2019 amount to 47% of the total available budget for the year and we are 58% through the fiscal year.

There were 16 Single-Family Residential permits issued by the City of Rio Rancho for the month of December and 26 for the month of January. Finally, she stated that interest was earned on funds invested in State Treasurer's Office local government program at a rate of 2.42% for the month of September. The current yield on a 90-day U.S. Treasury bill is 2.42%.

A motion was made by Mark Conkling to accept the Fiscal Services Report for January 31, 2019 as presented. It was seconded by Michael Obrey and passed unanimously.

2. Action/Approval of Resolution 2019-06 Update to Procurement Policy-Incorporating Federal Procurement Guidelines.

Ms. Casaus stated that the Office of Management and Budget (OMB) developed new regulations for any entity expending federal funds. She indicated that this Resolution amended the SSCAFCA Fiscal Policy in cash management and procurement of federal funds to comply with this aforementioned OMB Circular.

A motion was made by Mark Conkling to approve Resolution 2019-06 as written. It was seconded by John Chaney.

Roll call vote: John Chaney, yes; Mark Conkling, yes; Michael Obrey, yes. The motion carried 3-0.

Facility Operations Director**1. Action/Approval of Apparent Low Bidder for the Black Arroyo Bridge Scour Protection Project.**

Mr. Gatterman stated that SSCAFCA advertised for bids for the Black Arroyo Bridge Scour Project and the bid opening date was the previous Tuesday. However, SSCAFCA experienced a malfunction in the website which removed the Addenda from the website over the weekend. This required us to extend the bid deadline beyond the current Board Meeting date. Mr. Gatterman indicated that because this approaching Monsoon Season made timing critical for this project, he was seeking approval by the Board to award the project if the successful low bidder was equal to the Engineer's Estimate plus 10 percent or lower. For this project, the Engineer's Estimate was \$236,002.00 + New Mexico Gross Receipts Tax (NMGRT), so the requested amount is \$259,602.00 + NMGRT. In response to a question from the Board, Mr. Gatterman stated that the Engineer's Estimate included everything that was stated in the Addenda.

A motion was made by Mark Conkling to awarding the project, subject to a total cost limitation of \$259,602.00 + NMGR. It was seconded by John Chaney and passed unanimously.

PROPERTY MATTERS.

1. Action/Acceptance – U17, Blk 31, Lot 18 – 2.10 acres – Aloe Pond
2. Action/Acceptance – U10, Blk 33, Lot 90A – 0.492 acres – Black Arroyo Wildlife Park
3. Action/Acceptance – U08, Blk 99, Lot 75-A – 1.21 acres – Tributary D

A motion was made by Mark Conkling to accept these properties as presented. It was seconded by John Chaney and passed unanimously.

STAFF REPORTS (cont.)

Executive Engineer:

1. Discussion and Direction of Development Impacts: Broadmoor Heights.

Mr. Thomas stated that the Broadmoor Heights subdivision plans had been submitted to SSCAFCA for development review. The development is approximately 120 acres and is located in the Upper Lomas Negras Watershed and would ultimately discharge into the proposed future High Range Pond. The discharge proposed from the development is lower than the historic discharge rate and does discharge into an existing drainage easement.

Mr. Thomas also indicated that SSCAFCA had the conceptual design of the proposed High Range Pond and associated hydrology developed by one of our on-call consultants. As part of the analysis of this project, the proposed High Range Pond was sized to be non-jurisdictional and would accommodate up to 49 acre-feet of storage.

However, the proposed development does present drainage complications, including discharge of the storm flows into an unimproved drainage easement. This will create difficulties for SSCAFCA to accept into the proposed High Range Pond and require additional hardened infrastructure to safely accept the flow. Secondly, even though the proposed discharge is below the maximum allowable historical rate, the total amount of flow exceeds the capacity of the High Range Pond and required a discharge rate that exceeded the downstream culvert crossings of Loma Colorado Blvd and Idalia Rd. Mr. Thomas stated that those facilities are owned by the City of Rio Rancho.

In response to a question from the Board, Mr. Thomas indicated that SSCAFCA has typically required developers to install infrastructure to mitigate negative impacts from their proposed discharge. However, this developer had received a letter of assurance from the City of Rio Rancho which relieved them of the requirement to install other improvements, including drainage improvements, outside of the development itself.

The Board recommended that staff meet with the City to discuss options for resolution of these issues as well as partnering on development of the solutions.

2. Presentation on the Interim Zia Watershed Park Management Plan.

Mr. Schoener presented information on the recently developed interim Zia Watershed Park Management Plan. This watershed drains to the northeast and does not drain directly to the Rio Grande, but rather drains to the Jemez River through the Zia and Santa Ana Pueblos.

This watershed consists of two basins, one is three square miles and one is eight square miles. Both basins are quite different, Basin B is very flat with gentle slopes and Basin A is very steep with sharply cut arroyos and canyons. Most of the slopes in Basin A exceed 10% slope. The maximum discharge for Basin A is approximately 7,000 cfs.

There is no development in Basin A. Basin B contains the Hawksite development and the National Guard facility, as well as a large playa within the Hawksite development area which can store up to 50 acre-feet of storage. The flow into the playa exceeds 2,000 cfs, but the outflow is only 250 cfs.

