



**Albuquerque Metropolitan
Arroyo Flood Control Authority
Regular Meeting Minutes
February 22, 2007**

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1. Call to Order and Roll Call

Chairman Hernandez called the Regular Board Meeting to order at 10:00 a.m. Thursday, February 22, 2007. Roll was noted as follows:

Directors present:	Chairman Danny Hernandez Director Janet Saiers Director Ronald D. Brown Director Daniel Lyon
Director excused:	Director Tim Eichenberg
Others present:	Jerry Lovato, Drainage Engineer Sam Bregman, Attorney Staff Other attendees on file at AMAFCA

A quorum was present.

2. Approval of Agenda

Jerry Lovato, AMAFCA Drainage Engineer, stated that John Kelly, AMAFCA Executive Engineer, was in Santa Fe at a Legislative Committee meeting, but would join the Board meeting later.

Director Saiers made a motion to approve the agenda. Director Brown seconded the motion. The motion passed (4-0).

3. Meetings Scheduled

- a. March 22, 2007, 10:00 a.m. – Regular Meeting**
- b. April 26, 2007, 10:00 a.m. – Regular Meeting**

Director Lyon commented he had a possible conflict with the date of the April Board meeting. Chairman Hernandez stated that the date of the April meeting would be discussed and possibly changed at the next Board meeting, when all members could be present.



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4. Appointments to Boards and Committees

- a. MRCOG Board of Directors**
- b. MRCOG Metropolitan Transportation Board**
- c. MRCOG Water Resources Board**
- d. Personnel and Salary Committee**
- e. Real Estate Committee**

Chairman Hernandez appointed Director Eichenberg to the MRCOG Board of Directors, with Director Saiers as the alternate. He appointed Director Brown to the MRCOG Metropolitan Transportation Board, with himself as the alternate. He also appointed himself to the MRCOG Water Resources Board.

Chairman Hernandez appointed himself and Director Brown to the Personnel and Salary Committee. He stated he would not appoint anyone to the Real Estate Committee, but would create an "ad hoc" committee when necessary.

5. Approval of Minutes – January 25, 2007

Director Brown made a motion to approve the minutes of the January 25, 2007, Regular Board Meeting. Director Saiers seconded the motion. Chairman Hernandez noted two small changes: on page 18, he requested the minutes read "at Rio Grande High School" instead of "at the adjacent high school", and on page 15, he requested the phrase "and the design is more complete" be added to the end of the last paragraph on item 14. The minutes were so corrected.

The motion passed (4-0).

6. Financial Matters

- a. Approval of January, 2007 Expenditures**

Ms. Jeffries presented the January, 2007 Expenditure Report. In response to a question from Chairman Hernandez, she stated that there was a \$3 fee for filing each Director's Oath of Office with the Secretary of State.

Director Brown made a motion to approve the January, 2007 Expenditure Report. Director Saiers seconded the motion, which passed (4-0).



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b. Investment Report for January, 2007

For Information.

c. Financial Recap January 16, 2007, through February 15, 2007

For Information.

d. Financial Forecast February 16, 2007, through March 15, 2007

Ms. Jeffries presented the Financial Forecast for the period February 16, 2007, through March 15, 2007.

Director Saiers made a motion to approve the Financial Forecast. Director Brown seconded the motion, which passed (4-0).

e. Sandoval County Tax Disbursements Update

Ms. Jeffries stated that a letter to the Sandoval County Treasurer had been drafted, pursuant to direction from the Board at the January, 2007 Board meeting. The Board had no changes to the letter.

7. Legal – Status Report

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

Consent Agenda:

8. Authorization to Advertise Request for Proposals for Auditing Services

The memo from Ms. Jeffries stated that a Request for Proposals for Auditing Services needed to be advertised, and requested authorization to advertise the RFP as soon as written notification is received from the State Auditor's Office.

In response to a query from Director Saiers, Ms. Jeffries stated that Chester Mattocks had audited AMAFCA for six years, and under requirements of the State Auditor's Office, could not perform AMAFCA's audit for the next two years.



