

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

Thursday, June 17, 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
Jan-Willem Jansens
Judy McGowan
Jerry Rogers
Stephen Schoringer

Members Absent

Brent Bonwell [excused]
Jack Frost [excused]
Sandra Massengill [excused]
Scott Stovall [excused]

Staff Members Present

Beth Mills
Colleen Baker

Others Present

Bill Baxter
Jerry Wewerk
Bill Johnson

3. APPROVAL OF THE AGENDA

Dr. Pallin moved to approve the agenda as amended with the discussion item moved up on the agenda. Mr. Jansens seconded the motion and it passed by unanimous voice vote.

4. APPROVAL OF MINUTES

A. May 20, 2010

Dr. Pallin moved to approve the minutes of May 20, 2010 as presented. Mr. Rogers seconded the motion and it passed by unanimous voice vote.

6. DISCUSSION ITEMS

B. Request by Madrid Water Association for easement on Madrid Greenbelt

Mr. Wewerk said he was asked by Colleen Baker to be present at the meeting. He spoke with Mr. Catanach about the request for an easement in order to eliminate dead end lines in their water lines. He showed the plat for the town water system and said it was owned by the city residents as a water cooperative but not a mutual domestic.

Dr. Pallin asked how wide the easement needed to be.

Mr. Wewerk showed the green belt at the 11 acre tract. The water line on Opera House Road dead ended there and they were looking for proposals for a new well and wanted to get rid of all dead end lines. The one big lot was bought by the County (next to the church lot). Steven Lowe owned the church lot who sold the open lot to the County. It was about 150-200 feet and they needed an easement wide enough for a back hoe and room to excavate so maybe 20' wide along the south end of the County property. And that would eliminate that line being a dead end. Ms. Baker felt it would be best to do a survey. He talked with Paul Olafson who said when current individuals were no longer at the county it would be best to have a clear record so it should be dedicated on the plat.

He described the location of the water main that dead ended at the county property called Tract A. It was all open space so the county was the only owner they had to clear with. It crossed the arroyo and met the other water line so there was no dead end there. There was one other dead end they were trying to eliminate.

Mr. Rogers asked what was there long ago, asking about any archaeology that might be there.

Mr. Wewerk said it was all disturbed by mining. Even the arroyo was man-made. It went through the coal yard and kept flooding. It was not the lowest spot in town.

Mr. Jansens thought there was a chance that the consultant firm doing a plan for Madrid could be asked to collect the information and it might be the easiest way to go.

Mr. Rogers said he just wanted to know what this would disturb. Disturbed soil could have its own archaeology.

Ms. McGowan asked if there was a plat now.

Dr. Pallin said they didn't have one.

Mr. Wewerk said there was an easement for the road because the County didn't want to have to maintain it. That was with the Land Owners Association (private).

Dr. Pallin asked what the surface would look like when they put in a pipe and covered it up.

Mr. Wewerk said they would restore it to its natural state. It would be three feet down. Re-vegetation was a question. It was all native grasses and sage.

Mr. Jansens asked if there was a slope.

Mr. Wewerk agreed it was on a slope down to the arroyo.

Mr. Jansens thought they would probably need to do more than just revegetate to prevent erosion.

Mr. Wewerk said it was a gradual slope - probably 3-4%.

Dr. Mills said it sounded like the Committee had decided to conditionally approve on the condition that it would be open space.

Mr. Rogers added the condition to take into account possible archaeological resources.

Mr. Wewerk said they had a qualified archaeologist to do that.

Chair McQueen asked if they were a governmental organization. He explained that if not, the anti-donation clause might apply and they might have to be a nominal charge.

Dr. Mills noted they were working with the New Mexico Abandoned Mines Bureau for better planning of the green belt on visuals and uses of the property. The consultant was working with the Bureau out there. Staff could schedule a trip to see what was there.

Mr. Wewerk clarified that they were trying to determine if they had the funds to finish the project and might not do the physical work for up to a year.

Dr. Pallin moved to conditionally approve the water line project in Madrid subject to archaeological clearance, restoration of the area satisfactory to staff and legal clearance. Mr. Jansens seconded the motion and it passed by unanimous voice vote.

Mr. Wewerk mentioned two 2 other issues and could come back next month for them. One was about the fire department for grandstands and the other was a tie to the wilderness to the ball park.

Dr. Mills suggested coming to the July COLTPAC meeting on July 15.

Chair McQueen said if it was acquisition there was a form to fill out. Dr. Mills agreed to get with him on it.

