

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

Thursday, August 19, 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. There was not immediately a quorum but was established at 6:15. Until that time, the members who were present discussed issues with which the Committee was concerned.

2. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

Members Present

Matthew McQueen, Chair
Brent Bonwell
Jack Frost
Sandra Massengill
Jerry Rogers
Scott Stovall

Members Absent

Sam Pallin, Vice Chair [excused]
Jan-Willem Jansens [excused]
Judy McGowan
Stephen Schoninger
[one vacancy]

Staff Members Present

Beth Mills
Colleen Baker

Others Present

Bill Baxter
Gerry Wawrek
Paul Duran

3. APPROVAL OF THE AGENDA

Chair McQueen said he didn't see Tesuque on the agenda.

Dr. Mills originally thought it would be discussed under Action Items but suggested they should adjust the agenda.

Mr. Bonwell moved to approve the agenda as amended, adding Tesuque. Mr. Rogers seconded the motion.

Mr. Duran asked if they had a place on the agenda for matters from the floor.

Chair McQueen said it was not on the agenda.

Dr. Mills said she did not put it on and suggested adding Matters from the Public right after the Minutes.

Mr. Bonwell and Mr. Rogers agreed and the motion passed by unanimous voice vote.

4. APPROVAL OF MINUTES

Chair McQueen said on page 3 his intent was if the Committee did have a Santa Fe City representative.

Mr. Rogers noted on page 2 that the intent was for three unexcused absences in a term.

Chair McQueen said those were consistent with it so it was correct.

Mr. Rogers asked on page 8 to strike "land owner" and insert "Land and Water Conservation Fund" and to capitalize the initials there.

Dr. Mills clarified that Damion was Mr. Terrell's correct first name.

Mr. Bonwell moved to approve the minutes as amended. Mr. Frost seconded the motion and it passed by unanimous voice vote.

5. MATTERS FROM THE PUBLIC

None.

6. ACTION ITEMS

A. Request from Madrid Water Board (Gerry Wawrek) for an easement to connect a water line through the Madrid Greenbelt to the Madrid Ball Park for fire protection.

Mr. Wawrek presented the request on behalf of the Madrid Fire Department.

He said he had a large plat map or could show the area on a small plat. This request was necessitated because of the rebuilding of a grandstand which was entirely gone. Concrete footings would be poured soon. The fire department said they needed to address the fire protection. A two inch line was there now and they were asking for a large bore fire protection line from the greenbelt of 8", matching the 8" line existing there. They needed to clear an easement from Santa Fe County from one owner who said it was okay. It was a straight shot and well positioned for this to be done. They might need a pump to maintain proper flow, however.

He passed around a plat where he drew in red the proposed line extension.

Ms. Baker added that David Padilla was the project manager for capital projects.

Mr. Wawrek said they sold the $\frac{3}{4}$ parcel because the County could not use funds on private property (anti-donation) so they turned it over to the County.

Mr. Wawrek said that the County purchased Tract A 5-6 years ago. It was the greenbelt to the center of Madrid from the concrete box culvert to the back of the ball park. In the late 1990's County Fire ran an 8" line from the old reservoir down the greenbelt. The object was to bring everyone within a thousand feet of a hydrant. Where the road crossed, there was a valve and a reduction in the line size. They were asked by County Fire to provide a larger fire protection line. He walked it with David Padilla. It would cross two properties owned by the same brothers and they gave a verbal okay to bring it right to the ball park. So he was asking for a short easement from the County to take it from open space and then the MRA would need to provide an easement. If approved, they would achieve a Class 4 district status.

He explained that it was only 100-150 feet of county property they had to cross.

Chair McQueen asked if they would follow the same procedure as before regarding archaeology and use of the property.

Mr. Wawrek agreed and said he had it in writing.

Chair McQueen favored approval and leaving details to staff.

Mr. Wawrek said the plat was done by Mitch Noonan in 1995 and the water line was installed in 1998. The plat predated the fire protection line by a few years.

Mr. Stovall moved to recommend approval to the Board of County Commissioners, subject to staff review and oversight. Mr. Rogers seconded the motion and it passed by unanimous voice vote.