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9. Approval of Third Year Extension of Contracts
a. Financial Advisor Services with RBC Capital Markets

The memo from Ms. Jeffries stated the contract for Financial Advisor Services with RBC Dain Rauscher (now RBC Capital Markets) had been approved by the Board at the March 17, 2004 Board meeting. That contract was for a standard one-year period, with up to three one-year extensions, subject to mutual consent of the parties. This is the third and final extension of that contract. RBC Capital Markets is willing to extend the contract another year at the same rates, and staff is satisfied with their performance.

b. Bond Counsel Services with Modrall Law Firm

The memo from Ms. Jeffries stated the contract for Bond Counsel Services with the Modrall Law Firm had been approved by the Board at the March 17, 2004 Board meeting. That contract was for a standard one-year period, with up to three one-year extensions, subject to mutual consent of the parties. This is the third and final extension of that contract. The Modrall Law Firm is willing to extend the contract another year at the same rates, and staff is satisfied with their performance.

10. El Pueblo Road Storm Drain Phase I – Authorization to Advertise for Construction Bids

The memo from Lynn Mazur, AMAFCA Development Review Engineer, stated the El Pueblo Storm Drain Phase I project would be ready to bid by mid-March, and requested authorization to advertise for construction bids.

There being no more items on the Consent Agenda, Director Lyon made a motion that the Board:

- Authorize advertisement of an RFP for Audit Services for FY 2007 once written notification is received from the State Auditor's Office;
- Extend the agreement with RBC Capital Markets for Financial Advisor Services for a final year;
- Extend the agreement with the Modrall Law Firm for Bond Counsel Services for a final year; and
- Authorize the Executive Engineer to advertise for construction bids for the El Pueblo Road Storm Drain, Phase I.

Director Brown seconded the motion, which passed (4-0).



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Kevin Powers thanked the Board for the extension of RBC Capital Markets' contract.

Regular Agenda:

11. AMAFCA Project Right of Way -- Consideration of Counter Offer for West I-40 Diversion Channel Extension (closed session)

Chairman Hernandez stated that the discussion of acquisition of real estate would be in closed session.

Director Brown made a motion that the meeting be closed, pursuant to the Open Meetings Act, §10-15-1 NMSA 1978, Subsection H, to preserve the confidentiality of the information to be discussed, and as further described in Attorney General Madrid's document, "*The Open Meeting Act, A Compliance Guide for New Mexico Public Officials and Citizens,*" fifth edition, January 2004. Director Saiers seconded the motion.

Chairman Hernandez stated that the closed session would be for purposes of discussion only, regarding acquisition of real estate. The motion passed (4-0).

Chairman Hernandez closed the meeting at 10:12 a.m., and reopened it at 10:26 a.m. He stated that the Board had taken no action during the closed meeting, but had discussed the acquisition of real estate.

He stated that the Board had directed Attorney Bregman to acquire the subject property by any legal means necessary.

12. Calabacillas Arroyo Bank Stabilization – Briefing on Turnkey and Project Funding Agreement between AMAFCA and Costco Wholesale

Lynn Mazur, AMAFCA Development Review Engineer, stated that Costco Wholesale is planning to develop a 17 acre parcel at the northwest corner of Eagle Ranch Road and the Calabacillas Arroyo. Last summer's storms indicated the need for bank stabilization in this area to prevent further lateral erosion of the arroyo, and the 1998 Mussetter Engineering report, "Calabacillas Arroyo Prudent Line Study and Related Work," indicated the need for a grade control structure and bank stabilization at this point to stabilize the base level of the arroyo and prevent lateral migration.

She noted that, as the meeting was running ahead of schedule, Costco representatives were not yet present. She stated Costco is still considering the feasibility of the site, and the terms of the AMAFCA agreement are a factor in their feasibility determination.



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Ms. Mazur stated that staff proposes a turnkey agreement where Costco would pay 100% of the cost of the bank stabilization adjacent to their site, and a funding agreement where Costco would provide design plans for a grade control structure and 50% of the estimated cost of the grade control structure. She added that AMAFCA is requesting a 50% contribution towards the grade control structure because no contribution towards that structure was obtained from the development on the south side of the arroyo. AMAFCA would provide the project specs, construction management services, and bid the project. AMAFCA would also accept the risk or rewards of final project construction costs.

In response to questions from Director Saiers, Ms. Mazur stated that the proposed funding agreement is typical of those used for development along the Calabacillas Arroyo, and that Bohannon Huston is the engineer working with Costco.

Consensus of the Board was for staff to continue negotiating an agreement with Costco Wholesale.

