

**Albuquerque Metropolitan
Arroyo Flood Control Authority
Regular Meeting Minutes
November 17, 2005**

Page 1

1. Call to Order and Roll Call

Chairman Brown called the Regular Board Meeting to order at 10:00 a.m. Thursday, November 17, 2005. Roll was noted as follows:

Directors present: Chairman Ronald D. Brown
Director Daniel Lyon
Director Tim Eichenberg
Director Janet Saiers
Director Danny Hernandez

Others present: John Kelly, Executive Engineer
Sam Bregman, Attorney
Staff

A quorum was present.

2. Approval of Agenda

Director Eichenberg made a motion to approve the agenda. Director Hernandez seconded the motion, which passed unanimously (5-0).

3. Meetings Scheduled

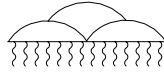
- a. **December 15, 2005, 10:00 a.m. – Regular Meeting**
- b. **January 26, 2006, 10:00 a.m. – Regular Meeting**
- c. **February 23, 2006, 10:00 a.m. – Regular Meeting**

There were no changes to the meeting schedule.

4. Approval of Minutes

- a. **October 27, 2005**

Director Hernandez requested that the word “motorized” be added just before “public access” in the first sentence of the second paragraph on page 18. Director Saiers made a motion to approve the minutes of the October 27, 2005, Regular Board Meeting, as amended. Director Hernandez seconded the motion, which passed unanimously (5-0).



**Albuquerque Metropolitan
Arroyo Flood Control Authority
Regular Meeting Minutes
November 17, 2005**

Page 2

b. November 9, 2005

Director Lyon made a motion to approve the minutes of the November 9, 2005, Special Board Meeting. Director Eichenberg seconded the motion, which passed (4-0). Director Hernandez abstained from voting, as he was not present for most of the meeting.

Chairman Brown introduced AMAFCA's new Field Engineer, Kurt Wagener, and invited him to say a few words. Mr. Wagener spoke briefly about his background as an engineer and his experience in the construction industry. Chairman Brown welcomed him to AMAFCA on behalf of the Board. Mr. Kelly informed the Board that Mr. Wagener will begin work November 21, 2005.

5. Financial Matters

a. Approval of October 2005 Expenditures

Irene Jeffries, AMAFCA Business Manager, presented the October 2005 Expenditure Report.

Director Saiers made a motion to approve the October 2005 Expenditure Report. Director Hernandez seconded the motion, which passed unanimously (5-0).

b. Investment Report

For Information.

c. Financial Recap October 16, 2005 through November 15, 2005

For Information.

d. Financial Forecast November 16, 2005 through December 15, 2005

Ms. Jeffries presented the Financial Forecast for the period November 16, 2005 through December 15, 2005.

Director Saiers made a motion to approve the Financial Forecast. Director Lyon seconded the motion, which passed unanimously (5-0).



**Albuquerque Metropolitan
Arroyo Flood Control Authority
Regular Meeting Minutes
November 17, 2005**

Page 3

e. FY-2005 Audit – Acceptance of Audit

Ms. Jeffries stated that the State Auditor had examined the FY-2005 Audit and had issued the release letter. After the Board accepts the final Audit, it will be sent to each of the bond rating agencies as well as to each nationally recognized municipal securities information repository. She introduced Chester W. Mattocks, CPA, who was available to answer questions.

Chairman Brown asked if any changes had been made since the draft version reviewed by the Board. Mr. Mattocks replied that he had made a minor change, expanding the infrastructure disclosure from three years to five years, before submitting the audit to the state. The State Auditor had not requested any changes.

Director Saiers questioned the \$183,000 amount stated in the cover letter. Mr. Mattocks confirmed that “over \$183,000” should read “over \$183,000,000.” He noted that this amount was not technically incorrect and the letter was not an official part of the audit, so the error did not adversely affect the audit. This page would be corrected before the audit was provided to the public.

Director Saiers made a motion that the Board accept the FY-2005 Audit. Director Hernandez seconded the motion, which passed unanimously (5-0).

