

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

**Tuesday, March 17, 2011**

**1. CALL TO ORDER**

A regular meeting of the Santa Fé 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 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  
Sandra Massengill [later]  
Matthew Montoya  
Michael Patrick  
Scott Stovall

**Members Absent**

William Hutchinson [excused]  
Eliza Kretzmann [excused]  
Jerry Rogers [excused]

**Staff Members Present**

Beth Mills  
Colleen Baker

**Others Present**

Bill Baxter, Former member  
Liz Stefanics, County Commissioner (District 5)  
Margaret Alexander, Santa Fé Trails Alliance

**3. APPROVAL OF THE AGENDA**

Dr. Mills pointed out the one change in the final agenda she sent out.

**Mr. Stovall moved to approve the agenda as presented. Ms. Kowalski seconded the motion and it passed by unanimous voice vote.**

**4. APPROVAL OF MINUTES FROM FEBRUARY 22, 2011**

Dr. Mills requested the following changes to the February minutes.

The Staff member who was present was Rudy Garcia and not Arnie Valdez.

Page 2 under 6a, second paragraph, she suggested that it read, "She noted that funding for Crichton trail would be taken from joint regional GRT funding." In the 4<sup>th</sup> paragraph, the separate funding was \$3.5 million, not \$2.5 million.

Page 3, third paragraph (on remaining funding), the second sentence starting should say "The Trust was requesting a sale price of \$125,000. The Trust would design and build a trail connection from Dale Ball to Little Tesuque Creek Open Space. It would benefit the city and was within city limits." In the following paragraph, the second sentence should clarify that the discussions were with State Land Office staff.

Under Mr. Bonwell's comments it should say, "The access to the 599 tunnel which was designed for pedestrian access."

Page 4, 5<sup>th</sup> paragraph should say "The seller wasn't interested but would be if we bought all 4 pieces." The fourth paragraph should say, "Having gone out there and seen it, the committee could discuss the pros and cons."

Page 5, 3<sup>rd</sup> paragraph, the last sentence should say, "that was legally unacceptable by the county."

Page 6 at the bottom of the page 6 - the other open space was Albuquerque Open Space - not Santa Fé Open Space.

**Mr. Stovall moved to approve the February minutes as amended. Ms. Kowalski seconded the motion and it passed by unanimous voice vote.**

Ms. Massengill arrived at this time.

## **5. MATTERS FROM THE PUBLIC**

Commissioner Stefanics said she was a member of the first COLTPAC. The BCC was usually very supportive of the recommendations that came forward and when they were not it usually was because the recommendation was not clear.

Ms. Margaret Alexander handed out some things from the Trails Alliance of Santa Fé - a volunteer group with crew leaders who worked on trails. She handed out an abbreviated list of their work in the coming month. None were county projects but she indicated that they would come soon. One of the things she distributed was "ring dingers" for mountain bikes.

She indicated that their website showed a very busy calendar that had many other things. May 7 was maintenance with IMBA coming back. They were experts on trails. On May 5 was a 2 hr seminar on how important trails were to the economic development of the community.

Commissioner Stefanics said when COLTPAC began they had debated if recommendations for property were contingent on connectors. Some people still consider that as a missing element. She understood the Committee did that as much as possible. If the County was going to have these properties they should consider how they could be connected.

Mr. Stovall pointed out that the Committee's questionnaire (on acquisition) had that as a point to consider.

Commissioner Stefanics added that if the taxpayers had not approved the bond COLTPAC would not have gotten started but they believed in preservation.

Mr. Stovall asked if the Commission (BCC) had ever considered a separate bond for open space and trails.

Commissioner Stefanics recalled that one group proposed a bond for a hospital another for affordable housing and another for water. It could be pooled. There was now a GRT for capital that gets divided. The other night the RPA approved some for the River Trail and the Dale Ball connector. The RPA had authority to use some of that capital money. It also depended on economic times. Tax lightning was in some bills in the legislature and if it didn't go through the courts would deal with it. Whatever was decided would affect taxes. The County hadn't rebounded yet from the economic recession of the past few years. They were about 10% behind on GRT collection from 3 years ago. So it was there with other requests.

Mr. Stovall said the Committee was just advisory anyway.

