

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

Thursday, April 15, 2010

1. CALL TO ORDER

A regular 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
Todd Brown
Jack Frost [arriving later]
Jan-Willem Jansens
Jerry Rogers
Scott Stovall

Members Absent

Judy McGowan
Sandra Massengill
Stephen Schoninger

Staff Members Present

Scott Kaseman
Colleen Baker
Beth Mills
Allison Moore

Others Present

Bill Baxter
Sam DesGeorges, BLM
Karen Yank, TTPT
Sharon Berg, TTPT

Patricia Brown

3. APPROVAL OF THE AGENDA

Dr. Mills asked for a review of the work at Burro Line Park under Matters from Staff if there was enough time.

Dr. Pallin moved to approve the Agenda as amended. Mr. Jansens seconded the motion and it

passed by unanimous voice vote.

4. APPROVAL OF MINUTES

A. March 18, 2010

Mr. Jansens asked for an explanation at the top of page 7 to identify what "this" was that was being explored. There was a motion but he didn't know what was being explored in Section 5.

Ms. Yank said it was the new SLDP and related to trail preservation.

Mr. Jansens thought the third line "byways and trails that were sustainable on the quality of the landscape" could be clearer. Also a quarter of the way from the bottom had a word missing.

Page 8 third from the bottom said "would be less than that." He asked if that was less than \$400,000.

Mr. Jansens asked what TRD stood for.

Chair McQueen said it was the New Mexico Taxation & Revenue Department.

Mr. Rogers corrected page 11 below the middle to say they had "read it but without context were not able to formulate comments."

Dr. Pallin moved to approve the minutes of March 18, 2010 as amended. Mr. Bonwell seconded the motion and it passed by unanimous voice vote.

5. ACTION ITEMS

A. Recommendation On Application for Acquisition of approximately 300 acres in San Pedro (Campbell Ranch). (Turquoise Trail Preservation Trust)

Dr. Mills said a few of the Committee were at the site last Saturday and met by Ms. Yank and other members of TTPT and a representative from Campbell Ranch. They were able to access the property at its most elevated entrance at the east at San Pedro and could see some of the historic town site from above and the potential for an access from 344.

Ms. Yank explained that the owner's father had a stroke and was in the hospital with paralysis. So the owner couldn't come to this meeting but was very interested. He was an heir of the property.

Chair McQueen said after the site visit he talked with Dr. Mills and Ms. Baker. It was his interest and would hinge on what happened to the BLM property.

Mr. DesGeorges said that was difficult to say because they were in the midst of doing their land use plan which would drive everything. The future plan laid out a perspective and they had to analyze the

options to have a range of alternatives. The plan would show a use alternative on the left side. On the far right was a protection/ preservation alternative. And in between was a balanced alternative which talked about keeping the San Pedro area public. It talked about identifying some sites that could be used for mining so neighbors and every one would know the locations for the future.

There were thousands of claims on the surface there. Because the neighborhood had an interest that interpreted the history of that mining path. As long as people paid their assessments, they could keep those claims but if not, the claims would come back to BLM.

Dr. Pallin noted that on the GPS map those claims were so dense that one could not see the topography. He asked if they were all active.

Mr. DesGeorges said some of them might not be paying but many were paying.

Dr. Pallin asked if the BLM people were looking actively at them. Mr. DesGeorges agreed.

Ms. Yank explained that most of them were recreational mining.

Mr. DesGeorges said BLM classified them as recreational but as long as they paid their fees, they were grandfathered in and could continue. But it was unlikely there would ever be a mine there. And as those claims were abandoned, BLM wouldn't allow new claims.

Chair McQueen asked when the plan would be adopted.

Mr. DesGeorges said it had been there (in Washington) since before the new administration took over. There was a lot of focus on renewable energy. They were in the queue for the Director to approve it but didn't know where in the queue and had been asking for over a year about it.

Dr. Mills asked if there was any discussion of interpreting cultural resources or improving trail networks.

Mr. DesGeorges said that was in the preferred. The aggregate mining, truck traffic and all sorts of other things helped establish a balance on how to manage it.

Mr. Frost arrived at this time.

Dr. Pallin asked if there were limits on the surface claims and if they would ever see big heavy equipment there.

Mr. DesGeorges said whatever they did had to be on less than 5 acres so they would not allow the big equipment and there would be no blasting.

Mr. Rogers asked if in the overall land use plan there were other hot button issues that would cause the plan to be deferred or amended.

Mr. DesGeorges didn't think so. He thought they had adequately addressed the wilderness area. It

might be a special management area and thus roadless. Transportation could be a hot button issue but they had specified road densities for the area. Places near neighborhoods would be low density for wildlife. He thought there would be no significant change.

Dr. Mills asked about the quality of experience for hikers and whether it was a dangerous environment.