13. South Diversion Channel Outfall Sediment Removal

a. Award of Construction Contract

Kurt Wagener, AMAFCA Field Engineer, stated five contractors submitted bids for the South Diversion Channel Outfall Sediment Removal Project. Romero Excavating & Trucking, Inc. was the low bidder at \$106,718.00. Advertisement was authorized by the Board on November 16, 2006, but former Chairman Eichenberg directed staff to hold off until 2007 to advertise the project. This timing appeared to have resulted in better bids. Staff tabulated bids and found no mathematical errors, and recommended the contract be awarded to Romero Excavating.

Director Lyon made a motion that the Board accept Romero Excavating and Trucking, Inc., as the lowest responsible bidder and authorize the Chairman to execute a contract with Romero Excavating and Trucking, Inc., in the amount of \$106,718.00 plus New Mexico Gross Receipts Tax, for the Removal and Disposal of Sediment, Debris and Rubble – South Diversion Channel Outlet – 2007 Project. Director Saiers seconded the motion, which passed (4-0).

b. Approval of Resolution 2007-2, Authorization to Transfer Funds from the Contingency Fund to the Operating Fund

Mr. Wagener stated that at the November 16, 2006 Board meeting, the Board had authorized the Executive Engineer to transfer funds from the Contingency Fund to the Operating Fund to



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cover the final contract costs of surveying and the final contract costs for the Removal and Disposal of Sediment, Debris and Rubble – South Diversion Channel Outlet – 2007 Project.

He stated that the final surveying costs will be \$7,738.60. The bid amount for the sediment removal contract is a lump sum of \$114,054.86. The total is \$121,793.46. Resolution 2007-2 authorizes the transfer of \$121,793.46 from the Contingency Fund to the Operating Fund.

Director Saiers made a motion that the Board adopt Resolution 2007-2, "Authorization to Transfer Funds from the Contingency Fund to the Operating Fund" and authorize the Executive Engineer to transfer \$121,793.46 from the Contingency Fund into the Operating Fund under Project Operation & Maintenance – South Diversion Channel Sediment Removal – 2007. Director Brown seconded the motion, which passed (4-0).

14. West I-40 Diversion Channel Extension

a. Project Status Report

Jerry Lovato, AMAFCA Drainage Engineer, stated that the West I-40 Diversion Channel Extension Project is on schedule, except that the New Mexico Department of Transportation (NMDOT) does not have all their funding in place. NMDOT has proposed that AMAFCA take out a loan from the State Infrastructure Bank (SIB), with the amount to be repaid from federal highway funds controlled by NMDOT.

Mr. Lovato stated that AMAFCA's Bond Counsel, Duane Brown, had briefly reviewed the proposed agreement, and had provided a memo to the Board. Staff had not been able to schedule a meeting with AMAFCA staff, AMAFCA's bond counsel and financial advisor, and NMDOT staff to discuss the loan agreement prior to the Board meeting.

Mr. Brown stated that he and Kevin Powers, AMAFCA's financial advisor, had worked with the City of Rio Rancho on a similar SIB loan last year. Mr. Brown questioned whether AMAFCA is a qualified party to take out such a loan under state law, what the repercussions to AMAFCA's bond rating might be, and whether the standard boilerplate representations and warranties in the agreement regarding repayment, presumably from AMAFCA funds, is necessary.

Mr. Bregman stated his concerns with the agreement were that (1) not all the money to be borrowed is going towards flood control, (2) the agreement does not address the question of what would happen if the Federal funds ceased, and (3) the possible appearance of the loan as a way for NMDOT to skirt state law and obtain funds from the SIB.



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Chairman Hernandez stated the matter would be further discussed at a Board meeting scheduled after the financial advisor, bond counsel, legal counsel, and staff have studied the agreement and have met with NMDOT. The Board concurred.

Director Saiers left the meeting at 10:45 a.m., stating she would return shortly.

b. Review of Revised Cost Sharing Agreement between AMAFCA and Westland for Interim and Permanent Storm Drainage Improvements within West I-40 Corridor

Mr. Lovato stated that the draft cost-sharing agreement with Westland for Interim and Permanent Storm Drainage Improvements within West I-40 Corridor was thoroughly reviewed and modified by AMAFCA and Westland staff before final legal review by SunCal. The agreement had since completed legal review by SunCal, and their modifications were indicated on the draft provided to the Board. He stated that approval of the agreement at the next Board meeting would not adversely affect the project schedule.

