



**Albuquerque Metropolitan Arroyo Flood Control Authority**  
**Regular Meeting Minutes**  
**February 27, 2025**  
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**1. Call to Order and Roll Call**

Chair Brown called the Board Meeting to order at 7:48 a.m., Thursday, February 27, 2025, at the AMAFCA office in Albuquerque, NM. The meeting was advertised with an early start date to accommodate the 2025 February Bond Sale.

Directors present via Zoom and / or in person      Chair Ronald D. Brown – at the AMAFCA office  
Director Elizabeth Newlin Taylor – at the AMAFCA office  
Director Bruce M. Thomson – at the AMAFCA office  
Director Orlando G. Martinez, Jr. – at the AMAFCA office – arrived at 7:50 a.m.  
Director Tim Eichenberg – at the AMAFCA office – arrived at 9:02 a.m.

Directors excused:                      None

Attorney present via Zoom and / or in person:      Jessica Nixon, Robles, Rael & Anaya – at the AMAFCA office

Others present via Zoom and / or in person:      Kevin Troutman, Executive Director  
Staff  
Other attendees on file at AMAFCA

A quorum was present.

**2. Approval of Agenda**

There were no changes to the Agenda. Mr. Kevin Troutman, AMAFCA Executive Director, referred the Board to its folder, which held a handout on the current Legislative Session for Item 11.a. from Ms. Vanessa Alarid with Alarid Consulting.

Director Taylor made a motion to approve the February 27, 2025 Agenda. Director Thomson seconded the motion. The motion passed unanimously (4-0).

**3. Meetings Scheduled**

- a. March 27, 2025, 9:00 a.m. – Regular Meeting**
- b. April 24, 2025, 9:00 a.m. – Regular Meeting**
- c. May 22, 2025, 9:00 a.m. – Regular Meeting**

There were no changes to the above dates.

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**Recess for Bond Sale system sign-in**

Chair Brown called for a brief recess to prepare for the Bond Sale. The meeting was recessed at 7:49 a.m. and reconvened at 7:59 a.m. Director Thomson motioned to reconvene. Director Taylor seconded the motion. The motion passed unanimously (4-0). Another recess took place after Item 8.a.

**4. Appointment to Boards and Committees**

- a. MRCOG Executive Board**
- b. MRCOG Board of Directors**
- c. Middle Rio Grande Water Resources Board**
- d. Metropolitan Transportation Board**
- e. Personnel and Salary Committee**
- f. Strategic Planning Committee**
- g. Financial Committee**
- h. Real Estate Committee**

Chair Brown, recapped the appointments that he had discussed with the Directors, to the following MRCOG Boards:

MRCOG Executive Board:	Chair Ronald D. Brown Director Tim Eichenberg – alternate
MRCOG Board of Directors:	Chair Ronald D. Brown Director Tim Eichenberg – alternate
Middle Rio Grande Water Resources Board:	Director Bruce M. Thomson Director Orlando G. Martinez, Jr. – alternate
Metropolitan Transportation Board:	Director Orlando G. Martinez, Jr. Chair Ronald D. Brown - alternate

Chair Brown, recapped the appointments that he had discussed with the Directors, to the following AMAFCA Committees:

Personnel and Salary Committee:	Director Elizabeth Newlin Taylor Chair Ronald D. Brown
Strategic Planning Committee:	Director Orlando G. Martinez, Jr. Director Bruce M. Thomson
Financial Committee:	Director Tim Eichenberg Director Bruce M. Thomson
Real Estate Committee:	Director Tim Eichenberg Director Elizabeth Newlin Taylor

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### 5. Items from the Floor / Public Comments

See Item 12.e. for Public Comments made during that presentation.

### 6. Approval of Minutes

#### a. January 23, 2025

Director Taylor made a motion to approve the Minutes of January 23, 2025. Director Thomson seconded the motion, which passed unanimously (4-0).

