

**SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY  
(SSCAFCA)  
MINUTES OF FEBRUARY 18, 2021  
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 9:03 a.m.

**ROLL CALL OF DIRECTORS.**

Directors in attendance were James Fahey, John Chaney, Mark Conkling and Ronald Abramshe. Charles Thomas, Executive Engineer was present, as well as Charles Garcia, attending as SSCAFCA's attorney.

**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 John Chaney to approve the Agenda. It was seconded by Ronald Abramshe. Roll call vote: John Chaney, yes; Ronald Abramshe, yes; Mark Conkling; James Fahey, yes. The motion carried 4-0.

**ACTION/ACCEPTANCE of the minutes of the Regular Board Meeting of January 21, 2021**

A motion was made by Ronald Abramshe to accept the minutes of the Regular Board Meeting of January 21, 2021. It was seconded by Mark Conkling.

Roll call vote: Mark Conkling, yes; Ronald Abramshe, yes; John Chaney, yes; James Fahey, yes. The motion carried 4-0.

**PUBLIC FORUM.**

None

**STAFF REPORTS.**

**Executive Engineer:****1. Action/Approval of Resolution 2021-06 Support of House Bill 48 Statewide Weather Stations. (m/o)\***

Mr. Thomas stated that approval of Resolution 2021-06 was for Support of House Bill 48 Statewide Weather Stations as well as its companion bill, Senate Bill 104. Mr. Thomas noted that the title of Resolution 2021-06 was modified to include language referencing Senate Bill 104, as these two bills were identical, with one running through the House and the other running through the Senate. Both bills would request funding to support the expansion of the ZiaMet Mesonet network of weather stations operated by NM State University. Mr. Thomas stated that the network currently consisted of 27 weather stations statewide, which was insufficient. Mr. Thomas stated that the ZiaMet Mesonet network's primary function was to support the agricultural community, providing important data to farmers in regards to rainfall and the effects on soil moisture. Both bills would request \$3 million dollars to expand the existing network of weather stations throughout the state by adding up to 97 new weather stations. Mr. Thomas stated that the bills had both passed unanimously in the House, but had not yet been through the Senate.

Mr. Thomas stated that the added weather stations would provide a more statistically accurate analysis of rainfall data, which could be utilized by SSCAFCA's Senior Hydrologist, Gerhard Schoener, for improved hydrology predictions relative to SSCAFCA's flood control mission. Mr. Thomas stated that the improvement of rainfall data collected statewide was not only beneficial to SSCAFCA, but to other agencies responsible for flood control.

In response to a question from the Board, Mr. Thomas stated that Resolution 2021-06 could be amended to include language to support new weather stations being placed within SSCAFCA's jurisdiction. Mr. Thomas further stated the opportunity to combine SSCAFCA's data with the existing weather networks was possible if new weather stations were placed within Sandoval County.

A motion was made by Mark Conkling to approve Resolution 2021-06 Support of House Bill 48 and Senate Bill 104 Statewide Weather Stations as amended. It was seconded by John Chaney.

Roll call vote: John Chaney, yes; Mark Conkling, yes; Ronald Abramshe, yes; James Fahey, yes. The motion carried 4-0.

**2. Report on Special Work Study Session held on February 4th, 2021.**

Mr. Thomas provided a follow-up report to the Board on items discussed during the Special Work Study Session held on February 4<sup>th</sup> 2021. The main topic during the special work study focused on SSCAFCA's potential acquisition of open space on the former Club Rio Rancho Golf Course from LD2 LLC. Mr. Thomas noted that no decisions were made and no actions were taken during the work study. In response to a question from the Board, Mr. Thomas stated that SSCAFCA was in the process of finalizing a public outreach plan to obtain feedback from those that may be impacted by SSCAFCA's acquisition of the open space. Mr. Thomas stated that Mr. Skarsgard of LD2 LLC, was also in the process of compiling and evaluating additional data pertaining to routine maintenance costs and the costs associated with correcting the existing deficiencies on the former golf course. Mr. Thomas stated that Mr. Skarsgard would provide SSCAFCA with the cost analysis once it was complete.

Chairman Fahey noted that SSCAFCA's cost estimate to get the former golf course up to "par" would

be approximately \$500,000 initially, with an annual maintenance cost of approximately \$100,000, which was more than anticipated.

In response to a question from the Board, Mr. Thomas stated that SSCAFCA had access to maintenance resources that most likely offered the best value. However, Mr. Skarsgard was still conducting his own cost analysis. Mr. Thomas stated that Mr. Skarsgard was in receipt of the reports compiled by SSCAFCA, which included costs as well as SSCAFCA's standards and specifications for fences and gates. Mr. Thomas stated that during the last meeting, Mr. Skarsgard indicated that he would follow-up with SSCAFCA within two weeks, however we had not yet received any updates.

