

**MINUTES OF THE
SANTA FÉ COUNTY
COUNTY OPEN LAND AND TRAILS AND PARKS ADVISORY COMMITTEE
(COLTPAC)**

Thursday, October 20, 2011

1. CALL TO ORDER

A regular meeting of the Santa Fé County Open Land, Trails and Parks Advisory Committee (COLTPAC) was called to order on the above date at approximately 6:00 p.m. by Chair Sam Pallin at the Santa Fé County Community Projects Conference Room, 901 West Alameda, Santa Fé, New Mexico.

2. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

Members Present

Sam Pallin, Chair
Judy Kowalski, Vice Chair
William Hutchinson
Eliza Kretzmann
Matthew Montoya
Michael Patrick
Jerry Rogers
Scott Stovall

Members Absent

Sandra Massengill

Staff Members Present

Beth Mills
Colleen Baker
Mark Hogan

Others Present

Bill Baxter
Bill Johnson

3. APPROVAL OF THE AGENDA

Mr. Patrick requested under action items, if allowed, to introduce a resolution from COLTPAC to the Board of County Commissioners regarding funding.

Dr. Mills said to act on it staff would have to publish it 24 hours in advance. Unless it was posted, it could not be an action item.

Chair Pallin agreed but they could discuss it at this meeting.

Dr. Mills asked to add an update on the La Piedra Open Space purchase agreement, The Talaya Hill

open space connector and discuss the next meeting date.

Ms. Kowalski moved to approve the agenda as amended. Mr. Hutchinson seconded the motion and it passed by unanimous voice vote.

4. APPROVAL OF MINUTES FROM AUGUST 18, 2011

Mr. Rogers moved to approve the minutes from August 18, 2011 as presented. Ms. Kowalski seconded the motion and it passed by unanimous voice vote.

5. MATTERS FROM THE PUBLIC AND COUNTY STAFF

A. Update from Mark Hogan, Director of Facilities and Properties

Mr. Hogan said things were so fresh on the revision that reflected on the mission of COLTPAC. On November 8 the staff would present this whole division to the Board of County Commissioners and try to articulate the vision for the division - particularly related to the open space mission. Perhaps we could energize some of the projects if not the overall mission on open space and how we were addressing projects like the river restoration and find ways to engage the public more and more. He said, "We are here because we care about our community and want to enhance the assets we have. So we are working on how to help staff be more effective and looking at partners among the nonprofit community." Once the County purchased and did remediation, they needed to make stewardship happen. There would be different answers for each parcel. They needed to bring other parties to the table to get things done. Other partners might include federal funding and the state and others. State Parks might help. It required much communication. They needed to put together a dog and pony show for foundations, the Chamber of Commerce and others to ask for help to orchestrate the larger effort.

He wanted to collect ideas on how to do that and how to energize acquisition of open space strategically.

We were looking at the Canyon Ranch and what we need as expertise but as a county project and find out the broader interests and what kind of experts we need to make that all it could be.

Chair Pallin agreed that part of stewardship was maintenance and the other part was connection. The program was 12 years old. He asked how the public could make use of all of this open space and how they could use it if it was not open and maintained. It was important to liase with all of these groups but we need a volunteers program of open space and trails. There were a lot of potential volunteers among hikers, bikers, and equestrians.

Mr. Hogan said it would be nice to find a sympathetic organization with some money to sponsor a position for 2 years and could house them in the county and get the component going. He thought about social networking.

Mr. Patrick asked what he could say about next year's budget and staffing for this program.

Mr. Hogan said staffing was going to remain flat. So that's why he needed to look for other resources. He wanted staff to do more organizing and supervising instead of actually doing all the labor - more delegating and organizing to make things happen.

He said they were getting a senior project manager/engineer to help with water lines in Eldorado and possibly the river. The other was a project coordinator for the river also tied to bond projects. So it wasn't totally bleak.

Ms. Kretzmann asked how to reach him.

Mr. Hogan shared his business card with the members.

Ms. Baker added that soon they would have a handbook.

Chair Pallin said the soccer league in Edgewood got together and got a soccer field out of it.

Ms. Baker said Mr. Hogan wanted to reach out more to the community but hold it together with coordination.

Chair Pallin said he had asked some time ago about a slide show with members able to access it and use it for talks.