Commissioner Stefanics said if COLTPAC would come forward with a formal recommendation the BCC would discuss it for 2-3 meetings and then give direction to the County Attorney (or no direction) and that would be either together or stand alone. It was not out of the realm of possibility but they had other issues to consider. The Commission would love to hear those other recommendations from COLTPAC.

## **6. ACTION ITEMS**

### **A. Approval of the Gross Receipts Tax budget for Fiscal Year 2012**

Ms. Baker on Tuesday night went to RPA to ask for approval on projects from joint funding. But she had not come to new COLTPAC so she thought it better to bring it here first.

She showed the excel spreadsheet. Part of the quarter cent tax was for trails. They had budgeted half for county-only projects and half to benefit city residents as well. So she took it on Tuesday night.

Joint funding included Santa Fé River Greenway and Foothills Trail System (Dale Ball)

The County-only portion had Edgewood, Arroyo Hondo Trail Design and Santa Fé Rail Trail construction. The joint budget was \$1,103,733 with Greenway at \$978,733 and Foothills at \$125,000. The County was \$641,250 with Edgewood at \$350,000, Arroyo Hondo Trail at \$250,000 and Santa Fé Rail Trail

Construction at \$41,250. It was 7% of the 1/4 cent GRT tax.

The Arroyo Hondo Trail connects the Rail Runner station at NM 599 to Oshara. The Santa Fé Rail Trail portion went from Rabbit Road to the Spur Trail and this would be from Spur Trail to Nine Mile Hub.

Mr. Patrick noted the open space bond money was voted on and asked if this was for trail improvements and design.

Ms. Baker explained that the bond and GRT could be used for the same purposes. It depended on the timing of the bonds. The bonds hadn't been sold yet so they were using GRT now but once sold the bond money would be used. The bond was written broadly. Previously it was written only for acquisition but money for the Santa Fé River was broad.

Chair Pallin commented that it was hard to look into the future to see what costs would be.

Ms. Baker agreed, especially when a purchase could fail.

Mr. Stovall agreed. The language should be broad and it went to the voters for approval so it would be nice for them to know what projects were out there.

Ms. Baker had been hearing \$40 million for all county bond projects. They didn't go out for an increase on a general basis. But they would retire old bonds before going for new bonds so we wouldn't have any property tax increase.

They might be able to ask for a small portion. So it would behoove the Committee to ask for a project worded in general.

Commissioner Stefanics said the BCC asked for projects in all districts. It needed to appeal to all of the voters.

Mr. Stovall asked if it would be advantageous for the Committee to put a list of all projects county-wide going into the bond sale. He asked who made the selection or if the Committee would just submit the whole list.

Ms. Baker said they were thinking of a well organized vetting process for the Committee so they could have priorities in the final package.

Mr. Stovall wondered if their campaign for the next bond sale should start now by showing what COLTPAC had done over the past 10-15 years. He got a lot of feedback from his area. They wanted to know what the County was doing - the county in general, not just COLTPAC.

Ms. Baker agreed that they needed to do the planning although maybe not the campaign yet.

Chair Pallin asked if it would be useful to give members a presentation program to use when they were asked to speak at places.

Mr. Stovall agreed that would be great.

Commissioner Stefanics thought if that slide show could be made into a video it could be used on public TV to let people know what had been done. It was educating people ahead of the campaign season.

Ms. Baker said it could also be on the website.

Commissioner Stefanics suggested the SFCC had students who could do it (film classes).

Chair Pallin recalled when they got closer the deluge overwhelmed them on it.

Ms. Kowalski asked if the Arroyo Hondo design had gone out to bid.

Ms. Baker said it had not. It was probably a million dollar project. It would also require an overpass or underpass across Highway 14 and there were a couple of railroad crossings. Anything not used in design would be used for construction.

**Mr. Stovall moved to approve the recommendation on the GRT budget for FY 2012. Mr. Montoya seconded the motion and it passed by unanimous voice vote.**

Mr. Patrick said it would be nice to have the presentation in writing also.

## **7. MATTERS FROM THE COMMITTEE**

### **A. Discussion of Procedure for Reviewing the Acquisition Criteria**

Mr. Stovall said during this last year, the Committee revisited the spreadsheet that was used to score properties for acquisition and how they scored it as a committee.

