

**MINUTES OF THE  
SANTA FE COUNTY  
COUNTY OPEN LAND AND TRAILS PLANNING AND ADVISORY COMMITTEE  
(COLTPAC)**

**Thursday, October 7, 2010**

**1. CALL TO ORDER**

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

**2. ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**Members Present**

Matthew McQueen, Chair  
Sam Pallin, Vice Chair  
Brent Bonwell  
Jack Frost [arriving later]  
Jan-Willem Jansens  
Sandra Massengill [arriving later]  
Jerry Rogers  
Scott Stovall

**Members Absent**

Judy McGowan [excused]  
Stephen Schoninger  
One vacancy

**Staff Members Present**

Beth Mills  
Colleen Baker

**Others Present**

Bill Baxter  
Bill Johnson

**3. APPROVAL OF THE AGENDA**

Chair McQueen requested a change to the agenda to provide public comment after Matters from the Open Space and Trails Staff and then go into closed session to discuss land acquisition..

**Dr. Pallin moved to approve the agenda as amended. Mr. Bonwell seconded the motion and it passed by unanimous voice vote.**

**4. MATTERS FROM OPEN SPACE AND TRAILS STAFF**

Dr. Mills reminded the committee regarding the easement for the Central NM Rail Line near Rancho Viejo that the Santa Fe Community College District took over that area. There were 4-5 miles that needed

to be approved through the State Land Office, just west of Eldorado. She was working on the application to get the right of way easement for that stretch for trail construction and she estimated it would cost approximately \$50,000. She asked them to keep in mind that it was in the wings.

Secondly, the Committee should decide before this meeting concluded if they wanted to meet in two weeks or not because she had to provide notice for it.

Mr. Jansens asked if there were other costs associated with acquiring the easement to the south and north of that state land.

Dr. Mills said on the north, the negotiations with Rancho Viejo Partners didn't involve money. To the south she was not sure what they would need. The land to the west of it was owned by Gene Thornton at the moment or was already in Commonweal Trust's hands and didn't think it needed money. The third possibility was that the lands that were just south of the state land was owned by Gene Thornton now. To the north had very large lots and she didn't think any of the owners would grant the County an easement or allow the County to buy an easement.

Ms. Baker said there was one more small stretch of state land there.

Mr. Jansens asked if there was any money for shoring up the grade.

Dr. Mills said there was and was from a different fund.

Mr. Stovall asked if the State Land Office had been agreeable.

Dr. Mills said they were. The County just needed to get the paperwork and a check delivered.

Chair McQueen asked if they could save that discussion for later.

Ms. Baker explained that staff just brought it up because there would be an expenditure that could affect their deliberations.

Chair McQueen agreed it was good to look at those for what money the Committee would want to hold back. He said they would also discuss Bentley in closed session.

## **PUBLIC COMMENT**

Chair McQueen asked the visitors to identify themselves and why they were present

An unidentified man said they were all neighbors around the Terrell property. He has been doing a lot of work there and they supported it.

An unidentified woman said it was very near SFCC and was being developed rapidly. This would link up with SFCC's sustainability projects and for recreational use. This was a major watershed at the Arroyo Hondo and connected with Eldorado and Oshara and went along with what the County was trying to do. They had the rail trail along the tracks and this would be perpendicular to that and connect with Rancho

Viejo that would have a trail.

Mr. Sam Hitt said he wanted to make the case that this land would have great value in the mandate for open space and agricultural area which was less than 2% of the county. It would be a shame to see it divided into 2½ acre lots. He wanted to emphasize the role of the College there. They supported the County but they were not going to come up with the plan until the County purchased the property.

He had a letter and Ms. Baker had a copy of it.

He had been talking with people at the Sustainable Santa Fe Center. They couldn't be here because they taught.

The question of water also came up. They needed to do water harvesting there in order to promote agricultural use. They were only 5 miles from the Farmers' Market and it was one of the best in the country.

Chair McQueen asked who would be doing the work.

Mr. Hitt said it could be sold to young people who wanted an acre to care for and had gardens. He had about half an acre.

If the college got involved in a demonstration on water harvesting and growing value crops, he could see some land leased and some for demonstration and gardens for local people. It was about 12 acres out of the 50 that would be suitable for it. He shared a copy of the letter. Ms. Baker made copies.

