



**Albuquerque Metropolitan
Arroyo Flood Control Authority
Special Meeting Minutes
August 12, 2008**

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1. Call to Order and Roll Call

Chairman Hernandez called the Special Board Meeting to order at 10:00 a.m., Tuesday, August 12, 2008. Roll was noted as follows:

Directors present:	Chairman Danny Hernandez Director Tim Eichenberg Director Ronald D. Brown Director Janet Saiers Director Daniel Lyon
Directors excused:	None
Others present:	John Kelly, Executive Engineer Marcus Rael, Attorney Staff Other attendees on file at AMAFCA

A quorum was present.

2. Approval of Agenda

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

3. Martineztown Flood Relief – Storm Water Detention Requirements and Opportunities

- a. Available Properties and Related Acquisition Costs**
- b. Detention Pond and Piping Options and Related Construction Costs**
- c. Summary of Discussions with City of Albuquerque**

Mr. Kelly stated that first Jerry Lovato, AMAFCA Drainage Engineer, would give a quick overview of flooding in Martineztown and Barelmas in the summer of 2006. That briefing would be followed by Loren Hines, AMAFCA Real Estate Manager, who would brief the Board on his research regarding right-of-way information. Mr. Lovato would then follow up regarding some of the options and costs.

Mr. Kelly stated that he would finish up with a summary of his discussions with the City of Albuquerque.



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Mr. Kelly introduced John Castillo, Director of the Department of Municipal Development for the City of Albuquerque, and Ronald Penttila, head of the Storm Drainage Division for the City. He also introduced Tyler Ashton, an engineer with Wilson and Company, who is working with both agencies.

Mr. Lovato reviewed how the storms of the summer of 2006 affected Martineztown and Barelás, and the resulting studies of drainage in the Martineztown/Barelás areas. Drainage improvements were made in these areas, including the excavation of the Tingley Park Surge Pond.

He also reviewed other planned projects to address drainage in the area, as listed on AMAFCA's FY08 Project Schedule. The Project Schedule includes Excavation of the Post Office Pond and upgrades to the Broadway Pump Station. These projects are City-lead and include some AMAFCA funding. Upgrades to the pump station include changes to the power supply, and upsizing the pipe to take advantage of the full capacity of the pump.

In response to questions from Director Saiers and a followup question from Director Eichenberg, John Castillo stated that approximately \$500,000 was received from the legislature for drainage in Martineztown and Barelás. He did not recall which project(s) the money was earmarked for, nor where it had been spent, but stated he could obtain that information for the Board. The City will continue to ask the legislature for funds to address drainage issues. Funds for the purchase of the post office property were borrowed from other upcoming City drainage projects.

Mr. Kelly stated his recollection was that the \$500,000 legislative funding was a capital outlay bill sponsored by Rick Mieras for a drainage pond behind Albuquerque High School. The nearby Air Quality Pond turned out to be a better drainage solution for that part of the watershed. He did not know if that money had been spent. Chairman Hernandez concurred with Mr. Kelly's recollection of the legislature's action.

Mr. Lovato explained that the drainage systems in these mid-valley basins (Broadway, Alcalde, and Barelás) are interconnected. These basins were studied by Wilson and Company beginning in 2006. Contrary to the pre-study assumption, ponds located near the pump stations meter the flow to the pump station considerably better than ponds located further uphill to intercept the flow of stormwater, near I-25. Thus, ponds located near the pump station are more valuable to the drainage system.

He noted that peak flows generated near the pump station reach it first. Peak flows from further up the watershed reach the pump station later.



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Loren Hines stated that he had located underutilized properties, primarily vacant land, which might be available for drainage purposes in the Broadway basin, and which would work from an engineering point of view. Estimated appraisals were calculated using a few recent sales of comparable properties nearby. These values skew higher near the courthouses. The locations of those sites were shown on a map, supplementing a written report provided to the Board earlier.

Director Brown stated that he had read all the material, and would like to see alternatives developed in the future so the property on Lomas and Broadway would not have to be tied up as a permanent ponding area. He left the meeting at 10:25 a.m. due to a prior commitment.

Director Eichenberg suggested the possibility of using a larger parcel to the north instead, as it would provide a larger, shallower pond area which could also be used as a multipurpose park serving the neighborhood and the downtown area. The property he mentioned has old warehouse buildings on it. He asked if this property would provide a pond large enough to handle the ponding needs of the entire basin.

Director Eichenberg and Chairman Hernandez both commented that local residents had lamented the lack of a park and community center in their neighborhood.

Director Saiers stated that her understanding is that the City requested that some AMAFCA funding be moved forward for Excavation of the Post Office Pond, moving other funding back to balance the capital program as specified in the Project Schedule.

Mr. Castillo stated that a pond could be built fairly quickly on the Post Office property, to provide a measure of immediate relief, while planning and funding were being developed for a larger facility.

Director Eichenberg stated that the larger facility could be obtained quickly via the condemnation process, and the construction done in phases, with the drainage pond being put in place within a few months and the fully-developed park coming later. He stressed he would rather spend a little more money and end up with a facility that has multiple uses and will be of benefit to the community and the neighborhood rather than a single-use flood-control-only type of facility.

Chairman Hernandez commented that the neighborhood understands that the Post Office Pond is a short-term solution and they are happy that something is being done to help the drainage situation. The long-term solution of a large multipurpose pond/park was not currently an option being considered by the Board.