Ms. Yank said she hiked up there behind and east of Golden. There was a recreational road for miners there. Hikers and miners coexisted happily. She said it was clarified with the miners that her people had no desire to get rid of the recreational mining up there.

She didn't think it was dangerous to hike there. There were some mining holes on privately owned land but would not be dangerous unless you walked in blindly. Even in the snow you could see them. Near San Pedro there were fewer holes.

Dr. Mills recalled what they went through with Cerrillos Hills and what they had to go through to purchase it. So she was concerned about what they would expect people to experience.

Dr. Pallin said in addition to the holes there was big equipment with big steel doors and structures that were falling down. He asked if BLM had plans to clear some of that out.

Mr. DesGeorges said that was part of their mine remediation in cooperation with the State. The claimant might be responsible to assure it was not a public hazard.

Dr. Pallin said they were told by a local resident that the state program was concentrating on other things.

Mr. Baxter said the long term prognosis was that you could not depend on the state to take care of it.

Mr. DesGeorges said it was a huge issue for the BLM and part of the national budget to remediate.

Mr. Baxter added that another thing BLM was probably on top of was the potential for contamination by toxic materials. They were probably not significant in the part of the land the County was considering but could be on BLM land.

Dr. Pallin asked about a test for arsenic in the water there.

Mr. DesGeorges said there was not a lot of water there.

Ms. Yank said the local residents had tested it and it was drinkable.

Mr. Jansens asked if there were any mining claims on the Campbell Ranch land the Committee was considering.

Ms. Yank didn't think there were any there.

Mr. Jansens asked how the Committee would connect to the BLM piece and how it might be jeopardized by hazards. He asked what the current level of liability was that limited trail development on BLM property.

Mr. DesGeorges said it was a consideration but no different than with any other BLM land. There was potential for these legacy mine issues. BLM was trying to find out who the claimants were for all active claims.

Mr. Jansens asked if the County were to buy the property soon, whether they would face limitations in developing trails to the BLM property or if there could be open access and development in a year.

Mr. DesGeorges thought that would depend on the inventory to determine if it was significant.

Mr. Jansens surmised that lots of ground work remained. Mr. DesGeorges agreed.

Ms. Yank said when hiking up there, you get to see a lot of that history. She had enjoyed a lot of it and didn't consider it dangerous.

Mr. Jansens asked if the connection with BLM was just traditional trail and had not been assessed for the safety of the trail yet.

Dr. Mills agreed that was a concern. There were lots of reasons why the Committee wanted to consider it. There were lots of aspects that were not just to connect with the BLM trail too. One of the things was the idea that it would be a gateway to recreation in the San Pedros. The Committee needed to keep aware of those limitations. It would save it from residential development if the County bought it but there could be other ramifications.

Chair McQueen asked Mr. DesGeorges if the resource plan would be adopted as the whole plan or done section by section.

Mr. DesGeorges said they were looking at how to deal with renewable energy and Oil/Gas. Those were hot buttons in the last administration so the new administration wanted to look at them. They would look at the entire plan and ask questions about what they found. They had program staff for each individual resource that reviewed and made comments.

Dr. Pallin clarified that it was the whole plan. Mr. DesGeorges agreed.

Mr. DesGeorges said BLM had 650,000 acres to manage and about 3,000 acres of minerals. There were descriptions for each of them and discussions on balanced alternatives. Those impacted what the BLM would do. He was confident they would seriously consider the preferred alternative.

Ms. Yank said the public would still get a comment period. Her group had been working to get their viewpoint in and were happy with the preferred alternative. But they were against all industrial mining. They were putting the gravel operation in the best space for it.

Chair McQueen said the Galisteo Basin was a much larger area and a map of surface ownership would

be helpful.

Mr. DesGeorges said they could get one at the Galisteo Basin Unit.

Dr. Pallin asked if the plan was not public yet.

Mr. DesGeorges explained BLM didn't have permission to publish the draft plan yet.

Dr. Pallin noted they were spending a lot of time discussing this but this was not the primary purpose for purchasing.

Mr. Rogers agreed but the reason for discussion was because the two parcels together were much more valuable than one of them.

Mr. Stovall asked if the County could get a trail easement if the trailhead was established.

Dr. Mills thought that was a goal but not today.

Dr. Pallin said the 6,000 acres and 11,000 acres were north along the Turquoise Trail. Some day it had to be better to get the trail connected.

Mr. Stovall asked where the other point of access to BLM was.

Mr. DesGeorges said it was a small piece that connected with 344.

Ms. Berg said it was the road they drove up for the site visit.

Mr. Stovall concluded that trail hikers from the south would have to go up the highway to access it.

Dr. Pallin noted that a lot of that land to connect the trails in the Galisteo Basin area ran through land that had either a conservation easement or was under consideration by the County to acquire. So there were lots of the missing pieces of the puzzle to connect that trail were under consideration for the next five years.