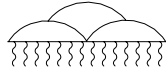
f. Official Finding for Disposal of Obsolete Equipment/Furniture

Ms. Jeffries stated that, as a result of computer upgrades, AMAFCA had accumulated surplus computers and monitors. AMAFCA also had several excess/obsolete printers and miscellaneous office furniture that did not sell by sealed bid during an attempt in March 2003. If the Board approves disposing of this excess inventory, staff plans to reformat the computer hard drives to remove all AMAFCA information and programs, and sell the excess and obsolete equipment and furniture at auction.

Director Hernandez made a motion that the Board approve disposal of the excess equipment, execute the Official Finding, and authorize disposal at auction. Director Saiers seconded the motion. Discussion followed.

In response to questions from the Board, Ms. Jeffries stated that because of the cost of advertising, the sealed bid process was not a cost-effective way to dispose of the excess equipment. In reply to a question from Chairman Brown, Christy Burton, AMAFCA’s GIS Manager, estimated that the computers might bring \$50-75 each at auction.

Chairman Brown asked if AMAFCA might give the computers to another government agency, or the Albuquerque Public Schools. Mr. Kelly replied that AMAFCA could donate



**Albuquerque Metropolitan
Arroyo Flood Control Authority
Regular Meeting Minutes
November 17, 2005**

Page 4

the computers to another agency, but that APS had all of the old computers it needed. Director Eichenberg suggested that AMAFCA consider giving them to the Mora County Assessor's Office, as they did not have any computers. He recommended that staff check with the Mora County Assessor before disposing of the computers and printer.

Director Eichenberg amended the motion to defer a decision on disposal of the equipment until after staff has contacted the Mora County Assessor's Office and other government agencies, to see if they could use the computers and printer. Director Lyon seconded the amended motion, which passed unanimously (5-0).

6. Executive Engineer Evaluation (closed session)

Chairman Brown stated that the evaluation of the Executive Engineer would be closed to the public, pursuant to the Open Meetings Act, §10-15-1 NMSA 1978, Subsection H, as it was a personnel matter, and as further described in Attorney General Madrid's document, "*Open Meeting Act, Compliance Guide for New Mexico Public and Citizens,*" fourth edition, August 1999.

The meeting went into closed session at 10:20 a.m., and reopened at 11:03 a.m. Director Saiers left the meeting midway through the closed session, due to a prior engagement.

Chairman Brown stated that the Board had taken no action during the closed session.

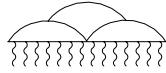
Director Hernandez made a motion that the Board keep the Executive Engineer's contract the same, and add two personal leave days per year. Director Eichenberg seconded the motion, which passed (4-0). Director Saiers was not present for the vote.

7. Legal – Status Report

Attorney Sam Bregman briefed the Board on the status of various legal matters.

8. West I-40 Phase III Diversion Channel Project Status Report

Jerry Lovato, AMAFCA Drainage Engineer, briefed the Board on the status of this project. At the special Board meeting of November 9, 2005, the Board had approved the Change Order #14 takeover agreement, and voted to sign the change order agreement with minor corrections. The agreement had been signed by Mr. Finley for Fidelity, and was expected to arrive at AMAFCA via overnight delivery on November 18. The Surety had not yet entered into a contract with Salls Brothers Construction, but expected to do so on November 18.



**Albuquerque Metropolitan
Arroyo Flood Control Authority
Regular Meeting Minutes
November 17, 2005**

Page 5

Mr. Lovato stated that the AMAFCA crew has been doing dust control on the project, and taking care of fence repairs. No complaints had been received. The adjacent NMDOT project has not been delayed.

9. Storm Water Quality Education Coordinator – Consideration of Extension of Professional Services Agreement with Cooney, Watson & Associates

Mr. Kelly stated that on November 18, 2004, Cooney, Watson & Associates entered into a professional services agreement for Storm Water Pollution Public Outreach and Education Coordinator, fulfilling the public awareness and education element of AMAFCA's EPA-NPDES requirement. The costs are shared among the coordinating agencies: AMAFCA, the City of Albuquerque, Bernalillo County, UNM, and NMDOT.

He noted that Mr. Cooney had arrived at the meeting, but appeared to have briefly stepped out shortly before this item.

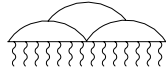
He reported that staff had contacted Cooney, Watson & Associates, and they indicated that they would like to extend their contract for an additional year at the same rates. Staff is satisfied with their services and recommends the contract be extended.