Mr. Hogan said a power point could go on a flash stick easily. He wanted the members to be salesmen for open space - "the evangelists" to raise consciousness about open space - not just big tracts of land but also environmentally so people would take pride in it.

Mr. Stovall asked what the county was thinking about the bond sale next year.

Mr. Hogan said he wanted to make sure they could finish up the projects and put the public money to good use and bring trails and river restoration back into people's thinking. He wanted to get the commissioners on bicycles and have them ride down the river trail. He was astounded at how beautiful those projects were.

Chair Pallin said he took Commissioner Holian on a horseback trip.

B. Commonweal Conservancy Application for Acquisition of a Trail head and Parking at U.S. 285 and the Rail Trail

Dr. Mills thought there would be someone from Commonweal at the meeting but she would report where they were on it. She said the application was emailed and didn't know if everyone got to read it.

She reminded them that when an application came in, staff reviewed and vetted it. This one was at

285 coming down from Lamy into the Galisteo Basin preserve and a site for compact development with a trail system out there. She showed the map and pointed out that the red line was what the consultant came up with for the Rail Trail. They needed to work on easements with residents and one with the State Land Office. They could not use the ROW there because it was too steep and must be a certain distance from the railroad there. She pointed out the proposed trail head and possibly a SF-Lamy rail stop.

Ted Harrison, E.D. for Commonweal Conservancy has an easement for a road through state land into his development.

The suggestion was for the County to purchase 12.5 acres on both sides of the rail line west of 285. The bottom part was 5 acres where she envisioned the trail head and the north portion was 7.5 acres.

It was donated by the Borque family to Commonweal in 2010. It was labeled Tract 5-C-2. They had access to the southern portion from 285 granted by DOT.

The application from Commonweal had laid out the benefits and listed the value at \$150,000. Maybe that was what he saw in the general area. He suggested selling it to the County for \$89,500 and offering a little more than 10% for the stewardship donation to the program to build the trail head.

Chair Pallin thought the trail head would be in the southern portion. He asked Dr. Mills if they had an option to buy just the southern portion.

Dr. Mills said she did not because 12.5 acres was the minimum lot size. The adjacent parcel was a residential development.

Ms. Kowalski asked about the trail head.

Ms. Baker said there was a little bit of a trail head there and space for the parking.

Mr. Stovall asked if the county could partner with the state on the trail head.

Ms. Baker said the issue was operating cost rather than acquisition cost.

Chair Pallin thought maybe they could use bond money.

Mr. Baxter asked about the state's location of the parking area.

Dr. Mills said it was on the application.

Mr. Patrick thought this would be a great place to access the rail trail.

Mr. Stovall asked how wide the easement was.

Mr. Patrick didn't know.

Ms. Baker said it was 100'.

Chair Pallin asked if there was room for parking there and how much would be needed for a train stop.

Mr. Rogers suggested if it became a major commuter place it could have an underpass.

Dr. Mills wanted to know if COLTPAC wanted to pursue it.

Everyone liked pursuing it as a "sense of the committee."

Dr. Mills asked if it would be better to see it late in the afternoon or on a weekend, possibly on a Saturday or Sunday. The committee seemed to favor a weekend visit and Dr. Mills agreed to send out some possibilities for the visit.

Dr. Mills pointed out where the easements were needed and where they needed to obtain an easement from a private land owner.

Mr. Patrick suggested some attention be given to the purpose of the preserve while out there. They should go to the cowboy shack and invite Ted Harrison to talk about the vision there. Everyone agreed.

Mr. Hutchinson asked about any linkage for the New Mexico Central Trail in the western portion of the Preserve.

Mr. Stovall said that was not owned by Commonweal. The current owners had an arrangement with Commonweal for purchase in the future but not now. It was under option - there was a building envelope on the best site proposed for the trail. That along with a conservation easement leaves not much there.

Mr. Rogers met with Mr. Harrison and one of his trustees in the spring because he wasn't happy with what he saw Commonweal doing with the other trail but there was nothing that could be done about it.

6. MATTERS FROM THE COMMITTEE

A. Update on questionnaire for Open Space Users

Ms. Kowalski said she got some volunteers to do surveys. The majority of the visitors was there for first or second time and looking for new places to go and liked it because there were not many people there.

Mr. Hutchinson said the three he spoke with were repeat users for several years and loved the place.

Ms. Kowalski went on the weekend and there were lots of people coming through. During the week there was a tour woman there. Several visitors found out from friends. Some found it through the website - www.santafe.com. The web was a good way to let people know.