Leroy Chavez, of SunCal, concurred. He stated for the record that Westland is now SunCal.

After Board discussion of several points in the agreement, Mr. Bregman summarized the consensus of the Board that the agreement will be fine-tuned and brought back before the Board for approval in March. Mr. Lovato stated he would do so.

12. Calabacillas Arroyo Bank Stabilization – Briefing on Turnkey and Project Funding Agreement between AMAFCA and Costco Wholesale (cont.)

Noting that Craig Hoover and Bruce Stidworthy, of Bohannon Huston, Inc., and Greg McGahey, of Costco, were now present, Chairman Hernandez invited them to address the Board.

Mr. McGahey stated that Costco agrees they should be responsible for the bank protection, but opined Costco should be responsible for only a 1/3 contribution toward the costs of the grade control structure, as was stated in a February 8, 2006 memo from AMAFCA. He also expressed concerns over paying for the design of the grade control structure.

Director Brown replied that AMAFCA would review, approve, and accept Bohannon Huston's design for the structure, and then build it. Costco would not be liable for future design deficiencies. He added that development on both sides of the arroyo greatly increases the destabilizing factors on the arroyo, thus making installation of the grade control structure necessary.



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Responding to another comment from Mr. McGahey, Mr. Lovato stated that AMAFCA could not pay for the design of the grade control structure, as this was a development-driven acceleration of a project not yet scheduled on AMAFCA's Project Schedule. As construction costs go up in the future, no additional funds would be sought from Costco.

Ms. Mazur answered a further question from Mr. McGahey, stating AMAFCA's failure to collect funds towards the grade control structure from the development to the south was due to staff oversight at the time of that development.

Chairman Hernandez suggested further discussions between staff and Costco be held to further negotiate the agreement.

Chairman Hernandez called a recess at 11:07 a.m. The meeting resumed at 11:15 a.m. with AMAFCA Executive Engineer John Kelly present. Director Saiers also returned to the meeting at this time.

15. 2007 Legislative Session – Briefing by New Mexico Outsourcing, Inc.

Mr. Kelly introduced Maurice and Mary Hobson, of New Mexico Outsourcing, Inc.

Mr. Hobson briefed the Board on the 2007 Legislative Session, and the morning's legislative committee meeting.

He stated that the first legislative committee hearing on HB978 had occurred that morning. HB978 would impact the 96-hour rule for draining a flood control dam. He stated that, although Mr. Kelly had arrived early, he was eighth in line to protest the bill. As a result of the testimony heard, the committee tabled the bill and it is probably dead for this session. He opined that it will be re-written by an interim committee. The companion bill, SB1090, will probably also be tabled.

Mr. Hobson stated that HB251, authorizing an increase in AMAFCA's debt limit, will probably be heard in Senate committee the week of February 26, 2007. Senator James Taylor had agreed to carry the bill in the Senate. It passed the House (69-0).

Ms. Hobson stated that HB13, which would increase the zoning authority of counties and municipalities to allow for water protection and conservation, passed the House (42-19). HB14, which would increase governmental liability for property damage, also passed the House (37-29). HB823, the Governmental Conduct Act, would be on the House floor later that day.



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Replying to a question from Chairman Hernandez, Mr. Hobson replied that AMAFCA would fall under the reporting requirements as government officials, as the intent of the bill is to include all parts of government. Mr. Kelly added that there could be contractual implications regarding AMAFCA's constructability/bidability reviews. If the bill passes, he will review this with Mr. Bregman. He opined that the main impact, if the bill passes, will be on AMAFCA's contracting procedures rather than on the Board.

Continuing their report, Ms. Hobson stated that HB968, Government Right of First Refusal on Property Sales, would be heard in committee later that day. In response to a question from Mr. Kelly about whether the bill would apply to the New Mexico Department of Transportation, Ms. Hobson stated that she would research this question as she did not know the answer.

Replying to a question from Director Saiers, Mr. Kelly stated that AMAFCA had already been doing this for parcels the City and County Park Departments have been interested in. Staff had informed them when the parcels might become surplus and become available for purchase.

Ms. Hobson stated HB1080 would expand the water use planning period from 40 to 100 years for municipal, county, member-owned community water systems, the Albuquerque-Bernalillo County Water Utility Authority (ABCWUA), school districts, and state university water development plans, and the length of authorized water use leases. Mr. Hobson opined that, as this bill and another similar one were introduced late in the session, their chances of passage were not great; however, there was a lot of support for expansion of the water use planning period.