Director Lyon stated that the purchase of parcels for flood control did not have to be entirely in cash, as the City and AMAFCA may have lands they could offer in partial trade.



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Mr. Lovato stated that he had done some rough estimates on the warehouse parcel. He estimated that a parcel 300 feet wide by 2000 feet long with warehouse buildings on it would cost approximately \$9.5 million to purchase. Another \$7.5 million would be required to demolish the existing buildings and excavate the pond, which would hold approximately 114 acre-feet of storage at a depth of approximately 9 feet.

Director Eichenberg opined that Martineztown would prefer this solution to a deep concrete-lined hole in the ground.

Responding to questions from Director Saiers, John Castillo stated that storm drainage master plans cover areas throughout Albuquerque, and are revised over time and with increased development. The plan for this area, as indicated in the AMAFCA Project Schedule, includes a pond near the post office.

Mr. Castillo stated that when the City learned the post office parcel had become available, the City purchased it to use for the "Post Office Pond" in the AMAFCA Project Schedule. The City could sell this parcel in the future if/when a better solution becomes available. In the meantime, it can serve as a temporary facility to help with the drainage situation, similar to other "phased construction" projects.

Mr. Castillo noted that funds from other planned drainage facilities which were to be funded by the City's 2005 bond authorization were used to purchase the Post Office land, at the prior direction of the City Council. Director Eichenberg requested a list of the City projects that were delayed so that this money could be used to buy the Post Office property.

Chairman Hernandez confirmed that excavation of the "Post Office Pond" was included in the AMAFCA FY08 Project Schedule. At the time of the Board's discussion of this project last year, it was not anticipated that the land would be available this quickly. He also stated he understood that the City did not want to condemn businesses or homes to be able to build drainage facilities.

Director Saiers noted that the Post Office Pond, at 27 acre-feet, helps but does not fully solve the drainage problem in Martineztown. She suggested the Board consider a "windshield appraisal" of the warehouse property option, to see if it would even be feasible to consider it as a drainage pond site. She also suggested a cost-benefit analysis approach be utilized.

Responding to a comment by Director Eichenberg, Mr. Castillo stated that he did not know if there were any parks planned for Martineztown in the City's comprehensive parks plan. If the parcel to the north can be obtained, he would be open to a long-term solution that involved a multi-use/park facility. However, he felt the neighborhood deserved at least a short-term, partial



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solution to their drainage issues rather than forcing them to wait until the funds could be obtained for a larger parcel.

Responding to a comment from Director Eichenberg that part of the problem was that many homes in Martineztown are below grade, Mr. Kelly and Mr. Lovato stated that this problem has already been somewhat alleviated by the Odelia Storm Drain and the AQ Pond. Another storm drain is currently in design.

Before he had to leave for a prior engagement, Director Eichenberg stated he was not in favor of a temporary, "Band-Aid" approach to drainage management. He resented being asked, without notice prior to the July Board meeting, to move money around to give \$2 Million to the City for this project. He stated that while AMAFCA will probably eventually help the City with this project, he wanted to see all the alternatives first. He left the meeting at 11:07 a.m.

Mr. Kelly summarized that the consensus of the Board was for staff to assess the large warehouse parcel as a potential drainage pond site, including a cost estimate, and bring that information to the Board at a future meeting. This was confirmed by the Board members present.

Director Lyon stated he would also like to consider other acquisition funding options, such as a land trade or a bond issue.

Director Saiers noted that, as the Project Schedule included funds for the excavation of the Post Office Pond in FY-13, the request from the City was to move those funds forward and others back so that the pond could be excavated this winter and be ready for the storm season next year. Mr. Kelly confirmed that the request swaps projects funded from the November 2010 bond authorization for those funded from the November 2008 bond authorization.

He stated that the projects moved back were two City projects in the mid-valley area, and the Corps of Engineers project (as the federal funding for that project will be in batches rather than \$20 Million all at once).

Responding to a series of questions from the Board, Mr. Castillo stated the City would like to begin excavation as soon as possible to get the Post Office Pond in service. Construction will take three months of 24-hour expedited construction, or about four months without expedited construction. It can be done by an on-call contractor if time is short, or can be put out to bid.

He also stated that, in the future, the land at Broadway and Lomas might be traded for a larger parcel elsewhere.



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Director Hernandez pointed out that currently, the parcel at Broadway and Lomas sits in a floodplain and will need to be removed from floodplain before it can be sold as commercial property and built on. Utilization of the site for a temporary pond gives the City leverage for a better option in the future. He stated that the Board did not have to decide immediately, as there was still plenty of time to excavate the Post Office Pond prior to the next storm season.

After further discussion, consensus of the Board was for staff to draft an agreement for moving forward funding for the Post Office Pond Excavation, for Board review and discussion at a future meeting.

4. Unfinished Business

None.

5. New Business

None.

6. Items from the Floor/Public Comment

Director Saiers stated her appreciation to the Executive Engineer (and former Executive Engineers) for their nomination of the AMAFCA Board, past and present, for the MRCOG's Regional Leadership Award. She stated that she thoroughly enjoyed the MRCOG Awards Dinner.

She also asked about the ongoing multi-use information signage project. Mr. Kelly stated that additional signage will be going up in the coming year, as a part of the next "Miscellaneous Projects" project.

7. Adjourn

There being no further business to come before the Board, Chairman Hernandez adjourned the meeting at 11:26 a.m.

Tim Eichenberg, Secretary-Treasurer 8/28/08

Recorded by Pam Woodruff, Secretary to the Executive Engineer