### 7. Consent Agenda

Chair Brown recapped Agenda Items 6.a. through 6.f. on the Consent Agenda, which were shared on the TV for all participants to view. Director Thomson made a motion that the Board accept the items on the Consent Agenda. The motion approved the following:

- American Public Works Association – Public Works Expo - Out of State Travel, Chicago, IL, August 17-20, 2025;
- Tract 1-A-1-A-2 Honeywell Site - Drainage Easement;
- On-Call Geotechnical/Materials Testing Services – Task #4 with YeDoma Consultants, LLC;
- Rutherford Lease Agricultural Lease for 2025-2028;
- Tract B-4-A Duke City Redi-Mix – Quitclaim of Drainage Easement; and
- Track B-4-A Duke City Redi-Mix – Drainage Easement.

Director Taylor seconded the motion. The motion passed unanimously (4-0).

### 8. Executive Director's Report

#### a. Notification of Past Month's Activities

*AMAFCA Office Modifications:* There are a few punch list items remaining to be completed. Some minor warranty work will occur over the next few months.

*Upper Petroglyphs Drainage Management Plan (DMP):* The developer associated with the Upper Petroglyphs DMP reached out to AMAFCA regarding the public-private partnership for the regional infrastructure that had been discussed at previous Board meetings. Mr. Troutman reiterated his concern with the impact that could be placed on the available bond funds and the debt service mill rate. He gave the Kirtland Air Force Base project as an example. The DMP Resolution states that AMAFCA will cost share on regional infrastructure; however, there is no reference on percentage to be split between adjacent landowners and AMAFCA. AMAFCA is concerned that reimbursement received from developing lots will result in an excess of funds from AMAFCA that could force a change to the mill rate for debt service. AMAFCA has no property rights to most of the areas identified in the need of infrastructure.

*North and South Diversion Channels Survey:* The survey work for the channels has been completed. AMAFCA staff will begin developing hydraulic models for both channels.

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*North Domingo Baca Dam Expansion:* The expansion project received an honorable mention award from the American Council of Engineering Companies.

*Black Mesa Storm Drain Phase I Manhole Replacement:* The Army Corps of Engineers built this project. Bernalillo County will be working on a road project on Isleta Boulevard, covering the area where the Black Mesa Storm Drain crosses the roadway. As part of the manhole plan review, AMAFCA will be designing a revision to the manhole on the Amole Dam Primary Outlet pipe to address an anticipated surcharge issue at that location.

2025 Legislative Session: AMAFCA's Legislative Liaisons are tracking many Bills currently working their way through the Legislative Session. Mr. Troutman extended thanks to both Vanessa Alarid and Skye Devore for all their hard work this Legislative Session.

Some of the Bills include:

- Senate Bill 100: The Bill will increase AMAFCA's statutory debt limit. The Bill cleared the first committee with unanimous support.
- Senate Bills 21 & 22: The Bills cover legislation for National Pollutant Discharge Elimination System (NPDES) primacy. There have been approximately four flood amendments. AMAFCA is still concerned that the permit could be denied because the Rio Grande still exceeds the e. Coli standard when there is not a stormwater discharge and could violate the downstream water quality standards of the Pueblo of Isleta . The New Mexico Environmental Department had stated this would not be the case. There was a discussion regarding the wording that is required in the Clean Water Act; rules to be adopted do not need to be done in a Legislative Session; there are states where primacy had been defined; watershed-based permit states were discussed; AMAFCA still has concerns that there are no statutory guardrails on fees; and the Water Quality Control Commission will set fees and the volume rates could be considerable, yet no rate amounts are known.
- Senate Bill 192 and House Bill 47: The Bills establish the property tax exemptions for veterans. Exemption for honorably discharged veterans will increase from \$4,000.00 to \$10,000.00 for tax year 2026. In tax year 2027, the CPI calculation will be used to increase the exemption. In tax year 2026, there will be an exemption based on the percentage of disability of a disabled veteran. Currently only 100% disabled veterans can claim an exemption. Like Head of Household, both types of exemptions will only be granted if claimed. If passed, these Bills will be reflected starting with Fiscal Year 2027 revenues.
- Senate Bill 206: The Bill updates the procurement code to increase the limits for small purchases and doubles the allowable length of professional services contracts. The Bill has started working through committees. There is no CPI calculator in this Bill.
- Travel: Mr. Troutman will be out of the office, traveling to California, March 16 to 21. Ms. Nicole Friedt will be acting Executive Engineer during that time.