Ms. Hobson continued, stating that HB1147, which would raise the procurement limits, was amended February 21, 2007 in the House Labor Committee, and has been referred to the House Business and Industry Committee. Responding to a question from Director Saiers, Mr. Kelly stated that if the bill passes, staff will ensure that AMAFCA's procurement procedures follow the state law.

Ms. Hobson stated that they have been following closely the various eminent domain bills. One of them, HJR11, received a "do-pass" recommendation in committee and will next go to the House for a vote. Mr. Hobson stated that this bill involved a constitutional amendment stating that the owner's consent would have to be obtained for any private use of property to be acquired via eminent domain. Mr. Kelly added that public use of the property is still protected.

Mr. Kelly added details about SB469, Limiting Eminent Domain. He stated that current law allows AMAFCA to use eminent domain proceedings on property within the AMAFCA watershed, even if the land is outside the AMAFCA boundaries. As written, SB469 would



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limit eminent domain proceedings to lands within municipalities' boundaries, but could be construed to apply to a local public body like AMAFCA.

The Board thanked the Hobsons for their report.

16. Field Highlights

- a. Construction Report**
- b. Field Report**

Staff presented a slide show of current AMAFCA projects. Mr. Wagener stated that the West I-40 project is basically complete, awaiting the final adjusting change order.

Mr. Wagener discussed photos of the turnkey La Cueva Channel Project (Barstow to Alameda), which is nearly complete. Seeding and trail work will be complete soon.

He added that except for reseeding and minor punch list items, the Amole Phase III Project is also nearly complete.

Christy Burton, AMAFCA GIS Manager, discussed photos of the Isleta/Hartline Storm Drain Project. It is nearly complete. In response to a question from Director Saiers, she stated maintenance of the basketball court/gazebo area will be done by Albuquerque Public Schools. She also showed some pictures of the La Familia site, and added that inlets on Waldie and Sunbeam were protected by placing a layer of base course around each inlet, to cut down on mud.

Mr. Wagener showed a few pictures of the ABCWUA Raw Water Project, including the bridge at the North Pino Inlet.

Mr. Wagener then showed pictures of the AMAFCA crew working at Raymac Dam and the Raymac Dam Road. A "grade control structure" was improvised using wall barriers donated by a local contractor, tied together with cable and anchored with rebar stakes, and the spaces between filled with rock provided by Bernalillo County. The grade control structure will reduce erosion, provide sediment control, and help protect the dam.

There were pictures of a Bernalillo County crew working at the Las Ventanas Dam temporary parking site, and placing base course for the roadway. Large rocks line the edge of the area to keep vehicles out of the rest of the dam. Telephone poles will act as temporary parking bumpers. The AMAFCA crew modified the gates and fencing.



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Other pictures depicted the removal of over 5000 CY of sediment just upstream of where the South Diversion Channel sediment removal project will take place; Chava Trucking removing sediment from AMAFCA's Powerline Channel as part of a sediment sale; and the Jefferson bikeway project at the Bear Canyon Arroyo.

17. San Mateo/Hahn Arroyo Reliever Storm Drains – Briefing on Project Scope, Costs, and FEMA Floodplain Impacts by Dan Hogan, Hydrology Division Manager, Department of Municipal Development, City of Albuquerque

Mr. Kelly introduced Dan Hogan, Hydrology Division Manager of the City of Albuquerque Department of Municipal Development.

Mr. Kelly's memo stated the current engineer's estimate for the San Mateo/Hahn Arroyo Reliever Storm Drains Project is \$3,600,000. The San Mateo Storm Drain portion of the project is estimated at \$2,800,000. AMAFCA had listed this project in the FY05 Project Schedule at a \$1,500,000 contribution. Mr. Kelly intends to make AMAFCA's \$1,500,000 contribution contingent upon award of the San Mateo Storm Drain portion of the project, with the understanding that the other phases are not subject to any AMAFCA funding.

Mr. Hogan stated he would answer questions from the Board regarding the San Mateo/Hahn Arroyo Reliever Storm Drains.

In response to a question from Director Saiers about floodplain into the Thunderbird Little League at Comanche South Park, Mr. Hogan stated that the flooding of the park is intentional as it is primarily a flood control facility. The open channel will be put into a pipe and a bridge will be put over the channel at Bryn Mawr to help direct flows into the channel better, and help eliminate erosion damage. The park will be enlarged over the City's easement after the pipe is installed. Design for the drainage portion of the project is at 90% complete.