6. DISCUSSION ITEMS

A. Review of Pending Applications for Acquisitions and Set Priority for Projects.

Dr. Mills noted that the Bond Fund had an actual balance of \$1,994,299.06. Gateway Projects (District 1) needed \$200,000.00; Mt. Chalchihuitl needed \$516,000.00 and Cerrillos Gravel Products needs \$460,000.00, leaving a balance of \$818,299.06.

Chair McQueen said they had a new application that just came in and Pual Duran was here to tell the Committee about it.

Mr. Duran said the property owner was Carlton Colquitt who also owned El Nido. It was located where 84-285 and Bishops Lodge Road intersected. It had never been used for anything except a place to litter. It was full of cottonwood trees and overgrown now.

They put it on the market last year at \$250,000. This triangle piece was of no use to anyone. He discussed

it last year with Commissioner Montoya but never brought it forward to COLTPAC.

He recently spoke with Commissioner Montoya again and he got behind it. Then he got a call from the owner of Tesuque Market who had been asked by a teacher at Tesuque Elementary about an agricultural program for the students. He called Mr. Duran and they talked about having the school use it for the agriculture project in addition to having a park.

He thought it would lend itself to use as a park and there was no park in Tesuque. The last time they tried to get one, the community was concerned that it would draw undesirable people there but that was in a residential area and this was commercial area.

Mr. Stovall asked about parking.

Mr. Duran said everyone parked right along the highway now. The highway butted right up against it. There was about 50 feet there for people to park. The market was more property where people could park. There was also parking on Bishop's Lodge Road. He was not suggesting they park on the park property.

Mr. Stovall asked what the park would look like such as picnic tables or a place for kids to play.

Mr. Duran thought a couple of picnic tables and landscaping. The neighbors would be concerned with how it was used and it would need to have limitations. It would be a community effort.

Mr. Stovall asked if it had been appraised.

Mr. Duran said it had not. It was a legal lot of record and could have a house on it. They thought \$175,000 was a reasonable value but realized an appraisal would be needed. He was sure it was subject to an appraisal.

Mr. Frost asked where people parked while going to the market.

Mr. Duran said they parked up against the fence line.

Ms. Massengill asked if it was the area shown in orange.

Mr. Duran said they were not selling the right of way. There were some trees were in the right of way. The State would work with the County to create the easement.

Ms. Massengill asked about the schools.

Mr. Duran explained he was not saying that was part of the application but he mentioned it just to show it had some community value. The school was looking for a place to have an agriculture program.

Chair McQueen asked if there was any community support to share the cost.

Mr. Duran said if COLTPAC decided it was worthy to pursue, he would work with the community on support. He said he had done that before with another property. He added that there were terrain management issues to address and this was an exploratory presentation. Someone would know what

needed to be done. He thought it was worthy of pursuing and a lot of things tied into it.

Chair McQueen said it was an interesting project. He explained that COLTPAC's practice was to do a site visit.

Mr. Duran offered to do it with the Committee.

Chair McQueen explained to Mr. Terrell that the Committee planned to go into closed session.

Mr. Terrell said he was just here to answer any possible questions the Committee might have.

There were no questions for him.

Mr. Bonwell moved to go into closed session pursuant to NMSA 1978 Section 10-15-1 H (8) to discuss acquisition of real property. Mr. Stovall seconded the motion and it passed by unanimous voice vote.

The Committee went into closed session at 6:53 p.m.

Mr. Bonwell moved to return to open session. Ms. Massengill seconded the motion and it passed by unanimous voice vote.

The Committee returned to open session at 8:05 p.m.

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

7. MATTERS FROM OPEN SPACE AND TRAILS STAFF

Dr. Mills shared the latest version of the resolution on committee structure. She invited the Committee members to share their comments with her if they had any.

8. MATTERS FROM THE COMMITTEE

Chair McQueen said at the next meeting they would plan to keep other things off the agenda and have action items on all these with a closed session for discussion beforehand.

9. ADJOURN

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

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, Stenographer

ATTEST:

VALERIE ESPINOZA
COUNTY CLERK



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

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I Hereby Certify That This Instrument Was Filed for
Record On The 3RD Day Of February, 2011 at 02:45:52 PM
And Was Duly Recorded as Instrument # **1625800**
Of The Records Of Santa Fe County

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