A couple of items came up after the Board mailout had gone out:

*Menaul Redevelopment:* Mr. Troutman attended the Menaul Redevelopment area meeting. The proposed zoning move for AMAFCA would be incompatible since it would prohibit fueling of the AMAFCA heavy equipment. AMAFCA does not have to participate in the zone change. If AMAFCA decides to change zoning at a later date, AMAFCA will have to pay for the change. The

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alignment of Menaul may mean fewer lanes and reduced speeds. Landscaping of the North Diversion Channel was a topic that would deal with the levee sections and licensing.

AMAFCA just found out CoA is taking money out of Storm Drainage, again, and has moved both Stormwater Quality and Transportation funding to one pot. Evidently this was due to AMAFCA being silent on CoA's budget. Later in the evening of February 27, 2025, a CoA Budget meeting is happening and AMAFCA will be present. The Board was invited to attend as well.

The Board noted that there was a Tax Incremental Development District (TIDD) for Expo New Mexico (state fairgrounds). Mr. Troutman advised Expo New Mexico is not on the tax rolls since it is State Property. They may transfer the property for private use.

### **Recess for Bond Sale**

Chair Brown asked for a motion to go into Recess for the Bond Sale. Director Thomson moved to go into Recess to view Bond Sale transactions. Director Taylor seconded the motion. The motion passed unanimously (4-0). The meeting was recessed at 8:24 a.m. Chair Brown asked for a motion to go back into Regular Session. Director Thomson moved to go back into Regular session. Director Taylor seconded the motion. The motion passed unanimously (3-0). Director Martinez was out of the room. The meeting resumed at 8:35 a.m.

#### **b. Notification of On-Call Services Task Orders**

Mr. Kevin Troutman, AMAFCA Executive Director, referred the Board to the memo for task orders issued over the last month and answered a question from the Board.

### **9. Financial Matters**

#### **a. Financial Matters – Acceptance of Financial Information**

Ms. Maria Zuniga, AMAFCA Director of Finance & Procurement, along with Ms. Laurel Johnson, summarized information provided in the memo. The presentation included Budget information for Fiscal Year 2025 such as General Fund Budget to Actual; Revenues; Expenditures; and Cash & Investments. There were no questions.

Director Thomson made a motion that the Board accept the Financial Information. Director Taylor seconded the motion. The motion passed unanimously (4-0).

#### **b. Other Matters**

Ms. Maria Zuniga, AMAFCA Director of Finance & Procurement, summarized information provided in the memo and walked the Board through upcoming tasks within the ConceptBoard system and answered a question from the Board.

#### **c. AMAFCA FY2024 ACFR – Public Presentation and Acknowledgment of Satisfactory Completion of the FY2024 Audit**

Mr. Eric Spurlin, with Carr, Riggs, and Ingram (CRI), summarized information provided in the mailout. Part of the presentation covered items such as the auditor responsibility; management's responsibility; new and upcoming standards, value-added suggestions; and concluding comments.

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Responding to questions from the Board regarding a finding (not to be considered a material weakness) and what steps are being made to make sure it does not happen again, Mr. Spurlin advised the finding had to do with a Joint Funding Agreement. Ms. Zuniga advised the Joint Funding Agreement was in Fiscal Year 2023; however, due to timing of the receivables in Bill.com, the bill was recorded in the first part of Fiscal Year 2024. Responding to a question on the past difficulties with the State Auditor's Office, Ms. Zuniga advised she has been in contract with the State Auditor's Office on various items and has had a good experience with them. Responding to a question on Audit Service contracts and if CRI could do another term, Ms. Zuniga advised CRI had gone through a reorganization in the past year which would deem them able to respond with a proposal. Mr. Spurlin followed up after a question from the Board referencing the changes that happened within CRI.

Director Taylor made a motion that the Board acknowledge the satisfactory completion of the Fiscal Year 2024 Audit and the Annual Comprehensive Financial Report. Director Thomson seconded the motion. The motion passed unanimously (5-0).

