

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

Thursday, July 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
Brent Bonwell
Jan-Willem Jansens
Judy McGowan
Jerry Rogers
Scott Stovall

Members Absent

Sam Pallin, Vice Chair [excused]
Jack Frost [excused]
Stephen Schoninger [excused]
Sandra Massengill
[two vacancies]

Staff Members Present

Allison Moore
Colleen Baker
Beth Mills

Others Present

Damon Terrell
Charlie O'Leary
Mike Madden
Agnes López

3. APPROVAL OF THE AGENDA

Dr. Mills requested a change in the agenda to have a closed session for 7a.

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

4. APPROVAL OF MINUTES

A. June 17, 2010

Ms. Moore said she was not present at the June 17, 2010 meeting although she was listed as present.

Ms. McGowan noted that the property location was not correct on page 9 at the bottom of the page. It was across I-25 from Rancho Viejo.

Dr. Mills said Mr. Stovall should have been listed as excused.

She noted on page 3, 7th line should say the request from Madrid should be conditionally approved.

On the 11th line it should say that the New Mexico Abandoned Mines Bureau were responsibility for doing this.

She pointed out a typo on page 4 where Dr. Pallin was speaking and it should say "than" and not "that."

At the top of page 9 the entity was the Chalchihuitl Property Association.

Mr. Jansens moved to approve the minutes of June 17, 2010 as amended. Ms. McGowan seconded the motion and it passed by unanimous voice vote.

5. ACTION ITEMS

A. DISCUSSION AND RECOMMENDATION ON RESOLUTION 2010 ____ A RESOLUTION UPDATING, REFINING, AND RENAMING THE COUNTY OPEN LAND AND TRAILS PLANNING ADVISORY COMMITTEE

Ms. Baker joined the meeting at this time.

Mr. Stovall said he wasn't at the last meeting but a couple of months ago they discussed having as City representative on the Committee. That was previously specified and now it wasn't. Dr. Mills agreed.

Mr. Stovall explained that he was the one that now filled that position and thought it was important to keep it since the City was the major tax paying entity for the Committee.

Santa Fe was the largest municipality in the County and had the most direct impact to the Commissioners for some things on which they voted.

Mr. Bonwell asked if the intent in this resolution was 3 consecutive excused or 3 unexcused in the year. Chair McQueen agreed that was the intent.

Chair McQueen said his perspective was that they might have any number of city residents on the committee. He thought they had a city bias anyway.

Mr. Stovall felt that was a little different.

Chair McQueen said they tinkered with the membership a lot. A commissioner amended the resolution

to get the person they wanted on the committee.

Mr. Stovall asked if anyone had talked with the City about it.

Ms. McGowan clarified that this was not a person appointed by the City.

Chair McQueen added that to keep the odd number, they went to two per district and three at large.

Mr. Bonwell said the City was not excluded but just not a specific inclusion.

Ms. McGowan thought it made sense from population standpoint.

Mr. Jansens pointed out that El Centro was basically the City. Even people who lived slightly outside of the City were really part of the City.

Ms. McGowan said the reason she was an alternate was because the Committee already had too many from the City.

Chair McQueen suggested then they should have Española and Edgewood represented too. Mr. Stovall agreed.

Mr. Stovall said this would go to the attorney and then comes back for approval.

Chair McQueen said he and Dr. Mills drafted this and hadn't heard anything about the per diem issue yet.

Dr. Mills agreed. The County was not in a position to give any answer right now.

Mr. Bonwell moved to recommend adoption of the resolution pending a favorable legal review. Mr. Rogers seconded the motion and it passed by unanimous voice vote.

B. Request from Souder Miller & Associates to Secure Easement from BLM for Cuatro Villas Water System at La Puebla Park.

Ms. Baker said this was a little park in La Puebla between Pojoaque and Española. There was an existing water tank permitted by BLM prior to patenting it to the County. The school needed a better water source. The local domestic water association tried to figure out how to get a better source. They came to the County to request approval for a new tank and added water line. Because of the patent from BLM, the County could give its approval but it was a final decision of BLM. Essentially it was a letter of request from the County to permit this improvement. The mutual domestic water association had to provide the information on how it would improve the recreation in the area, additional fire protection and water for the school. The fire station was just below the tanks.

Mr. Jansens asked what the residents thought of this request.

Ms. Baker said she would find out any concerns.

Mr. Jansens felt that was important.

Ms. McGowan pointed out that the County was the sponsor for this and Cuatro Villas decided that getting that water system was their highest priority. She said it was important because of the concerns about uranium in the water.

Chair McQueen agreed they needed to know their concerns.

Ms. Baker agreed to follow up.

Chair McQueen asked Ms. Baker if she needed an action from the Committee.

Ms. Baker said it helped just to have the Committee discuss it. It was similar to La Cieneguilla when they came for an easement at South Meadows. The BCC had to make the decision.