Director Eichenberg made a motion that the Board approve the extension of the Professional Services Agreement with Cooney, Watson & Associates for Storm Water Pollution Public Outreach and Education Coordinator for an additional year at the same rates. Director Lyon seconded the motion, which passed (3-0). Director Hernandez had briefly stepped out of the meeting, so Director Hernandez and Director Saiers were not present for the vote.

10. U.S. Army Corps of Engineers Southwest Valley Drainage Projects – Briefing on Project Status and Public Meetings

Jerry Lovato, AMAFCA Drainage Engineer, described the scope of the U.S. Army Corps of Engineers Southwest Valley Drainage Projects, including the South Valley Flood Reduction Project, as presented at the recent public meetings. AMAFCA and Bernalillo County, as local sponsors, are responsible for acquiring the necessary land for the projects. He stated that AMAFCA and the Corps have been working on these projects for six years, and the design is currently 60% complete.

Congress approved the Black Mesa Project for construction, and the South Valley projects were approved for design, but, due to the Corps of Engineers' unexpected costs for Hurricanes Katrina and Rita, funding for construction of the South Valley projects was not included in the appropriations bill this fall. He stated that construction approval may be provided in a supplemental bill in Spring 2006.



**Albuquerque Metropolitan
Arroyo Flood Control Authority
Regular Meeting Minutes
November 17, 2005**

Page 6

In response to a question from Director Hernandez, Mr. Kelly stated that lack of a construction appropriation would probably result in a one-year delay for the construction of the project, but design was approved and acquisition of necessary real estate could continue to occur. Mr. Lovato added that some portions of the project were currently being built by Bernalillo County (Isleta Phase II).

11. Real Property Acquisitions

a. *Approval of Resolution 2005-15, Acquisition of Right of Way for Southwest Valley Flood Reduction Project Surge Ponds – Corps of Engineers Southwest Valley Flood Reduction Project*

Martin Eckert, Jr., AMAFCA Real Estate Manager, stated that Resolution 2005-15 would allow for acquisition of the property needed for Pond 187 of the Southwest Valley Flood Reduction Project. He added that the Real Estate Committee had viewed the project area. 2.5 acres would be retained by the landowner for her home, and the remaining 22.5 acres would be used for Pond 187. In addition, a nearby 8 acre parcel would be used for Pond 187a.

He explained that water would be brought from the Isleta Drain by underground pipes to Pond 187a, and from there through another pipe to Pond 187. The pond outfall would return stormwater to the Isleta Drain after the storm flow had passed.

Director Lyon made a motion that the Board adopt Resolution 2005-15, *Acquisition of Right of Way for Southwest Valley Flood Reduction Project Surge Ponds – Corps of Engineers Southwest Valley Flood Reduction Project*. Director Hernandez seconded the motion.

Director Lyon noted that this parcel is part of the core of the Southwest Valley Flood Reduction Project, and the Corps of Engineers is funding 75% of the project, with 12.5% from AMAFCA and 12.5% from the County.

Director Hernandez commented that, from input at the public meetings he had attended, and in conversations with South Valley leaders, local residents were strongly in favor of an agricultural secondary use for Pond 187.

The motion passed (4-0).



**Albuquerque Metropolitan
Arroyo Flood Control Authority
Regular Meeting Minutes
November 17, 2005**

Page 7

b. Approval of On-Call Surveying Services Task Order #1 with Jeff Mortensen & Associates – Corps of Engineers Southwest Valley Flood Reduction Project, Pond 187

Mr. Eckert introduced Chuck Cala of Jeff Mortensen & Associates. He stated that Jeff Mortensen & Associates proposed to do the required surveying services for this phase of the Pond 187 Project for a total fee not to exceed \$24,700.00, plus NM gross receipts tax. In accordance with the project agreement with the Corps of Engineers, the fees paid to Jeff Mortensen & Associates will be credited towards AMAFCA's share of Project funding.

Director Hernandez made a motion that the Board approve the On-Call Surveying Services Task Order #1 with Jeff Mortensen & Associates for a total fee not to exceed \$24,700.00, plus NM gross receipts tax. Director Eichenberg seconded the motion. After brief discussion, the motion passed (4-0).