Dr. Mills referred to the appendix that described the criteria used and how it was scored. Resolution 2003-62 permitted COLTPAC to form subcommittees for more efficiently carrying out the mission. So a subcommittee could look at the criteria.

Mr. Stovall explained that a property comes to the Committee and they visited the site and then filled out the questionnaire with points up to 5 and compared it with other properties that were before the committee.

Chair Pallin said connectivity was a big part of it.

Mr. Stovall suggested that since they reviewed and revised it last year, he recommended that they form a subcommittee to look at the questionnaire now to see if it still pertained - to add or take away questions. There was some ambiguity with some of them that needed to be cleared up and then they could bring back recommendations to this Committee.

Chair Pallin thought it was rather long.

Mr. Stovall added that it was weighted in some categories and the subcommittee should also look at that. And since they didn't have many acquisitions to consider right now, it would be good for new members to have a say in it. At that time we weren't sure of the fate of COLTPAC so they dropped it and now needed to revisit it.

Chair Pallin asked what size the subcommittee should be.

Mr. Stovall wanted to see representation of their different fields.

Mr. Baxter agreed but added that the scoring function was not an absolute and was relative and was used for comparing with other properties. If they changed the components that would make it hard to compare with the old questionnaire.

Mr. Stovall thought they should also look at it in context but if the questions didn't have meaning, there was no point in it.

Chair Pallin thought after 9 people voted on it, it would be close.

Mr. Baxter felt it also helped in discussing them.

Mr. Patrick asked if all members ranked the property and the Committee collated them.

Chair Pallin agreed. It was put on a spread sheet and then compared with other property ratings. On San Pedro they had a fairly high number compared with other properties so that helped with the discussion.

Mr. Stovall said they found in the process that it didn't detract much.

Chair Pallin listed several ways they could do it.

Dr. Mills read a relevant part from the subcommittee policy. It could also include nonmember interested volunteers and act on a consensus basis. It didn't in any way bind the BCC or Committee.

Mr. Stovall recommended having a subcommittee that could work via emails and come to a conclusion and bring it to the COLTPAC for review and vote.

Chair Pallin asked Mr. Stovall to chair the subcommittee and he could send out an email and invite committee members to suggest members of the public. Mr. Stovall agreed.

Mr. Stovall said they grappled with the questionnaire for a whole meeting last year and the reason they finally went to the questionnaire was that some people came into the meeting thinking they knew how to score it but in the process everyone got more objectivity about it. There was a cultural aspect; a legal aspect; a trail aspect; an open space aspect, etc.

**Mr. Patrick moved to approve creating a subcommittee for evaluating and editing the criteria of the questionnaire used to score properties that were proposed for acquisition including Committee members and members of the public as appropriate and recommendations presented back to the Committee. Ms. Kowalski seconded the motion.**

Commissioner Stefanics asked if that would be a resolution. Ms. Baker agreed.

Commissioner Stefanics said they needed an updated resolution anyway. Ms. Baker agreed.

Commissioner Stefanics said they were redoing the resolution for the roads committee right now. She urged them to take the 2000 resolution and amend it.

Ms. Baker said it was done as an amendment to the land use plan.

Commissioner Stefanics said it would need to reference the plan. There was a chapter in the Growth Management Plan the Committee would want to look at.

Dr. Mills handed out copies of Chapter 6 from the plan.

Ms. Kowalski suggested if they had to update the plan it would make sense to do that before amending the criteria.

Ms. Baker thought they could do that. The subcommittee needed to look at the mechanism used.

Dr. Mills suggested asking the public for help with prioritizing too.

Commissioner Stefanics reminded the Committee that this was a very tiny staff and they needed all the help they could get and the Committee might want another subcommittee for amending the plan.

Mr. Stovall agreed and they had members here who were willing to help on a volunteer basis. He was a trail person. He got asked if there was a map of all the trails in the county for use. He didn't know if there was one. But maybe they could have a group and help them put together a map of trails for the county.

Dr. Mills said they had a map but it was hard to do a map of the county that was manageable for anyone to use. She had put it on the web in PDF format for properties and they could go and hike that trail. It was a scale issue.

Chair Pallin said some were open and some not started.

Dr. Mills said staff collected GPS data on all existing public trails.

Ms. Baker said they had a lot more planned trails and mapped just those that were open now.