Dr. Mills thought he was expressing the long range plan quite well.

Mr. Bonwell asked if there were any trails through there already.

Ms. Yank said no but the owner would allow an easement in there.

The Committee briefly discussed the other trail plans in the area.

Dr. Pallin said it would depend on the appraisal whether the County could afford both parcels.

Chair McQueen said it appeared there were a lot of details to be worked out. But it was interesting enough that he would like to move forward with an appraisal and get more information like the trails map and surface ownership map. He would love to see the BLM plan but it was not available. He asked for the Committee's preference.

Mr. Stovall favored doing an appraisal.

Dr. Pallin asked Mr. DesGeorges if the GPS map on surface claims was available.

Mr. DesGeorges said it was and he would send it to him.

Mr. Stovall asked what the asking price was.

Ms. Yank said it was \$550,000.

Ms. Baker said the County didn't have the money. There was about \$700,000 unspent and they were waiting on a couple of others. They agreed to do an appraisal on Arroyo Hondo. Santa Fe River was separate funding. Montoya Ranch was also possible. So it depended on what came together. They were also looking at possibility of new funding.

Chair McQueen said based on his conversation with Steve Ross; the Committee could buy the option.

Dr. Pallin thought that was a good device to explore.

Ms. Yank pointed out that this land was unprotected at this point. If these things came out it could be protected. This land could get degraded otherwise.

Dr. Pallin thought they needed to prioritize these properties. This one had all of the usual advantages. Until recently, the south valley had been ignored. This would provide a gateway from north to south. They could prioritize for staff.

Mr. Jansens agreed with Dr. Pallin. He sensed they wanted more information. Having been there on Saturday, he was still confused. They needed to identify what they needed to do. Maybe they could rate it but it was a complex property to decide on. They needed a specific list of questions to pursue and needed an appraisal to compare with the asking price.

Dr. Pallin hoped Dr. Mills would show the alignment with the 6,000 and 11,000 acreages at the Ortiz Ranch. He wanted to see what lined up with Hwy 14.

Mr. Bonwell felt there was not enough time for rating it tonight. He thought they should move ahead with the appraisal and identify questions for the rating at the next meeting.

Chair McQueen agreed. Some of the rating questions could not be answered yet.

Mr. Bonwell moved to pursue an appraisal on this property. Dr. Pallin seconded the motion.

Chair McQueen thought the property on the corner should be protected too. Whether a conservation easement or a lot line adjustment they didn't have the land owner here.

Ms. Yank said he didn't want a gas station. He would like to sell that to Open Space.

Dr. Pallin suggested they insist it be included in any acquisition they would consider.

Chair McQueen asked how they could include it and how to value that corner.

The Committee discussed how they could get a valuation on it but came to no conclusions.

The motion passed by unanimous voice vote.

Chair McQueen reminded the Committee that the County could not pay more than the appraised value but didn't have to pay as much as the appraised value.

B. Recommendation on accepting subcommittee's revision of the criteria scoring sheet (Scott Stovall).

Mr. Stovall made a presentation for the subcommittee that was set up at the last meeting.

Mr. Stovall showed the current scoring sheet spreadsheet for scoring the responses. They never used the standard deviation so he recommended getting rid of it. It was weighted three times. His recommendation eliminated weighting.

Dr. Pallin recalled that at one time they felt one category was more important than another. But this was fairly close to the old scoring. But if they made dramatic changes it would be harder to compare with past history. Mr. Stovall agreed.

The Committee discussed weighting vs. not weighting the responses.

Chair McQueen thought the real benefit was going through the questions. It forced the Committee to think about the property from many different perspectives. He thought it would be good to have the list of past properties and the scores. This was something to inform the decision. He thought this change was better.

Mr. Frost suggested there were biases buried in there with the arbitrary weighting factors.

Mr. Stovall said they also tested by adding more members and voting choices. They remained very close. So the subcommittee was convinced they didn't need the weighting no matter how many were voting. So the subcommittee was recommending going to the simple average and eliminate the weighting.

Mr. Bonwell explained how it would work on scoring.

Mr. Stovall said it might also make sense to reduce the number of questions.

Dr. Pallin felt that should not be done.

Mr. Stovall moved to adopt these changes and that the scoring be changed to just an average scoring technique. Mr. Jansens seconded the motion and it passed by unanimous voice vote.

Ms. Baker said they did address the application process and now had considered the scoring so now they could re-evaluate the whole process in applications. If the subcommittee could undertake that, it would help. Staff could not do it right now.

Mr. Stovall thought the subcommittee would need to have people representing each category.

Dr. Pallin asked how they worked on it. Mr. Stovall said it was by emails.

Dr. Mills thought they should wait to take on the application form. They were meeting with the County Manager next week and would find out more.