Chair Pallin asked if they could put the picture of the sunset on the website. Ms. Baker thought so.

Ms. Kowalski asked people about improvements and they mentioned signs to reduce confusion.

Chair Pallin asked if she asked the visitors if they would come back.

Ms. Kowalski said it wasn't on the survey but the people she talked to said they would return.

Chair Pallin asked if they lived close by.

Ms. Kowalski agreed for most of them. Mr. Hutchinson also agreed.

Ms. Kowalski said she had talked with 20 visitors.

Chair Pallin asked if she anticipated doing more.

Ms. Kowalski said she would like to do more during the week but didn't have the time. She added that the sheriff came by and she talked with him. He said he came by periodically. She didn't get his name but it would be nice to thank him.

Mr. Hutchinson said the tour guide complimented us on our signage but suggested putting distances on them.

Ms. Baker said it was pushing the County to get mile makers.

Ms. Kowalski suggested maybe just putting distances on the map.

Ms. Kowalski wondered if they should name the loops. Ms. Baker agreed.

Chair Pallin asked if any county open space properties would be opened in the near future.

Ms. Baker said the next one would be complete by the end of December. It was a 3 acre park just south of west Alameda. She described how to get to it.

Mr. Boaz suggested asking the students from Worcester Polytechnic Institute to include a trail app as part of their work in Santa Fé.

Mr. Baxter said the Sierra Club was coming out with a map of trails but it contained no county trails.

Ms. Baker thought the Rail Trail was in it.

Mr. Baxter said he would check further.

Dr. Mills said they came to ask her for Rail Trail maps.

7. MATTERS FROM OPEN SPACE AND TRAILS STAFF

A. Discussion of Rufina Road Extension: South Meadows Open Space to Santa Fé River Greenway

Ms. Baker showed the project map. The City had no plan for street development there. She pointed out the open space on South Meadows near Fairway Village and the mobile home park. To the west was state land that the county leased and the Camino Real Trail. The idea would be to connect a trail from Camino Real to the open space. The ROW at Fairway was deeded to the homeowners and the west portion was public. The homeowners association at Fairway told her that the city was not interested and wondered if the county would be interested in purchasing it.

She wanted to bring it forward to see if the Committee was interested and if the County should pay money for it.

Chair Pallin asked what was in the open space.

Ms. Baker said she envisioned an urban park with shade structures and some amenities for urban setting.

Mr. Stovall asked where the other parcel where the county partnered with the city. A guy came and talked to the Committee about it.

Mr. Baxter remembered that they did a field visit to it.

Mr. Stovall asked if Ms. Baker had talked with the state about it there.

Ms. Baker said she hadn't.

Mr. Baxter said there were spaces for schools and this would be in the city soon.

Ms. Baker agreed that it would but the city didn't have the resources to do it any more than the county.

Mr. Rogers suggested reminding the homeowners association that it was an asset for them to have a trail there. Ms. Baker agreed.

Chair Pallin added that it was not likely to attract any customer for it so it could stay as it was or convince them to donate it.

B. Update on the Land Use Code

Dr. Mills reported progress and discussion on the trails and open space portion of the Land Use Code. The facilitator was meeting with focus groups - the third one would be in 2 weeks. She hoped it would be the last one whereupon they could pass on the results to the folks who were finalizing it. It had been an amazing process. The people were appointed by the Board of County Commissioners with a wide range of geographical representation. Each meeting she brought what she thought was closer and they would totally revamp it.

It was long and drawn out with the public at their toes. But once finalized, it would be incorporated into the Land Use Code. The direction would specify open space standards and ensure connectivity in compliance with existing standards like wildlife standards. So a lot could be achieved through regulation with the code.

C. Update on OS&T program funding and Resolution

Dr. Mills said the resolution she sent to the Committee was changed by legal staff. On November 8, Commissioner Holian would bring it to the Board of County Commissioners. The attorney really strengthened it. Dr. Mills read the therefore paragraph and it was pretty strong language.

Chair Pallin asked if there was any discussion about using the fractional tax (mil levy).

Dr. Mills said there was none. She talked with the Trust for Public Land (TPL) consultant. She didn't get comments from TPL before she had to submit it to Legal and had not had a chance to review their comments yet.

Chair Pallin said they wouldn't put that in it anyway and too much detail might jeopardize passage.