Mr. Stovall felt if they could pull it all together for the bond sale it would help.

Ms. Baker commented that it required enough coordination with staff that members could take the ball and run with it. When you want a staff member on each subcommittee it would become unmanageable.

Chair Pallin asked if it would be helpful to ask people who go out there to gps them.

Ms. Baker said they had all of that.

Dr. Mills thought maybe it was a question of creating the maps at the right scale - maybe a map series which was slightly different than taking each property.

Mr. Stovall said the question he got was where they could go to hike in the county.

Dr. Mills said the web site gave directions to the trail head and they could have the map downloaded.

Ms. Kowalski asked if they knew how they were used and who benefitted from them. That could be a great thing for a volunteer to do.

Chair Pallin suggested they could have a questionnaire on the web site about which trail they used.

Ms. Massengill asked who might want to put that user survey together.

Chair Pallin asked the members to all go to the website and bring back recommendations to the next meeting.

Dr. Mills said staff had been getting inquiries from people coming to visit and staff told them to go to the website so it was working to some degree.

Ms. Baker said staff also thought about brochures for hotel racks.

Mr. Stovall encouraged the subcommittee members when going over the criteria to think about sustainability.

Chair Pallin said they should go to look at the sustainable land growth management plan there. There were factors relevant to acquisitions.

Commissioner Stefanics didn't remember if the executive summary was still there.

Dr. Mills recalled there was discussion on where chapter 5 should end and chapter 6 should begin.

Ms. Kowalski felt there were some big issues in Chapter 6.

Commissioner Stefanics said the sustainable growth management plan was designed to guide development in the future years. It was to determine what areas were best to develop in a high density format. There were two areas in the plan and that should affect acquisitions. COLTPAC might really want to



look at the dense areas to make sure something was there. The goals and objectives were great to look at.

Ms. Kowalski thought that was critical for COLTPAC.

Chair Pallin felt those goals and objectives should be included in the questionnaire.

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

## **8. MATTERS FROM OPEN SPACE AND TRAILS STAFF**

### **A. Update on San Pedro Acquisition**

Dr. Mills said since last meeting she had approached the land owner with all the scenarios and in discussion with Mr. Robert Gately determined that he wasn't interested in any of the scenarios at appraised value except Tract 1 at \$350,000 and would give the 5% county donation for that sale. He also agreed to a ROW easement to tract 2 that the County could specify the location of for alternate access into tract 1.

Chair Pallin asked if it was large enough for parking.

Dr. Mills said no; it was just a way to get in.

Subsequently she put in a request to the legal division for a purchase agreement and they contracted to do the environmental study and intend to caption it for April 26 BCC approval so they could close on it the following month.

Chair Pallin asked where they should anticipate parking and trailhead and the other question was the safety and congestion issue. If the Committee asked for an easement right along 344 from west to east into tract 1, he wondered whether that would be asking people to clog that roadway or have no parking on that strip and have large parking on the inside.

Dr. Mills thought they needed a sophisticated design approach. That was not going to happen by the time of purchase agreement so they would have to craft it to accommodate that and hire an engineer to help with it to carefully choose the right entry point.

Mr. Baxter said he talked to both of the neighbors - Henderson to the north and Mr. Black on immediate east and both were much in favor of this happening so they would support it.

Chair Pallin noted the Black's were uncomfortable with the entry to BLM now.

Ms. Baker thought if they came just to the side it wouldn't be that far off of 344.

Dr. Mills agreed. There was a lot of opportunity there for parking.

Mr. Patrick asked if she thought they would be supportive of it there. Dr. Mills agreed.

Dr. Mills recalled last time Mr. Patrick had a request to reach out to Bernalillo and Albuquerque Open Space. She called the head of Albuquerque Open Space who had satellite properties. He felt this was too far from anything they were doing to partner on acquisition but did want a sit down on connectivity possibilities.

Chair Pallin said Albuquerque and Bernalillo were at the East Mountain meeting and were supportive. They were doing work on the west side of north 14.

Mr. Patrick thanked her for the good work.

Chair Pallin thought maybe he would consider it at a later time. This could be the south county hub.

Dr. Mills met with Commissioners Mayfield and Holian recently and they were supportive.

Dr. Mills mentioned that the owner was on the west coast and didn't live in New Mexico. They had a board and he was a member of the board.