In response to a comment from Director Hernandez, Mr. Cala stated that, before any field work is done, they would meet with AMAFCA staff and make appropriate public contact.

c. On-Call Appraisal Services Task Order #1 with American Property Consultants, Inc.

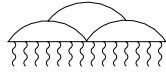
Director Eichenberg briefly left the meeting at 11:17 a.m.

Mr. Eckert stated that American Property Consultants proposed to prepare an appraisal of the Pond 187 property at \$3,400.00, and the Pond 187a property for \$1,400.00 plus NM gross receipts tax, for a total of \$4,800.00 plus gross receipts tax. The appraiser will begin work after the surveying is complete. In accordance with the project agreement with the Corps of Engineers, the fees paid to American Property Consultants will be credited towards AMAFCA's share of Project funding. Because the proposal was below \$5,000.00, no Board action was required.

d. Isleta Tributary Storm Drains – Consideration of Easement Agreements with Renville and Martinez for La Vega Road Storm Drain

Mr. Eckert stated that easement agreements with the landowners affected by the La Vega Road Storm Drain had been prepared, as discussed at the October 27, 2005 Board meeting.

Director Lyon made a motion that the Board approve the proposed Agreement for Grants of Easement documents with Maurine R. Renville and Ruben G. and Maria M. Martinez, subject to final review of the documents by Attorney Bregman. Director Hernandez seconded the motion, which passed (3-0).



**Albuquerque Metropolitan
Arroyo Flood Control Authority
Regular Meeting Minutes
November 17, 2005**

Page 8

Chairman Brown noted that Jim Cooney had returned to the meeting, and informed him that the Board had approved extending the Cooney, Watson & Associates contract for another year at the same rates.

12. North Camino Arroyo, San Mateo to I-25 – Consideration of Phased Construction Engineering Services Agreement with Bohannon Huston, Inc.

Mr. Kelly stated that the Construction Engineering Services Agreement for the North Camino Arroyo, San Mateo to I-25 Project, with Bohannon Huston, Inc., would be a phased agreement. The project is a cost-share with Blue Cross/Blue Shield and MCT Industries. Bill Vreeke, of Bohannon Huston, was available to answer questions. The fee for Phase I services, which includes a constructability and bidability review by two local contractors, is not to exceed \$7,550.00 on a time and materials basis, not including NM gross receipts tax.

Director Hernandez made a motion that the Board approve the Agreement with Bohannon Huston, Inc., to provide Design Review and Construction Engineering Services for the North Camino Arroyo Project, with Phase I services to be time and materials work items, not to exceed \$7,550.00, plus NM gross receipts tax. Director Lyon seconded the motion, which passed (3-0).

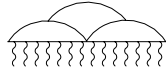
13. Kinney Dam / North Domingo Baca Park Plat Issues

Mr. Kelly introduced Mike Riordan, from the City of Albuquerque Department of Municipal Development.

Director Eichenberg returned to the meeting at 11:22 a.m.

With the aid of a map, Mr. Riordan reviewed the project, stating that the City would like to widen Louisiana to four lanes all the way north to Signal. They are requesting a dedication of fee right of way from AMAFCA to match the road right of way north and south of Kinney Dam, which would allow for the additional lanes and bike lanes. He stated that funding for this road work is coming from developers.

In reply to a question from Chairman Brown, Mr. Riordan stated that the current roadway improvements would widen Louisiana to one block south of Alameda. He stated that the City has money for the design of this section of the road, but does not have funding for the block between Signal and Alameda.



**Albuquerque Metropolitan
Arroyo Flood Control Authority
Regular Meeting Minutes
November 17, 2005**

Page 9

Director Eichenberg made a motion that the Board defer action until the City can present a proposal that includes widening the road all the way to Alameda. Director Hernandez seconded the motion.

Mr. Kelly summarized that the Board was asking that the City plan to widen the road to four lanes plus bike lanes all the way to Alameda, prior to AMAFCA dedicating the additional right of way. Chairman Brown stated his belief that the City had procedures to recoup the cost of the expansion from Signal to Alameda from adjacent landowners.