5. ACTION ITEMS

A. Discussion and Recommendation on Resolution 2010- A RESOLUTION AMENDING RESOLUTIONS 2001-01 AND 2001-46 TO CHANGE THE NAME, REDEFINE THE PURPOSE AND ADJUST THE REPRESENTATION ON THE COUNTY OPEN LANDS AND TRAILS PLANNING AND ADVISORY COMMITTEE TO REFLECT CHANGES IN THE COUNTY'S PROGRAMMATIC GOALS

Dr. Mills reviewed the resolution that included a name change and new definition. The resolution had changed since the draft agenda was sent out and a copy of the resolution was attached to the meeting notice.

Mr. Jansens asked what the result of County Manager's attempts to reorganize committees was.

Chair McQueen thought they should ask that and about the per diem issue.

Dr. Mills said she had not heard from him about the structure or per diem. Her plan was to get this resolution finalized and sent in. She had reworked the resolution from what she heard at last month's meeting and comments from Chair McQueen.

Chair McQueen said he made some comments that were incorporated but still thought they needed to go through another draft. It really replaced four resolutions. He said Dr. Mills suggested the new name of County Open Space and Trails Advisory Committee. He was concerned about a loss of identity.

Mr. Jansens liked the new name.

Mr. Johnson felt it identified the Committee better with the department.

Dr. Mills explained that this would clarify where they fit. They were not under Planning and not under Land Use. It hadn't been that way for a long time. This was an attempt to make it clear where the Committee sat in the structure. They fit in Community Projects and Community Service at the very bottom of the organizational chart.

Dr. Pallin thought COSTAC didn't seem different than COLTPAC.

Mr. Jansens was concerned that open space ranked so low in the structure. Maybe they needed to seek a better space in the organization. If they were at the bottom, they could be cut from the budget. Salary schedules would be impacted too.

Dr. Pallin asked if there was a Department of Open Space.

Dr. Mills said there was not. There were Departments and Divisions and Programs. They were a program. She added that this committee did have a voice that was listened to.

Chair McQueen asked if Dr. Mills could bring an org chart next time.

Ms. McGowan said the County just reorganized to reduce departments because it was top heavy.

Dr. Pallin thought the committee probably spent more than most of the departments. And it produced permanent changes in the topography of the land.

Chair McQueen understood the staff had been given parks too.

Dr. Mills agreed - sort of.

Chair McQueen wondered if they needed to put Parks in the name too. Open Spaces were park spaces.

Dr. Pallin was disappointed where they were on the org chart and wondered if perhaps they should be with Planning.

Ms. McGowan said the County saw a huge difference between people who sat at a desk and those who put a shovel in the ground.

Dr. Mills said the biggest difference was their battle with procurement. They had to understand procurement and how to get contracts done. It was complex and moving target. The people around them understand as well as any how to get it done.

Chair McQueen said they should discuss the org chart next time.

Mr. Jansens agreed and was concerned that time was limited to make propositions on this for planning and budget management.

Dr. Pallin said he was just told the deadline for SLDP had been moved out.

Mr. Jansens felt they needed to formulate questions and issues for the July meeting. They needed to put arguments on the table and challenge whether each was a good idea. Staff lived with it on a daily basis. The goal was to come up with the argument and strategy for it.

Chair McQueen asked for comment on the recitals.

Dr. Pallin liked Dr. Mills' language on #3 but didn't see a goal in recruitment. He wondered if the composition of the committee should be in the recitals.

Chair McQueen said the second whereas should say, "... the County, through the Open Space and Trails Program with the advice of COLTPAC..."

Mr. Jansens thought the last whereas should be the first one because it was what spurred this change.

Mr. Johnson suggested under the need whereas to add "for the purpose of acquiring and maintaining real property..."

Mr. Rogers liked "operating" rather than "maintaining."

Ms. McGowan agreed because operating included education.

Chair McQueen said the #2 whereas was what Mr. Baxter brought up.

Mr. Johnson suggested "public education..."

Dr. Mills thought stewardship should go there as well.

Mr. Jansens suggested that #3 should include maintenance and education.

Ms. McGowan said stewardship implied physical stewardship for land and activities and was part of the educational activity.

Mr. Rogers thought the public needed to gain some benefit more than just physical exercise.

Chair McQueen commented that before the meeting started there was discussion about introductory language in #3.

Dr. Pallin thought instead of changing #3 they might add a paragraph on goal for attracting specific type backgrounds. They could insert in #6 a desire to have a broad variety of backgrounds.

Chair McQueen suggested moving membership material from #3 into #6. "Experience such as..."