3. Development Review. (m/o)

Mr. Thomas provided a status update on the developments currently under review. Within the Venada Watershed, the Lomas Encantadas 2F Park Commercial Permit was still under review. A public park was proposed at the west end of the SSCAFCA's drainage easement over Enchanted Hills Dam and was not yet approved. Within the Montoyas Watershed, the Broadmoor Heights Subdivision Unit 3 Preliminary Plat, Drainage Report and Construction Plans, to create 142 residential lots, were not approved. The High Range 5 Subdivision Amendment of Zone Map and Existing Specific Area Plan were approved. However the new Master Plan for that subdivision was still pending approval. Mr. Thomas stated that there were two small, additional developments under review within the Montoyas Watershed. In Unit 13 a Zone Map Amendment to change several lots from C-1 and R-1 to R-3 was approved. Also in Unit 13, the Fleet Estates Subdivision Preliminary Plat, Drainage Report and Construction Plans were approved. The last item under review, within the Calabacillas Watershed, was the Los Diamantes Regional Pond and Downstream Storm Drain. The Drainage Report and Construction Plans were pending review as the developer was still working to acquire all necessary permanent easements prior to SSCAFCA's approval of the drainage submittal. Mr. Thomas stated the Design Services Director would further discuss the Los Diamantes Regional Pond and Downstream Storm Drain status as part of his report.

***Design Services Director:***

1. Action/Approval – Harley's Pond Design Services Agreement with RESPEC. (m/o)\*

Mr. Sanchez stated that he was seeking Board approval of the Harley's Pond Design Services Agreement with SSCAFCA's on-call consultant RESPEC. Mr. Sanchez presented the Board with an overview of the Harley's Pond project area and stated that SSCAFCA had received funds from the Water Trust Board for design of that facility. In response to a question from the Board, Mr. Sanchez stated that Harley's Pond received most of its flow from a basin just south of Southern Blvd. Mr. Sanchez stated that the proposal from RESPEC was for \$129,178 which included construction plans, specifications and bidding documents. Mr. Sanchez stated that the project would go out to bid in the summer or early fall. In response to a question from the Board, Mr. Sanchez stated that any additional downstream flows not collected by Harley's Pond would be captured by the Riparia Regional Pond, which was still in the development phase. Mr. Sanchez stated that his next agenda item would provide further details on that topic.

A motion was made by Mark Conkling to approve Harley's Pond Design Services Agreement with RESPEC. It was seconded by Ronald Abramshe.

Roll call vote: Ronald Abramshe, yes; John Chaney, yes; Mark Conkling, yes; James Fahey, yes. The motion carried 4-0.

**2. Action/Approval of Turnkey Agreement with LD Development, LLC for the Los Diamantes Regional Pond. (m/o)\***

Mr. Sanchez presented the Board with an overview of the Los Diamantes Regional Pond development plan, which included the construction of a flood control facility that would ultimately be dedicated to SSCAFCA. Mr. Sanchez stated that that he was seeking Board approval of a Turnkey Agreement between SSCAFCA and LD Development that outlined the responsibilities of the developer in terms of design and construction. The agreement outlined the requirements and standards required by SSCAFCA prior to the acceptance of the flood control facility. In response to a question from the Board, Mr. Sanchez stated that SSCAFCA would assume maintenance responsibility of the flood control pond and outfall pipe once they were complete. Mr. Sanchez further noted that the construction of the flood control facility would remove the FEMA floodplain from the development area.

A motion was made by Ronald Abramshe to approve Turnkey Agreement with LD Development, LLC for the Los Diamantes Regional Pond. It was seconded by Mark Conkling.

Roll call vote: John Chaney, yes; Mark Conkling, yes; Ronald Abramshe, yes; James Fahey, yes. The motion carried 4-0.

**OTHER COMMITTEE REPORTS.**

None.

**ATTORNEY'S REPORT**

None.

**CHAIRMAN'S REPORT.**

None.

**BOARD OF DIRECTOR'S COMMENTS.**

None.

**PROPERTY MATTERS.**

None.

**FOR YOUR INFORMATION.**

1. Corrales Comment Article, *10-Acre Bosque Wetlands Project Aired for HJC Outlet*, (1/26/21) (m/o)
2. ABQ Journal Article, *A Better Outlook: Forecast More Optimistic than Projections*, (1/17/21) (m/o)
3. RR Observer Special Edition, *2021 NM Legislature – SSCAFCA Banner*, (1/17/21) (m/o)

**OTHER BUSINESS**

1. Next Regular Board Meeting is scheduled for March 18, 2021 @ 9:00 a.m.

**ADJOURNMENT.**

The meeting was adjourned by Chairman Fahey at 10:02 a.m.



JAMES F. FAHEY JR. M.D.  
Chairman



MICHAEL OBREY  
Secretary

DATE ACCEPTED: 3-18-21