Chair McQueen thought they should do it before replenishing the funds. Mr. Stovall agreed.

6. DISCUSSION ITEMS

A. County Bonding Capacity and Potential for 2010 General Obligation Bond

Chair McQueen said they met with the County Attorney and representatives from Montoya Ranch - 6,000 acre parcel. The County had tried to get a portion of it some years ago but couldn't. Now they wanted to sell the whole property. It was a \$6 million property and the County didn't have that much. The County Attorney told us they could do an option and thought the County could go ahead with bonds.

Ms. Baker said they asked for help from the TPL. She explained their process. She was gaining a better understanding that it was best to put in the specific projects when going to the voters at the general election so by November they needed to know.

Staff tried to assess the climate to figure out if this could go out for this fall or needed to wait until 2012 to do it. Steve Ross seemed to think they should just do it. Given the economy, properties were available now at lower prices.

The County had a very fiscally sound, conservative plan for how they bond. They usually didn't issue new ones until they were retiring old ones so they could assure taxpayers there would be no new increases in taxes. So that would mean 2012.

But the Finance Director checked with our bond consultant - Peter Franklin. He was going to evaluate if there was still some room to do some bonding. It was not out of the question but it would be an increase in

taxes. The County's capacity was much higher than current obligations.

Dr. Pallin said they would find out soon from the bond advisor with a maximum number. But his question was how the Committee would know what they needed.

Chair McQueen noted that a lot of people would like to see the amount of public land be higher.

Ms. Baker said one way was to find out what they could do and the other way was to find out what the voters were willing to do.

Dr. Pallin remembered at the last time, the entire bond issued was not all sold.

Ms. Baker said that was for river projects and they had scheduled to sell them.

7. MATTERS FROM OPEN SPACE AND TRAILS STAFF

Ms. Moore reported that yesterday they started construction on the Rail Trail from the overpass to Rabbit Road. It would be a ten foot wide asphalt trail with setbacks as required by DOT.

There was some signage. Staff put the updates on the website about it being closed during construction. It would be finished in about two more weeks. She said they were paving about 920 linear feet.

South of Rabbit Road, they had contracted with an engineer to determine the trail alignment. There were severe alignment issues. There would be a public meeting on May 12 at County Chambers on it.

Ms. Baker asked if they had a schematic on the playground on Alameda.

Dr. Mills said on west Alameda just after the road to the bridge there was a piece there that BLM gave to the County.

Mr. Jansens said they passed it when they went to one of those sites.

Mr. Brown asked what was going to be done.

Ms. Baker explained there would be a playground but not traditional equipment. It was given to the County in 2004.

Ms. Baker said there was still work to do on the county trail map but no staff to do it.

Mr. Stovall asked if a subcommittee would help.

Ms. Baker said it would if staff could define what was needed.

Dr. Mills said it was some pretty technical work that needed to be done. They needed to coordinate all of the easements out there and it was time consuming task.

Ms. Baker added that there were different levels. There was a huge inventory of every trail Staff started gathering the easements available but it was not built yet. The biggest issues they faced were the legwork and easements required for getting permission. They had to go through the attorney office.

Dr. Mills said they also needed to push harder for making sure the easements were on each plat. They hadn't all been put on.

Mr. Stovall thought it would be nice to know where they existed.

Dr. Mills said she could post that on the web.

Mr. Brown asked for an update on Arroyo Hondo. He asked if the parking lot was done.

Ms. Baker said the lot was done and the gate was in but they hadn't advertised that it was open yet.

Mr. Kaseman said they had the signs ready. May 27th was the soft opening by invitation only. Not all the signs were put up. We would put a sign on Old Pecos Trail.

Mr. Jansens said he was there two weeks ago and it looked beautiful but there were serious drainage problems. It was poorly draining soil that was easily saturated and drained inward so parts of the lower trail would get inundated. The trail was the biggest problem itself.

8. MATTERS FROM THE COMMITTEE

Mr. Brown said he missed the tour of San Pedro because He was working the Ortiz space and it was now open. He had 10 scheduled tours this summer. On May 23rd he would be taking 20-30 people up to the peak.

9. ADJOURN

Having completed the agenda and with no further business to come before the Committee, the meeting was adjourned at 8:10 p.m.

Approved by:



Matthew McQueen, Chair

Submitted by:

Carl Boaz
Carl Boaz, Stenographer

SFC CLERK RECORDED 03/01/2011



COUNTY OF SANTA FE) COLTPAC MINUTES
STATE OF NEW MEXICO) ss PAGES: 12

I Hereby Certify That This Instrument Was Filed for
Record On The 1ST Day Of March, 2011 at 02:45:48 PM
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Marcella Witness My Hand And Seal Of Office
Deputy _____ Valerie Espinoza
County Clerk, Santa Fe, NM