Mr. Jansens suggested language about cultural diversity. It had been a challenge to get members from ethnic backgrounds and was important to mention it.

Dr. Pallin thought they could be stepping in a bad puddle and might invite the BCC to appoint the wrong people.

Chair McQueen suggested "diverse background and expertise"

Mr. Jansens clarified he was thinking of beneficiaries of open space and trails.

Chair McQueen thought everyone was a beneficiary.

Dr. Pallin agreed with diversity of background and expertise.

Dr. Mills said the sooner they got it done, the better. She needed to get back to Julie Berman too.

Chair McQueen proposed they could circulate by email on this short time line.

Dr. Mills thought if they added Parks with this committee, it would pull in the diversity being sought.

Dr. Pallin agreed.

Chair McQueen proposed "representatives of the diverse users of open space, trails and parks."

There was consensus for that language.

Chair McQueen said in #4 they would add parks.

Dr. Pallin thought overseeing SLDP was a lot more than they had in their job scope.

Mr. Jansens reminded them he brought up surface water and wildlife last time. He suggested that in the future, COLTPAC look at the connectivity with surface water and wildlife. They had a real purpose for the beauty of the landscape, the mountains and the waterways. Those things could not be looked at in isolation but in context and they should address those.

Ms. McGowan asked if that was in the SLDP.

Dr. Mills said it was in natural resources. She asked if it would make sense to add it in #4.

Mr. Jansens suggested wildlife, water flows and archaeology corridors.

For #5, Chair McQueen changed this language to 3 from each of the 4 districts for 12 and one alternate.

Mr. Johnson asked if the districts were proportional to population density.

Dr. Mills thought it might be close.

Dr. Pallin said that was not a good direction anyway. He asked what they would do if they could not get 3 reps from a particular district.

Chair McQueen said they would just keep trying.

Mr. Jansens asked if districts were still appropriate.

Dr. Mills said it was dropped for SLDP but those districts were still sound.

Mr. Jansens thought it would be stronger if maintained throughout. They could go with two from each area and three alternates or at-large members.

Chair McQueen said the alternates were not at-large but they could do 3 at large and then have alternates. Alternates were useful in meeting a quorum requirement.

Mr. Baxter asked if a quorum was defined by number of seats. Chair McQueen agreed.

Mr. Rogers said if they still had to cover the per diem/travel costs the County would try to reduce the

number of members.

The Committee discussed the committee composition further but made no changes to Chair McQueen's proposal. He added that "the members shall represent the whole county."

In #7 Chair McQueen wondered if the term limits were consistent with the past. He added "consecutive" to the language. The Committee assumed the time off would be at least one year.

In #8, Chair McQueen was concerned about the difficulty of removing members. As written, it didn't help.

Ms. McGowan asked if there was a county policy.

Dr. Mills said it was in a previous resolution and was automatic.

Chair McQueen found in 2004-62 the rules of order for board and commissions. The Committee deferred to the County's rules for boards and commissions.

Dr. Mills didn't think the excused /unexcused was in there.

Chair McQueen asked Dr. Mills to find out if the excused/unexcused part was in the current resolution. He noted they currently had 4 vacancies.

Dr. Mills said staff were supporting the renewal of those whose terms expired.

Mr. Jansens preferred stating he excused absences in the minutes. He asked who decided the gravity of unavoidability and suggested they should just say three or more excused absences.

There was no consensus on changes to the absences rule.

Chair McQueen commented that they had discussed a lot of changes. To move forward in a timely manner, he asked if they could delegate to staff the final changes without coming back to the Committee.

Dr. Pallin added that a no response was an approval.

Dr. Pallin moved to approve the resolution with the changes agreed to and with staff to make the final changes. Ms. McGowan seconded the motion and it passed by unanimous voice vote.

6. DISCUSSION ITEMS

A. Terrell Appraisal and Recommendation on Arroyo Hondo Acquisition

Ms. Baker said at the last meeting, the Committee asked staff to get an appraisal. She did three scenarios and Pendleton did the appraisals. For the 44 acres it was \$650,000. The owner had a market

analysis for \$2.5 million. For the flood plain and trail only, it was \$164,000. She said it was based on 25% for flood plain and acreages and discounted to 25% but it became apparent that no discount had been applied.

Ms. Baker reported the balance of funds available was \$1,994,299. Of that there was \$200,000 in the Montoya discretionary (gateway funds). Almost one million was tied up in the Chalchihuitl Property Association. She explained that interest was included in this total.

They had talked about getting a portion of the property but getting the trail extended east through Oshara might not be possible. Also the connectivity was not great.