3. Presentation on the Impact of Soil Moisture on Runoff.

Mr. Schoener stated that this project started as an effort to improve the accuracy of our hydrologic models. The goal was to calibrate the soil types with infiltration rates and runoff. Unfortunately, there was no correlation between runoff and soil type. However, he did discover that there was a strong correlation between soil moisture content and amount of runoff. Basically, the wetter the soil is when it rains, the greater the runoff generated.

Mr. Schoener completed a study which confirmed the relationship between runoff and soil moisture content. These simulations confirm the increased discharge from undeveloped areas in storms where the ground is already wet.

4. Discussion and Direction on Proposal from Land Development 2, LLC Regarding the Rio Rancho Golf Course.

Mr. Thomas stated that he has been approached by the developer, Mr. Skarsgard, regarding SSCAFCA accepting a conservation easement on a portion of the golf course property which includes the ponds around the Enclave neighborhood. Mr. Thomas stated that the ponds would still be encumbered by a Discharge Permit with the New Mexico Environment Department, but that the developer would retain responsibility for the Discharge Permit.

In response to a question from the Board, Mr. Thomas stated that it appeared the current development plan, including the conservation easement, only impacts a portion of the west nine holes and left room for an eighteen-hole golf course.

In response to another question, Mr. Thomas stated that the conversation with the developer regarding SSCAFCA's acceptance of this easement could include drainage improvements for the existing ponds and other amenities. Mr. Thomas also indicated that acceptance of the conservation easement would also include some level of operation and maintenance of the ponds.

Mr. Thomas stated that he is unaware if the Enclave Neighborhood has been apprised of this proposal. The Board recommended communicating with the Enclave Neighborhood prior to any action by SSCAFCA.

5. Development Review.

Mr. Thomas stated that there were a few key items to discuss. The first was a zone change for the Lomas Encantadas Development, which was approved. The second item is the construction plans for the Cleveland Heights development, which includes a turnkey agreement for SSCAFCA to accept the drainage channel upon completion. The final item is the Broadmoor Heights development which is currently pending. Phase 1 is planned for full retention and will not incur discharge.

Design Services Director

1. Rainbow Pond & Downstream Channel Project Presentation

Mr. Sanchez stated that this project was completed in-house and is our largest design project to date and wanted to recognize Junko Boat and Kathy Fournier for their efforts. The Rainbow Pond project cost approximately \$1.3 million.

Mr. Sanchez stated that construction began last June and the project is complete. This facility was identified in the 2015 Calabacillas Watershed Park Masterplan. The project is built on twenty acres and was designed for the 100-year storm. There is approximately 1,100 cfs entering and the outflow is reduced to 200 cfs. The pond stores 48-acre feet. This project also included four box culverts and 1,100 linear feet of channel. Mr. Sanchez also stated that we were able to preserve a little over two acres of natural playa.

2. Montego Court Drainage Improvements Project Presentation.

Ms. Boat provided an update on the completed Montego Court construction project. Ms. Boat stated that the project cost was \$120,000 and included improvements to two drainage channels downstream of Montego Ct. for 100-200 feet of the channel length.

Ms. Boat noted that the existing conditions included a very flat slope in the culvert and adverse grade downstream, which caused retention of water and flooding of the surrounding properties. This project was also internally designed and had to accommodate a narrow drainage right of way and limited access. The improvements included piping, street inlets, and downstream outlet with wire-tied riprap protection.

Mr. Thomas noted that this was Ms. Boat's first design as Professional Engineer.

OTHER COMMITTEE REPORTS.

None.

ATTORNEY'S REPORT.

Mr. Garcia stated that he has no report at this time.

CHAIRMAN'S REPORT.

None.

BOARD OF DIRECTOR'S COMMENTS.

None.

FOR YOUR INFORMATION.

1. The contract for Sediment Removal and Priority Maintenance Services has been renewed with the following contractors with no requested changes: (m/o)
 - CBKN Dirtworks
 - PG Enterprises

2. The contract for Real Estate Appraisal Services has been renewed with the following contractors with no requested changes:
 - Godfrey appraisal Services
 - Shipman/Foley & Assoc., Inc.

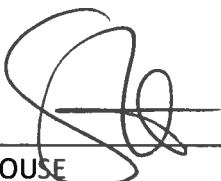
3. The contract with Systems MD, LLC for IT Professional Services has been renewed with no requested changes.
4. Wall Street Journal Article, "The Golf Course Hazard: Lower Home Values," (01/11/2019)
5. Rio Rancho Observer Article, "City OKs Mariposa Change," (01/27/2019)
6. Rio Rancho Observer Article, "RR City Mgr. Search Focuses on 3 Candidates," (01/27/2019)
7. Rio Rancho Observer Article, "Golf Course Truce; Parties Reach Settlement," (02/04/2019)

OTHER BUSINESS.

Next Regular Board Meeting is scheduled for March 21, 2019 at 9 a.m.

ADJOURNMENT.

The meeting was adjourned by Chairman Obrey at 10:45 a.m.



 STEVE HOUSE
 Secretary



 MICHAEL OBREY
 Chairman

DATE APPROVED: 3/21/2019