Chair Pallin asked what BLM was doing next door.

Dr. Mills said they were going to mitigate the mines and work on the trails. The director in Taos said he was looking at a 10-15 year time frame and asked her to remind the Committee that it was a midrange access plan.

Chair Pallin asked if the County could put in a gate. Dr. Mills agreed.

## **B. Recap of Moellenbeck Purchase**

Ms. Baker reported that the BCC approved the purchase and staff was working through the closing. The property is between the Santa Fe River and Agua Fria Road, close to the Cottonwood mobile home park. They had worked on acquiring it since 2003. It was a long process but he had been very good to work with. They split off part of it so he could sell it. He discounted some of it for open space because it was zoned for mixed use. A sliver off Agua Fria was for the parking lot access.

This was adjacent to State Land property and would help to connect that easement upstream. It was a corner at the north bank. There was still private property between there and 599. It was a big piece and he gave the 5% for the program.

Mr. Stovall asked if they should pursue a bond issue as a standalone as a committee.

Ms. Baker's sense was that they would do small bond pieces as they did the big bonds rather than a standalone big bond. In November 2012 there would be a bond ballot question. They asked the question every two years. It was hard to spend 6 or 8 million very fast anyway. She suggested they could time it with their capital expectations. It would be hard to do really big land acquisitions that way, however.

The initial bonds were \$8 million and \$12 million and she thought they were floated with the county's bonds. They had to be separate purposes but the same ballot with several questions.

Chair Pallin recommended deferring to staff's understanding.

Ms. Baker said they could recommend \$12 million if the Committee wished or maybe negotiate for \$6 million. They needed to start now but call it a plan instead of a campaign and prioritize the acquisitions to see how much funding would be needed. She indicated she had enough projects for about \$40 million right now. There was a lot of it that was long term.

Chair Pallin said they had not heard much about the Stanley area. They could do trail easements there in the large ranches.

Ms. Baker felt if they could get trails through Campbell Ranch, then they could consider Stanley.

Chair Pallin thought it was to Campbell Ranch's advantage. The more connective those buyers had, the more attractive the purchase would be. But the Committee needed to do a lot of leg work.

Mr. Patrick felt it would be a good time to get the expertise going on it if they were going to form a bond subcommittee.

Ms. Baker proposed they do a presentation on it next month.

Dr. Mills thought that was probably a whole committee discussion.

Ms. Baker said the distribution among districts was important but District 3 was hard.

Mr. Stovall suggested the Committee could make the recommendations and let the Commissioners Make the decisions.

Chair Pallin thought if a Commissioner considered a recommendation partisan the Committee would have to consider it.

Mr. Patrick asked if there was data available on dollars per household available from the Trust.

Ms. Baker said they got a whole financial report from TPL but the Commission declined to take the recommendations. Breaking it down just by district didn't give indication of the equity for open space. District 1 had a unique need because it already had so much public land.

Dr. Mills needed help on taking some ideas from Edgewood Open Space when they had something more concrete.

9. ADJOURN

The next meeting was scheduled for April 21.

Mr. Stovall moved to adjourn the meeting. Ms. Massengill seconded the motion and it passed by unanimous voice vote.

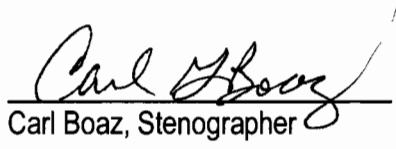
The meeting adjourned at approximately 8:00 p.m.

Approved by:



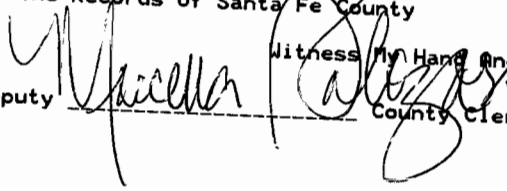
Sam Pallin, Chair

Submitted by:

  
Carl Boaz, Stenographer

COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss COLTPAC MINUTES  
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I Hereby Certify That This Instrument Was Filed for  
Record On The 25TH Day Of August, 2011 at 11:42:45 AM  
And Was Duly Recorded as Instrument # 1643487  
Of The Records Of Santa Fe County

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

SFC CLERK RECORDED 08/25/2011