Chair McQueen concluded that they were not ready for a decision. He asked that they get the rest of the appraisal information and schedule a site visit.

Mr. Jansens asked if there were multiple appraisals.

Ms. Baker said they just got one appraisal.

Mr. Jansens thought this appraisal sounded high to him. He recalled that the La Cienega appraisal was high.

Ms. Baker said La Cienega came in low.

Chair McQueen thought both Bentley and this one were much lower than their estimate. The Bentley estimate was \$2.5 million also.

Chair McQueen asked for a list of all proposed acquisitions including the San Pedro property.

Ms. Baker reminded them that the Santa Fe River property was separate money. They had been trying to keep the bond money separate.

Dr. Mills said they already had a PO for the San Pedro appraisal and should have it at end of month.

Dr. Pallin asked if San Pedro be an action item in July.

Ms. Baker thought so. She said the appraisal might come in high.

C. Las Colinas application for acquisition

Dr. Mills showed the Tres Colinas plat. It was a subdivision that was approved in the 1990s for a different owner and Robert Lee purchased it with approvals on it and reconfigured the lots with building envelopes much more in line with SLDP. It was basically a loop with lots off of it. The high ground behind the subdivision was proposed for open space with parking at either end of the subdivision. Bobcat Bite was just to the south of this property. It was off Old Las Vegas highway across the interstate from a part of

Rancho Viejo that was not developed. It was foothills for Sangre de Cristo Mountains and there were no trails.

She showed a paper copy of the proposed open space on the high ground. The footprint allowed much more green space in the residential lots clustered together with shared wells so there would be more private open space on those parcels. The land outside of that was owned by the Microsoft retiree who didn't want to talk with anybody. It was steep but accessible and would make very good hiking. It had a potential for a nice trail network up there. The property line was at the top of the ridge and the public would have access to it.

Chair McQueen suggested it would be similar to the Arroyo Hondo project.

Mr. Jansens thought there was probably a connection with Cañon del Apache on the north.

Dr. Mills showed the connection with Highway 285 and the undeveloped area at Rancho Viejo. She said the owner was in no hurry and realized the numbers might be crazy. He just wanted to get in the queue for down the road when more bond funding was available.

Ms. McGowan asked if he used this for density transfer.

Dr. Mills said neither he nor his predecessor had done that. His estimate of \$7,000 to \$12,000 per acre was high. He took the \$12,000 from Canyon Ranch property. She wanted to know if COLTPAC was interested at all.

Chair McQueen said if they submitted applications, the Committee needed to process them. They needed to do a site visit on them. But there was not a lot here that interested him. It was helpful that he acknowledged the need for parking for access. He was not sure what the next step would be but thought he needed to submit an application.

Mr. Rogers asked if anyone knew what else was going on with that area along the interstate.

Dr. Mills said it was all fairly large private lots.

Mr. Jansens noted that these hills were used by the Overlook neighborhood for hiking and horseback riding so there might be informal trails there now. To the east was very interesting Ponderosa Pine. It was a beautiful area.

Chair McQueen asked what they could do aside from discussing the property.

Dr. Mills asked the Committee to tell staff if this was just a crazy idea or if they should take steps on it.

Chair McQueen asked about a site visit for Arroyo Hondo and the Madrid property. Dr. Mills agreed.

Dr. Pallin suggested they should have lunch.

Chair McQueen asked staff to schedule it by email.

Ms. McGowan agreed with Mr. Rogers that the Committee needed to know what was going on around this property for connections. Without connections it wasn't worth much.

Dr. Mills said it didn't look like it had any connections.

Mr. Jansens said they also needed more support from the Overlook community. Then it would be much more interesting.

7. MATTERS FROM OPEN SPACE AND TRAILS STAFF

There were no matters from the Open Space and Trails Staff.

8. MATTERS FROM THE COMMITTEE

There were no matters from the Committee.

9. ADJOURN


The meeting was adjourned at 8:10 p.m.

Approved by:

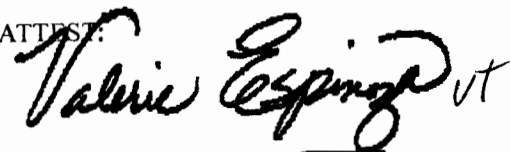


Matthew McQueen, Chair

Submitted by:


Carl Boaz, Stenographer

ATTEST:




VALERIE ESPINOZA
COUNTY CLERK

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 3RD Day Of February, 2011 at 02:45:50 PM
And Was Duly Recorded as Instrument # 1625798
Of The Records Of Santa Fe County

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