He added that in a typical flood season, the fields would be inundated about twice. The parking lot has been raised so that parking is outside of the floodplain, which increases the amount of water collected by the fields. The fields have signage to indicate their primary purpose as flood control detention ponds. The water is pumped out within 24 hours.

Consensus of the Board was to support a \$1,500,000 lump sum contribution towards the San Mateo Storm Drain portion of the San Mateo/Hahn Arroyo Reliever Storm Drains Project. Mr. Kelly stated he would draft a cost share agreement for the Board's approval at a future meeting.

Updating the Board on other City projects, Mr. Hogan stated that the Tingley Surge Pond is at 90% design. He expected construction to begin around March 5-12. This summer, the pipe to



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the Alcade Pump Station will be enlarged, and some of the inverted siphons will be removed. The new Barelás Pump bar screen is due to arrive about April 30, and will be installed immediately upon arrival.

18. Mesa Del Sol Drainage – Briefing by Forest Covington

Mr. Kelly introduced James Topmiller, of Bohannon Huston, Inc., and stated Mike Castillo, Director of Design and Construction for Forest Covington, would be arriving shortly. Mr. Kelly stated that, ultimately, he envisioned Forest Covington coming to AMAFCA requesting a turnkey agreement to maintain the gravity portion of the Mesa Del Sol flood control system.

With the help of several maps, Mr. Topmiller briefed the Board on Mesa Del Sol Drainage. Mr. Topmiller stated that a level A master plan for 12,000 acres had been approved by the City in January, 2006. The level B master plan covered 3,000 acres in greater detail, and was approved by the City Planning Commission in December, 2006. Level C master plans, similar to a site plan, will further develop individual sites.

He stated that many projects are currently being built or planned for Mesa Del Sol, including Albuquerque Film Studios and Advent Solar. A new office building will be built just east of Advent Solar, and a bulk land plat for the proposed employment center will be submitted soon. Plans are underway for the first residential area and a community shopping center as well. A 24" water line was extended into the area along with the extension of University Boulevard last year. The sanitary sewer line near the Tijeras Arroyo was also extended into Mesa Del Sol.

He added that a new interchange at I-25, in line with the urban center and a major east-west road going to the community shopping center, is anticipated to be constructed in late 2009 or 2010.

He next discussed existing conditions hydrology of Mesa Del Sol. Flows from the Manzano Mountains and the Kirtland Air Force Base exit to the Rio Grande via the Tijeras Arroyo. Playas collect much of the stormwater on the upper mesa. This upper mesa stormwater currently never reaches the Rio Grande.

He stated the State Engineer Office had approved a stormwater plan in which drainage from the mesa top will not be required to go to the Rio Grande, but will be retained on the mesa top. A series of linear open space/green belt/park areas with retention ponds will be used. A trail system will also be incorporated in the linear open space.

Mr. Topmiller stated that, as the escarpment and the area below the escarpment has historically drained to the river, a detention system will collect, store, and slowly discharge



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storm water, which will eventually reach the Rio Grande. It is anticipated that the drainage system will run along the I-25 corridor, with detention ponds located on Mesa Del Sol property near the freeway, and the outlet pipe in the I-25 right of way going to the Rio Grande.

In response to a question from Chairman Hernandez, Mr. Topmiller stated that the urban center surrounding the proposed Mesa Del Sol freeway interchange would likely be built at roughly the same time as the interchange.

Responding to another question from Chairman Hernandez, Mr. Kelly stated that the project will remove floodplain, particularly properties in the Broadway/I-25 area.

Mr. Topmiller stated that, in general, the drainage plan follows AMAFCA's "Southeast Valley Drainage Management Plan." The detention system below the escarpment replaces a dam originally planned in that report, so that the entire system can remain on Mesa Del Sol property.

Mr. Castillo commented that Mesa Del Sol is actively working to create jobs, with a mix of industrial, residential, and commercial sites on the property. The first residential development is expected to break ground in May or June of 2008. The first businesses are beginning to open their doors. As Mesa Del Sol is developed, he plans to work closely with AMAFCA to ensure drainage issues are addressed.