Mr. Jansens moved to recommend that staff and the BCC move forward with this request pending verification of community support of it. Mr. Bonwell seconded the motion and it passed by unanimous voice vote.

7. DISCUSSION ITEMS

A. Crichton Easement and Trail Connection to Little Tesuque Open Space

Dr. Mills asked for the guests present to introduce themselves.

Mr. Mike Madden from East Mountain Trail Council to talk about the concept of a multi-use non-motorized trail to connect San Pedro and Sandia mountains.

Mr. Damon Terrell was present to talk about his property at Old Galisteo.

Mr. Charlie O'Leary with Santa Fe Conservation Trust.

Ms. Agnes López with Santa Fe County Community Services staff.

Chair McQueen said the Committee wanted to note all the list of pending projects for now and for the foreseeable future. Before that, there were these items were on the agenda.

Dr. Mills said they were going to talk about Montoya Ranch under Review of Pending Applications.

Ms. Baker said Mr. Terrell might have questions he wanted to ask from their site visit.

Dr. Mills asked Mr. O'Leary if he had any flexibility.

Mr. O'Leary said he could wait if needed.

Mr. Bonwell moved to go into closed session pursuant to §10-15-1 H (8) NMSA 1978 to discuss acquisition of real property. Mr. Stovall seconded the motion and it passed by unanimous vote with no one abstaining.

The Committee went into closed executive session at 7:00 p.m.

Mr. Jansens moved to go back into open session. Mr. Bonwell seconded the motion and it passed by unanimous voice vote.

The Committee returned to open session at 7:25 p.m.

Chair McQueen announced that during the closed session no actions were taken and the only matters discussed were limited to acquisition of real property.

B. Campbell Ranch Property

Dr. Mills showed a map of the property they were considering at Highway 344 and the Turquoise Trail Scenic Byway just south of Golden. It was a 159.98 acre parcel. The Committee asked staff to have an appraisal done and they did. The appraisal came back to staff on July 5, 2010.

She also requested that the additional 43 acres be appraised separately. It was part of the larger 160 acre parcel that crossed the road.

The appraisal was \$350,000 for 160 acres and translated to \$2200 per acre. The appraisal of the 43 acre parcel was \$150,000 which was \$3,500 per acre. The appraisal said if the two parcels were purchased together the value would be \$450,000.

She added that this property had been available for awhile. The BLM established the special resource management area to be used basically for hiking, enjoying nature and recreation and not mining. The preferred alternative was in line with what the Committee heard from the community and had previously discussed. The BLM report was the draft from the solicitors in Washington DC and they now were taking final public comment.

Mr. Madden said they were about a month into the 90 day period.

Chair McQueen characterized it as sort of a gateway property and recreation was preferred over mining.

Mr. Stovall asked about having Mr. Madden make his presentation now.

Mr. Madden said this was part of the East Mountain Regional Trail Complex that Roger Holden talked about. He showed a map of the area and this map was 20 miles N-S and 15 E-W. They were meeting at Tijeras Ranger Station every other month. They had participation from the Forest Service, BLM, Bernalillo County Open Space and Santa Fe County Open Space. They wanted to pass on a legacy of trail network.

Specifically, they wanted a trail to get from San Pedros over to Sandias through BLM land to the City open space (1200 acres) and to the National Forest. Bernalillo County was proposing a bicycle trail from San Antonio west.

Currently there were 2,300 acres of BLM land that was land locked with no public access. The Trail group asked him to go up with a GPS and map out some trails. He mapped three small loops in San Pedros

A year and a half ago they were meeting with Campbell Ranch about access through their ranch and different ways across to get to the Golden Space - (City of Albuquerque)

Mr. Stovall asked about access at 344 and BLM.

Mr. Madden said the Black Family was squatting on it and paying taxes to the County and were granted ownership of the land. But they had to sign over an easement. Right now you had to go up the driveway and through two gates. We would like a little better access.

Dr. Mills said that was how they got in there.

Mr. Madden said they now owned about 2.2 acres there. Chuck Williams owned the land above 14 to the west.

Mr. Jansens said his understanding of a hub was that it was accessible with facilities for a trail head or bathrooms.

Mr. Madden agreed - and picnic tables and a place for horse trailers. You need to have an audience to have a hub. There was another hub at Frost/Highway 14/Crest Road. So there was an audience. This Turquoise National Scenic By-way had no signs provided for trail users - hikers, mountain bikes, etc. It was getting used right now and there was a lot of potential energy.

Chair McQueen thanked him for coming and presenting.

C. Review of Pending Applications for Acquisition – Setting Priorities

Chair McQueen they needed to touch on the site visits from earlier today and wrap that up. He started with the Terrell property. A lot of the Committee was out there today and walked around and looked at the trail. They got the appraisal back and they were disappointed that it did not distinguish buildable from non buildable areas.

Dr. Mills said the appraisal of the 83.18 acres was \$650,000 or \$15,000 per acre as of June 1 of this year. The floodway was parceled out at 25% of the land.