Mr. Riordan responded that the City has money for designing the stretch of road to Signal, and expects the construction funds to come from a 2007 bond election, but does not have a method for obtaining money for expansions after the fact. Impact fees are tied to the roads that the development affects and cannot be allocated to a previous improvement. He added that the City would like to do this right of way dedication now so that one replat of the Kinney Dam/ North Domingo Park area could be done, rather than two.

Mr. Kelly stated that he had learned, from conversations with Brad Bingham, that the City doesn't have right of way all the way to Alameda. Two lots to the east of Louisiana and south of Alameda had not been developed, and therefore the right of way hadn't been dedicated yet. It would not be possible to do the road widening until the City had right of way in place for the entire stretch.

After further discussion, the motion passed (4-0).

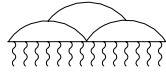
Chairman Brown summarized that the Board had deferred action until there was some clarification from the City to see if the road widening could be done all the way to Alameda, as a part of a transportation network rather than a piecemeal job. He pointed out it had taken the City 18 years to build permanent street improvements to La Cueva High School from Paseo del Norte, and 16 years to build permanent street improvements from Barstow.

14. Field Highlights

a. Construction Report

a. Field Report

Mr. Lovato presented a slide show depicting current projects. Slides showed some incomplete work on the West I-40 project that had been damaged by recent rainfall. The surety and completion contractor are aware that this work will need to be removed and replaced.



**Albuquerque Metropolitan
Arroyo Flood Control Authority
Regular Meeting Minutes
November 17, 2005**

Page 10

Ms. Burton discussed the Tijeras Arroyo Hidden Valley Improvements project. Most of the larger trees have been retained, but some had to be pruned or removed due to the location of the earth berm. The berm does not adversely affect homeowners' views.

Ms. Mazur reported that work continues on the Lyon Storm Drain project. The contractor is working in very deep rock, excavating car-sized pieces of basalt which have to be further broken up in order to be removed from the site.

Mr. Lovato stated that a work crew serving public service for Bernalillo County assisted in graffiti removal on the Hubbell Channel. Guard plates were added to the new AMAFCA mower to help prevent damage from concrete and steel posts.

17. Real Estate

Mr. Kelly stated that there were no additional real estate items to be considered.

18. Unfinished Business

a. Prima Entrada Subdivision – Status of Funding Agreement with GHP LTD

Mr. Kelly stated that staff is still calculating a revised per-acre assessment for this agreement.

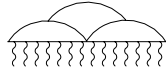
19. New Business

a. Boca Negra Detention Dam Right of Way Issues

Mr. Kelly reported that the land acquisition issue presented in their Board packets had been resolved since the mailout, with the sale of the property closing earlier that morning. There would be no delay in the project.

b. AMAFCA Holiday Schedule

Mr. Kelly stated that the AMAFCA office will be closed on November 24 and 25 for the Thanksgiving holiday. The office will also be closed on December 26, 2005, and January 2, 2006. The office will be open December 27-30, but at a reduced staffing level. The maintenance crew will be on vacation the week of December 26-30, 2005.



**Albuquerque Metropolitan
Arroyo Flood Control Authority
Regular Meeting Minutes
November 17, 2005**

Page 11

c. Middle Rio Grande Flood Control Association Annual Meeting, December 6, 2005

Ms. Jeffries stated the MRGFCA's annual breakfast would be at the Albuquerque Petroleum Club from 7:00 – 9:00 a.m. on Tuesday, December 6, 2005. Chairman Brown and Directors Hernandez, Lyon, and Eichenberg expressed an interest in attending. Director Saiers later expressed interest in attending.

20. Items from the Floor/Public Comment

None.

Chairman Brown called a recess for lunch at 11:43 a.m. The meeting resumed at 12:12 p.m.

15. Ditch Safety Coordination

a. Briefing by Griffin & Associates

Joan Griffin, of Griffin & Associates, gave the annual report on the activities of the Ditch & Water Safety Task Force. She stated that presentations were given at 81 assemblies and special events during the past year, with 45,856 children reached with the ditch safety message. In addition, media coverage resulted in over 580,000 impressions.

She stated that there are new sponsors for the swim pass program, which resulted in some extra money in the swim pass fund that will be carried forward to the next year. About 15,000 swim passes were turned in, out of the 40,000 printed this year.