### **10. Legal**

#### **a. Status Report**

Attorney Jessica Nixon recapped the Status Report. There were no questions.

### **11. Legislative Liaison**

#### **a. Briefing on the 2025 Legislative Session**

Ms. Skye Devore with Alarid Consulting answered questions from the Board and covered items such as there were more than 1,200 Bills introduced so far; several Committees are backed up; Senate Bill 100 is tracking and is with the Senate Tax Committee, will be up on Saturday then to the House after a floor vote; and referred the Board to the Bill Tracker that was handled out. Responding to questions from the Board, Ms. Devore advised that representation from the AMAFCA Board is always very helpful; SSCFCA does a lot of work behind the scenes; she can work with other entities on issues; will check in with other lobbyists; and will do some work behind the scenes with the New Mexico Municipal League and others which can help other big municipalities statewide. The Board agreed that the Lobbyists and the Board can do a two-prong approach and work their contacts on the important issues.

### **12. AMAFCA Projects**

#### **a. Construction Report**

Ms. Nicole Friedt, AMAFCA Director of Planning and Engineering, recapped the Construction Report. Responding to a question from the Board on the lack of projects listed, Ms. Friedt advised AMAFCA is currently going through the negotiation process with two potential contractors on the Agency and Area-Wide project, which had no bidders during the last two advertised Request for Bids. AMAFCA has a lot of projects in the design phase and estimates having a heavy fall project agenda.

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### **b. 7-Bar Retail at Cottonwood Crossings – Draft Turnkey Agreement**

Ms. Nicole Friedt, AMAFCA Director of Planning and Engineering, summarized information provided in the memo. There were no questions.

### **c. South Domingo Baca Channels – Results of Existing Conditions Evaluation**

Ms. Nicole Friedt, AMAFCA Director of Planning and Engineering, summarized information provided in the memo and answered questions from the Board. The presentation included concern brought to the engineering staff's attention by Mr. Sal Hernandez, AMAFCA Maintenance Superintendent; a history of the continued work on the channel was presented; a channel assessment done via an On-Call Task Order by Conley Engineering that revealed 53 areas in need of repair on the Tributary channel and 60 in the Main channel; most of the repair areas were associated with channel failures; there is delamination, missing or broken concrete, missing joint sealant, cracking, voids under the channel, off-site drainage creating erosions, and voids behind the channel. Three options were referenced along with their costs.

### **d. Authorization to Advertise Request for Proposals for Engineering Services for South Domingo Baca Channels**

Ms. Nicole Friedt, AMAFCA Director of Planning and Engineering, summarized information provided in the memo and stressed that AMAFCA is attempting to find an economical solution. The presentation included various pictures noting deterioration of the channels. There was a brief discussion on what would happen if AMAFCA does nothing; can AMAFCA wait until the time that the channel deteriorates (if nothing is done there is the potential that a flood would take out homes); why is AMAFCA in a hurry to do the project (a flood could destabilize the channel further); without looking into the channel further, there is still the concern with voids under the concrete; could an all-natural arroyo be considered (yes, would need lateral migration to be considered in what is being designed), and the Board requested that AMAFCA look at bringing the item back next month with details on phasing the study.

### **e. South Broadway Drainage and Storm Water Quality Management Plan – South Broadway Pond Property**

Ms. Nicole Friedt, AMAFCA Director of Planning and Engineering, summarized information provided in the memo and answered questions from the Board. Part of the presentation included AMAFCA having many discussions with the City of Albuquerque (CoA) regarding the South Broadway Pond Property and the pond expansion that was identified in the CoA 2013 South Broadway Drainage & Stormwater Quality Management Plan. AMAFCA's review comment for the platting action on a specific plat was to dedicate a public drainage easement over the portion of the property identified for the future pond; dedication of the easement would be to CoA; AMAFCA would not sign the plat until the easement was dedicated; AMAFCA staff met with the Real Estate counsel who recommended not signing off if AMAFCA's condition was not met. There was a brief discussion regarding, due to staff turnover at CoA, AMAFCA had only found out in recent days that CoA had tasked RESPEC to do a re-analysis to include a pond at John Street that would lead to a disconnection of the South Broadway Pond; AMAFCA is awaiting the official letter from CoA regarding this change so that AMAFCA can sign off on the pending plat; the Board agreed that once the official letter has been received, AMAFCA can remove the comment and sign the plat. Responding to a question from the Board on what actions AMAFCA could take

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(due to CoA personnel turnover), Ms. Friedt advised the masterplan was CoA's, AMAFCA was not invited to participate and did not need to be invited to meet since it is a CoA project.