Ms. Betty Sperlich said she was a neighbor of Mr. Terrell and echoed early comments.

Ms. Massengill arrived at this time.

## 5. ACTION ITEMS

**Mr. Stovall moved to go into closed session pursuant to Section 10-15-1.H(8) to discuss purchase of real property. Ms. Massengill seconded the motion.**

Chair McQueen asked Mr. Bill Johnson, Mr. Bill Baxter, who were experts, to stay and staff and the recorder to remain in the meeting. The Committee concurred.

**The motion passed by unanimous voice vote.**

The Committee went into closed session at 6:25 p.m.

**Mr. Stovall moved to return to open session. Dr. Pallin seconded the motion and it passed by unanimous voice vote.**

The Committee returned to open session at 8:10 p.m.

Chair McQueen announced to the public that during the closed session no actions were taken and the only matters discussed were those pertaining to acquisition of real property pursuant to NMSA 1978 §10-15-1.H(8).

Mr. Frost excused himself from the meeting.

**A. Final Recommendations on the following applications:**

Chair McQueen moved to direct staff to inform Mr. Bentley that he had 60 days to respond to the purchase offer. Mr. Stovall seconded the motion and it passed by unanimous voice vote.

**1) San Pedro / Campbell Ranch**

Dr. Pallin moved to ask staff to approach the owners and offer \$500,000 for approximately 360 acres (entire triangle) contingent on an appraisal and approval by the Santa Fe Board of County Commissioners and access to trails on the adjacent property. Mr. Jansens seconded the motion and it passed by unanimous voice vote.

**2) Crichton**

Mr. Stovall moved to recommend to the Board of County Commissioners the acquisition of the Crichton property to be used for connecting with the Dale Ball Trail. Mr. Bonwell seconded the motion with a request to Commissioner Montoya to use \$125,000 of gateway funds for it. The motion passed by unanimous voice vote.

**4) Tesuque Triangle**

Chair McQueen moved to recommend to the BCC not to purchase this property but express interest as a park if the owner would donate it to the County. Mr. Bonwell seconded the motion.

Mr. Stovall asked if the owner could donate it to a local unit of government.

Mr. Rogers asked if they could donate it to an association.

Mr. Jansens asked if the County could turn around and sell it.

Chair McQueen explained that it was subject to a conservation easement if donated.

**The motion failed by a voice vote of 3-4.**

Mr. Jansens moved to recommend to the BCC to reject the owner's offer. Dr. Pallin seconded the motion and it passed by a majority voice vote with Mr. Bonwell and Chair McQueen opposed.

Chair McQueen thought perhaps a nonprofit could accept the property as a donation.

The committee was unanimous in not purchasing the property.

**Mr. Bonwell moved to not purchase the Tesuque Triangle property. Dr. Pallin seconded the motion and it passed by unanimous voice vote.**

### **3) Arroyo Hondo / Terrell**

Chair McQueen said this was a difficult motion for the Committee.

**Chair McQueen moved to recommend not moving forward with this property at the present time. Dr. Pallin seconded the motion and it passed by unanimous voice vote.**

Mr. Terrell said he understood. He knew public access was a big issue. If it did have public access it would be much more valuable.

Mr. Bonwell said they would be supportive of a development plan but didn't have the funds to support it at present.

Mr. Terrell asked if the Committee could put that support in writing.

Chair McQueen said the Committee could not get involved with the development plan since the Committee's focus was on open space.

### **MATTERS FROM THE COMMITTEE**

Chair McQueen asked if they needed to meet in two weeks.

The Committee decided to cancel the regularly scheduled meeting for October.

### **6. ADJOURN**

The meeting was adjourned at 8:30 p.m.

Approved by:



Matthew McQueen, Chair

Submitted by:

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*Carl Boaz*  
Carl Boaz, Stenographer



SFC CLERK RECORDED 03/01/2011

COUNTY OF SANTA FE ) COLTPAC MINUTES  
STATE OF NEW MEXICO ) ss PAGES: 6

I Hereby Certify That This Instrument Was Filed for  
Record On The 1ST Day Of March, 2011 at 02:45:49 PM  
And Was Duly Recorded as Instrument # 1628306  
Of The Records Of Santa Fe County

Deputy *Marcella [Signature]* )  
County Clerk, Santa Fe, NM  
Witness My Hand And Seal Of Office  
Valerie Espinoza