Ms. Griffin pointed out that the Ditch & Water Safety Task Force covers an area from Cochiti to Socorro. The task force's budget had not increased in the 12 years of having a professional coordinator, even though both costs and the population served had increased. Funding partners include AMAFCA, Bernalillo County, the City of Albuquerque, and the Conservancy District, at \$10,000 per year, and SSCAFCA, at \$5,000 per year, for a total of \$45,000 a year. Albuquerque Public Schools and Rio Rancho Public Schools contribute, but not in a monetary fashion.

Ms. Griffin invited Board members to participate in the activities of the task force, including school presentations.



**Albuquerque Metropolitan
Arroyo Flood Control Authority
Regular Meeting Minutes
November 17, 2005**

Page 12

Mr. Kelly stated that staff was beginning to prepare the initial draft of next year's budget, so this would be a good time to consider increasing AMAFCA's contribution. The City and County are also working on their budgets.

Ms. Griffin responded that increased funding would be appreciated, and added that all the contributing agencies contributed in far more than monetary ways.

b. Approval of Extension of Ditch Safety Coordination Services Contract with Griffin & Associates

Chairman Brown stated that the professional services agreement with Griffin & Associates for Ditch Safety Coordination Services was up for renewal. Griffin & Associates had requested a rate increase of 5%, effective December 2, 2005.

Director Eichenberg made a motion that the Board authorize the Executive Engineer to extend the agreement with Griffin & Associates, subject to the Task Force approving the proposed 5% fee increase. Director Hernandez seconded the motion, which passed unanimously (5-0).

Chairman Brown asked the Board if they would be willing to increase AMAFCA's annual contribution to \$15,000. All Board members agreed that the AMAFCA contribution should increase if the other major governmental agencies also increased their contributions.

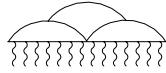
Director Eichenberg made the point that the increased contribution would be worth it if even one life were saved as a result, regardless of what the other agencies did.

Chairman Brown asked if the Board was in favor of AMAFCA increasing its contribution regardless of what the other agencies did, and request that the other agencies follow suit. Board consensus was that AMAFCA should increase the annual contribution to ditch safety to \$15,000.

Chairman Brown stated he would be willing to talk to the City, County, and Conservancy District with Ms. Griffin. Director Eichenberg offered to talk to SCAFCA. Director Hernandez stated he would be willing to talk with the City Council and the County Commission.

16. Volcano Heights Planning Study Report – Briefing by Jolene Wolfley, AICP, Volcano Heights Planning

Mr. Kelly introduced Lou Colombo, from City Council staff, and Jolene Wolfley, from the Volcano Heights Planning Team. They have been working on the Volcano Heights Planning Study. This is in the area covered by AMAFCA's Boca Negra Drainage Management Plan.



**Albuquerque Metropolitan
Arroyo Flood Control Authority
Regular Meeting Minutes
November 17, 2005**

Page 13

Mr. Colombo stated that they were trying to plan in advance of development above the escarpment and in Volcano Cliffs. The new name, "Volcano Heights," encompasses this entire area, which covers about 3500 acres. Portions of the area would be rezoned from R-1 to allow "town centers" for jobs and amenities. This would allow development without adding to the Westside's transportation problems, by providing a better jobs/housing balance.

He added that town centers would be built at the intersection of Unser and Paseo del Norte, and further south along Unser. SAD 227 has been approved and construction has begun on this first town center. The Vista Vieja development had also been approved. In addition, SAD 228 has been requested for an area platted and subdivided in the 1970s. This advance planning effort will support building the necessary infrastructure, including roads.

Ms. Wolfley reviewed the Volcano Heights Planning Study Report, and presented the recommendations of the report for Board input and guidance. She stated that goals included developing employment centers, and linking existing open space for wildlife and recreational use.

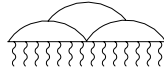
She added that strong transportation links, fairly high quality of life, and high-end housing tend to attract and support higher-end employment opportunities, including corporate office campuses. The Volcano Cliffs plan includes all these elements.

She continued, stating that the plan seeks to continue to preserve open space in the area. Approximately 400 acres of land would be designated additional open space along the arroyos. Arroyos would provide open space links running east-west, as well as natural drainage corridors. As development occurred, the arroyos would be improved with erosion control and trails added at that time. The gasline easement would provide a similar open space link running generally north-south. These links are critical to continued diversity of wildlife.