Ms. Juanita Garcia, representing JAG Planning & Development, thanked the Board. She spoke on behalf of a property owner, regarding a plat approval that both the City of Albuquerque and AMAFCA had to approve. The property owner and JAG are happy to hear another study was done.

Mr. Tony Sylvester, representing Rio Metro / Rail Runner Express, thanked the Board and advised it was appreciated that AMAFCA was looking into all of the alternatives.

### **13. Facilities, Operations & Maintenance Update**

#### **a. AMAFCA Operations February Update**

Ms. Paula Dodge-Kwan, AMAFCA Director of Operations, walked the Board through upcoming tasks within the ConceptBoard system. Responding to a question from the Board regarding what the students from Rio Grande High School would be doing at Raven Pond, Ms. Dodge-Kwana advised she was not sure, so a meeting with Rio Grande High School and AMAFCA staff would be taking place. An outside classroom seems to be a great option.

### **14. Stormwater Quality**

#### **a. Review of Illicit Discharges Minimum Control Measures**

Mr. Patrick J. Chavez, AMAFCA Stormwater Quality Engineer, summarized information provided in the memo and answered a question from the Board. The presentation included items such as EPA's Minimum Control Measures (MCMS); Basics of Illicit Discharge Detection and Elimination (IDDE); as well of various pictures of illicit discharges.

### **15. AMAFCA Field Highlights**

#### **a. Field Report**

Mr. Esqui Padilla, Engineering Technician, provided a report on various projects and events and answered questions from the Board.

### **16. 2025 Bond Sale**

#### **a. Presentation of Series 2025 General Obligation Bond Sale Results**

Mr. Erik Harrigan, Managing Director with RBC Capital Markets, LLC, provided information on the Bond Sale that occurred earlier in the day. Mr. Harrigan summarized the report and noted twelve bidders had been interested, and Huntington Securities, Inc. was referenced as the winning bidder. Mr. Harrigan recapped some information from the recent Bernalillo County Bond Sale as well as AMAFCA's series maturity & payment schedule and the history of rates. Responding to questions from the Board, Mr. Harrigan advised a copy of the presentation can be provided to the Board, no formal action was needed to approve the Bond Sale, and the Sale met all the parameters.



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**17. Real Estate**

**a. Paradise West Property Acquisition**

Mr. Willie West, AMAFCA Real Estate Manager, summarized information provided in the memo.

Director Taylor made a motion that the Board authorize the Executive Director to acquire real property for the regional drainage facility as part of the Calabacillas Arroyo West Branch Drainage Management Plan in the amount of three million dollars (\$3,000,000.00), plus closing cost. Director Thomson seconded the motion. The motion passed unanimously (5-0).

**a. Painting of Flood Control Infrastructure at John B. Robert Dam and Other Locations**

Mr. Kevin Troutman, AMAFCA Executive Director, summarized information in the memo and answered questions from the Board. Responding to the Board regarding painting other facilities he advised AMAFCA can paint everything. He also referenced some unsanctioned artwork on Sandia Pueblo, which may be a future license agreement.

**18. Unfinished Business**

The Board asked that staff provide an update next month on the vehicle theft and recovery that happened a couple months back.

**19. New Business**

None

**20.** There being no further business to come before the Board, Chair Brown adjourned the meeting at 11:11 a.m.

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Tim Eichenberg, Assistant Secretary – Treasurer, 3/27/2025

*If Draft is noted as a watermark, the minutes are in draft form, are not the official minutes of record, and are subject to approval by the AMAFCA Board of Directors.*