Mr. Patrick said November 2012 was a logical time to be seeking more conservation plans and that meant they should start now working on awareness - a public opinion poll for example.

Chair Pallin said if this passed then the Committee would have some pull to pose more details. He noted that there had never been any provision in the county budget for trails and open space. But there was no way the Committee could ask for more bond money if we don't use it.

Atalaya Hill Open Space

Dr. Mills showed the map of the new trail connections. When the County bought Atalaya open space it included the Parker property to make connections between Dale Ball trails and the Dorothy Stewart trail. So they wanted to build this new trail out there and were working on signage for it. It was between 1 to 2 miles of trail with a very nice design. She pointed out the existing trails.

Chair Pallin thought it was a great map.

D. Update on Edgewood Design

Dr. Mills said they wanted to bring water down into the open space for the equestrian facility there and to work on phasing. They were going to design phase 2 but only construct phase 1 now. She was working with consultant on the equestrian arena which had been a real challenge. They would bring two options to Edgewood on October 26, 4 p.m. at the fire station. One option was an arena at 100x200 and the other was 150x300. Staff favored the smaller one. She would appreciate having some board members there.

They needed to get it to drain properly and the smaller one would allow better drainage. They would have to move dirt to make it drain. It had a 4% slope.

Chair Pallin thought phase 1 was probably all it would need.

Piedras Application

Dr. Mills said the trail was designed already and would be built before the end of the year.

Mr. Johnson noted that it had a steep slope too.

Dr. Mills shared a brochure on the Piedras Trail Connection.

Ms. Baker asked about possible volunteer groups such as the Santa Fé Mountain Club.

Dr. Mills said they could work that out at the next meeting on November 17.

E. Update on Funding for Acquisitions

Mr. Patrick's Resolution

Mr. Patrick said the resolution was for a bond measure or mil levy sometime soon. He passed around copies of the draft. The objective was stated in the "whereas" statement.

Mr. Rogers thought it looked great. Others agreed.

Mr. Patrick asked if they could have it as an action item on next month's agenda. He welcomed suggestions for it. As they try to get more money for staffing it was important to continue the capital program because they got 5% back on sales and that added to the budget. Ms. Baker agreed.

Ms. Baker asked if they wanted to include bonding in the last paragraph. In 2003, the GRT included money for open space. But last year the County stripped it back to just what the voters wanted. So now they were looking at 2012 with no allocation. From 2004 - 2007 there was a set portion for open space with half in urban areas and half in rural areas. So it guaranteed about \$2.2 million. The County approved having GRT go to water, trails, open space and road projects. Then they passed an ordinance that specified 75% to water, 15% to open space and 10% to roads (of the quarter percent GRT). So this year they passed an ordinance that took away specific percentages.

Anything budgeted now was what the Committee got. She wanted to look at bonding within a year so they needed to get going on planning for it and hopefully a mill levy too.

Mr. Patrick asked if they should add a specific percentage for open space in the resolution.

Chair Pallin suggested a clause that strongly recommended maintaining the 15% historic allocation for open space and trails. It should say there was history and we want to protect it. Maybe we could get more than 15%.

Ms. Baker said the water project didn't need as much but roads would love to get more.

Mr. Patrick agreed to redraft it before the next meeting.

8. ACTION ITEMS

Mr. Hutchinson said the Santa Fé MPO has a draft bikeways master plan. Tim Rogers prepared it and would like to present it at the next COLTPAC meeting. Mr. Hutchinson thought it would be worth hearing him and maybe look at it before the meeting. He agreed to send Dr. Mills some information on it for the agenda.

9. ADJOURN


The meeting adjourned at 8:02 p.m.

Approved by:



Sam Pallin, Chair

Submitted by:

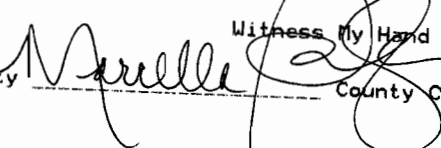


Carl Boaz, Stenographer



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STATE OF NEW MEXICO) ss PAGES: 10

I Hereby Certify That This Instrument Was Filed for Record On The 23RD Day Of January, 2012 at 10:20:36 AM And Was Duly Recorded as Instrument # 1658073 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Deputy  Valerie Espinoza
County Clerk, Santa Fe, NM

SFC CLERK RECORDED 01/23/2012