Director Eichenberg left the meeting at 12:38, while Ms. Wolfley was discussing Volcano Heights drainage issues. She stated they are planning approximately 300 foot wide corridors along the arroyos, to the prudent line. In some places, the corridor would be up to 500 feet wide. Naturalized materials would be used to confine flow. AMAFCA would be requested to maintain the arroyos along with neighborhood association cleanup agreements.

The Boca Negra Detention Dam area is an important hub for the open space trail system. Some higher density housing will be introduced near the active recreation area. Higher density housing in the area tends to help keep active recreation areas safe.

Another goal of the planning study report is to consider edge treatments for the open space that will keep it open to the public rather than closing it off behind backyard block fences. In



**Albuquerque Metropolitan
Arroyo Flood Control Authority
Regular Meeting Minutes
November 17, 2005**

Page 14

most places, this would involve a street edge with a trail next to the open space, rather than homes. This keeps the open space available for recreation.

Ms. Wolfley added that the Volcano Heights Planning Study team's plan includes going beyond keeping development out of the 100 year flood plain, approaching a prudent line treatment. In most cases this would be a 250-300 foot wide swath. SAD 227 and SAD 228 are in areas where there are a lot of individual landowners who need to coordinate their drainage efforts.

Mr. Kelly stated that reaction to the proposed multi-use facility for the Boca Negra Dam has been favorable. The facilities would include a ballfield, a trail under Unser, and parking at the trailhead. There would also be a permanent-pond water quality feature.

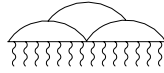
He also stated that the floodplain would be somewhat confined in a naturalistic channel. This approach will be used where there is fractured ownership of the surrounding land. In areas where there is a single owner of a large area, a prudent line treatment can be more easily used. With previous platting in place, a prudent line treatment might necessitate dedication of an entire lot, which is a new situation for AMAFCA.

Mr. Kelly added that the 300 foot wide swath for the arroyos would be similar to that for the west branch of the Calabacillas Arroyo. The estimate of a 250-300 foot wide easement was based on experience, not a specific prudent line study. There would be greater bank protection needed where the channel was narrower.

In response to a question from Chairman Brown, Mr. Kelly stated that the inflow at the Boca Negra Dam is about 1200 cfs, with semi-developed conditions.

In reply to a series of questions from Director Saiers about development on the Westside, Ms. Wolfley stated that development is beginning in SAD 227 and Vista Vieja. The Trails is also beginning to be developed. Some consolidation of individual lots is also occurring. Mr. Colombo added that their plan does not require a lot of replatting. The areas that have already been consolidated were accounted for in the town centers. In some areas, lot splits will be used to increase density. Once the infrastructure is in place, development will begin to occur fairly quickly.

In response to a question from Director Saiers, Mr. Kelly stated that drainage management plans are usually modified several times as a reaction to development and changes in the watershed. This would be a fairly major policy change, but would not divert water and would not change any downstream impact.



**Albuquerque Metropolitan
Arroyo Flood Control Authority
Regular Meeting Minutes
November 17, 2005**

Page 15

Mr. Kelly added that the Study Report proposes multiple funding sources to buy floodplain-affected lots, and plan development around them. Funds would come from an improvement tax district, and other similar options.

Mr. Colombo stated that SADs are used to generate the funds to acquire affected lots. He also pointed out that the existing platting on the western portion of the Volcano Heights area is for larger parcels than on the eastern portion of the area. As a result, ownership is not as fractured on the western portion of the Volcano Heights area. Ms. Wolfley added that current platting is being overlaid with their planning map, to assist in determining how to master plan the area.

Chairman Brown opined that AMAFCA should maintain only the drainage portion of the arroyos, and have the “linear park” aspect maintained by others. Mr. Kelly stated that this would be similar to the arrangement along the Calabacillas Arroyo. The Board concurred with this approach.

21. Adjourn

With no further business to discuss, Chairman Brown adjourned the meeting at 1:03 p.m.

Tim Eichenberg, Secretary-Treasurer 12/15/05

Recorded by Pam Woodruff, Secretary to the Executive Engineer