Mr. Terrell said the lower area was the flood plain. He asked what the Committee's opinion was. He knew Hitt had a grandiose plan and he didn't know the Committee's opinion of it.

Chair McQueen said that, having seen it, it was a significant link of the Arroyo Hondo Trail but given their financial status now, they were looking for bargains and trying to stretch the dollars so it would be acquiring easements rather than land.

Mr. Terrell said the Old Galisteo Way was in contention for private or public status. As it stood now, it would only be through Oshara. He asked if the Committee was in support of the open space at Oshara.

Chair McQueen said Oshara said they would give trails but were not pinning down the location. It was a work in progress. Ultimately he thought they could get through Oshara. The concern was east of this property where there were many more land owners with smaller acreages

Ms. Baker added that it was also contentious.

Chair McQueen explained that it would take time to piece them together. This was a good piece.

Mr. Terrell thought vehicle access would be from the west probably. There was a large population out there and the fire marshal didn't like not having access there. It was a matter of time to get access.

He distributed copies of the 15 lot subdivision. He said he had done a lot of research and the only issue was access. Part of that was the dedication of 20 acres to open space out of the flood plain. He was just trying to get to the point where he could subdivide his lots. He had verbal agreements along the arroyo to connect. It also would go along with the Committee's long term plan and the county's plan to provide vehicle access from Old Galisteo to the west.

Ms. Baker explained that it would be dedication of the flood plain.

Chair McQueen said that meant the Committee should not do anything now.

Mr. Terrell said he was looking for partners to make this happen.

Chair McQueen explained to him that there were lots of places they would like to buy but didn't have much money.

Mr. Terrell said for him it was a timing issue and he had been borrowing money for all this development research. He needed to figure out how to satisfy the creditors in the near future.

Chair McQueen thanked him for attending and presenting his work.

Chair McQueen noted they had a lot left on the agenda and wondered if they should put this item on

next agenda as an action item and try to make some decisions.

Mr. Jansens asked that they get the details ahead of time to do their homework.

Dr. Mills had a summary of some of the projects and shared it with the Committee.

The Committee briefly discussed some of those that were under consideration.

Chair McQueen suggested that next time the Committee wade into them and have a closed session and determine the status of the available funding and what was stalled including the Gateway funding that was left.

Mr. Stovall moved to table this until next month. Mr. Jansens seconded the motion and it passed by unanimous voice vote.

8. MATTERS FROM OPEN SPACE AND TRAILS STAFF

Mr. Stovall asked about filling the committee vacancies.

Dr. Mills said that until the resolution went through, she was not pushing for it. Last time she tried to advertise for interested persons but was asked not to.

Ms. Baker said they were in an awkward position.

Dr. Mills showed the organizational chart for the County that was on the web. Trails was not on it.

Chair McQueen asked where Trails would be if it were on the organizational chart.

Dr. Mills said it would be under community projects.

Ms. Baker reported getting a request from New Mexico State Parks. They wanted to build a visitors center at Cerrillos Hills State Park. In order to do it, they wanted to apply for land owner and conservation funds to build it and would need to subject the property they own and the county owned property it served to the Rules and Regulations of the Land, Water and Conservation Fund. If that was done, the development would have to comply with NEPA. They wanted a resolution from the County Committee to support it. She got the request this week. She didn't think it would change much. It would be something the BCC would have to pass by resolution because it would encumber that property.

Mr. Rogers said it was a highly valuable encumbrance so he was all for it. It would be under the NPS standards. He felt it would be very helpful to have a visitor center there.

Ms. Baker said that was enough for her and she would move ahead with it.

9. MATTERS FROM THE COMMITTEE

Mr. Jansens said he would be absent next time if the meeting was on the 19th. If they didn't have a quorum then he proposed having the meeting at another time in August.

Mr. Bonwell agreed they should find the closest date to gather a quorum.

Mr. Stovall and Mr. Jansens said they couldn't be present. Ms. McGowan said she might not be present. They said they could be present if the meeting was on the 26th.

Mr. Stovall asked Dr. Mills to send an email to try to get a quorum. He hated to have anyone miss this important meeting.

Dr. Mills agreed.

10. ADJOURN

Having completed the agenda and with no further business to come before them, the meeting was adjourned at 8:15 p.m.

Approved by:


Matthew McQueen, Chair

Submitted by:

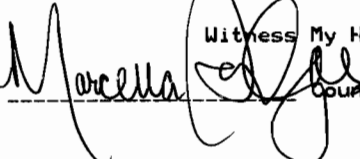

Carl Boaz, Stenographer

ATTEST:


VALERIE ESPINOZA
COUNTY CLERK

COUNTY OF SANTA FE) COLTPAC MINUTES
STATE OF NEW MEXICO) ss PAGES: 9

I Hereby Certify That This Instrument Was Filed for
Record On The 3RD Day Of February, 2011 at 02:45:51 PM
And Was Duly Recorded as Instrument # 1625799
Of The Records Of Santa Fe County

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