Mr. Kelly added that the project is unique in its use of Distributed Retention and Infiltration Ponds (DRIPs). The DRIPs on the mesa top will be maintained by Mesa Del Sol. The design of the gravity drainage system on the west side of the site is based upon the early 1980's Wilson study, "Southeast Valley Drainage Management Plan", which had not been formally adopted by the Board. Maintenance of this system will need to be by a public agency, possibly AMAFCA. He described the system as a "South South Diversion Channel."

Mr. Kelly stated his approval of the multiple pond design from a stormwater quality standpoint. He added it also allows for interim retention as the system is being developed.

In response to a question from Chairman Hernandez, Mr. Kelly stated that AMAFCA could assume maintenance of the drainage system along the west of the property, but would not contribute financially towards the project. As the area is developed, the taxes collected through the mill levy would provide operating funds to maintain the drainage system.

Consensus of the Board was support of the drainage system as described.



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19. Unfinished Business

In response to a question from Director Saiers, Mr. Kelly stated that staff had met with the architect to remove scope from the office tenant improvements project. He expected the project to be put out to bid in March.

20. New Business

a. Discussion on Development of New Project Schedule

Ms. Burton stated that many of the projects on the FY05 Project Schedule are now complete. In 2004, the Board met four times in special "workshop" meetings to review and discuss the proposed projects and the priorities in each area, prior to approval of the draft Project Schedule at the June Board meeting.

She stated that the FY-08 Project Schedule will need to be approved by July 2007, in order for it to be available for Bond Sale information in August 2007. She stated she hoped to have the schedule ready for approval at the June 2007 Board meeting.

Mr. Kelly stated that this would prioritize approximately the next \$40 million in projects, which would be expected to take about four years to work through. 32 out of 40 projects on the FY05 Project Schedule have been constructed, are now in construction or design, or have had cost-share agreements finalized.

In response to a question from Director Saiers, Mr. Kelly stated that a multi-agency technical team would meet prior to each AMAFCA workshop to study each quadrant of town and develop a list of the top ten or twelve most important projects in each quadrant to present to the Board for possible inclusion.

Consensus of the Board was that the meetings would be called "work study" sessions and would be held at 9:30 a.m. on the following dates, with the areas of emphasis noted:

March 8, 2007	East Side
April 12, 2007	Northwest, Southwest
May 10, 2007	North and South Valley
June 7, 2007	Planning Projects

It is anticipated that each meeting will conclude by 11:00 a.m.



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b. Isleta Tributary Storm Drain Project – Thank You BBQ

Ms. Burton stated the Isleta Tributary Storm Drain/Hartline Drainage Improvements Project would be complete shortly. The engineers, Smith Engineering Company and Larkin Group, and the contractor, New Mexico Underground Contractors, proposed a barbecue as a way for the agencies involved, including AMAFCA, Bernalillo County, and the City of Albuquerque, to thank the School on Wheels and other project neighbors for their patience during the project.

She added that the proposed date for the barbecue is Friday, March 9, 2007, at 11:30 a.m. The Board concurred with this date and time.

Director Saiers suggested that Beth Everett of Albuquerque Public Schools and the new APS Board member for that district be invited to the barbecue.

21. Items from the Floor/Public Comment

Adrienne Candelaria, of Bernalillo County Parks and Recreation, thanked the Board for AMAFCA's providing right of way for the temporary parking facility at the Las Ventanas Dam.

Director Saiers stated that she had attended the City of Albuquerque Capital Improvements hearing on February 21, 2007. An issue brought up at that meeting was the question of why funding for the Las Ventanas Dam Park was not progressing. She reported that after the hearing she went to City Hall and spoke with Barry Bitzer, Chief of Staff in the Mayor's Office, about planning and funding for the project.

She further reported that, as Councilor Cadigan had questions about the park at the hearing, she met with a Council constituent services representative about park planning and funding.

Ms. Candelaria stated that the La Familia Master Plan had been through three public meetings, and the recreation master plan has been completed. Copies will be provided to AMAFCA for the Board's information. A \$100,000 appropriation had been obtained at the 2005 Legislature session. The first step will be demolition of the former McDonalds building. The next step will be procuring a landscape architect for the park.



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22. Adjourn

With no further business to discuss, Chairman Hernandez adjourned the meeting at 12:41 p.m.

Tim Eichenberg, Secretary-Treasurer 3/22/07

Recorded by Pam Woodruff, Secretary to the Executive Engineer