

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

Thursday, Sept 17, 2009

1. CALL TO ORDER AND ROLL CALL

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 Wildlife West, Edgewood, New Mexico. It followed a site visit to several open space areas nearby.

Roll Call indicated the presence of a quorum as follows:

Members Present

Matthew McQueen, Chair
Sam Pallin, Vice Chair
Todd Brown
Lou Ann Hunt
Jan-Willem Jansens
Jerry Rogers
Scott Stovall

Members Absent

Brent Bonwell
Martin Gabaldon
Jack Frost
Sandra Massengill
Stephen Schoninger
Judy McGowan

Staff Members Present

Allison Moore
Beth Mills

Others Present

Bill Baxter

2. ASSIGNMENT OF ALTERNATES

None.

3. APPROVAL OF THE AGENDA

Dr. Pallin moved to approve the agenda as presented. Mr. Jansens seconded the motion and it passed by unanimous voice vote.

4. APPROVAL OF MINUTES

June 18, 2009

Mr. Stovall moved to approve the minutes of June 18, 2009 as presented. Dr. Pallin seconded the motion and it passed by unanimous voice vote.

August 20, 2009

Dr. Mills requested the following changes to these minutes:

In section 4-B - Review of South Meadows, first paragraph Cieneguilla was misspelled.

South Meadows was an Open Space, not a Trail and was adjacent to the Village of Agua Fria.

The arterial connections were on the east side, not the west side.

Scott Rivers is the Open Space and Field Trails Coordinator.

The Morningside Subdivision was on the west side and they brought the property in front of COLTPAC for purchase by the County.

The Community meeting was on last Saturday, August 15, 2009.

In the next paragraph it should say there were within walking distance four schools and the school named was Ramirez Thomas School.

On page 7, the discussion was about Michael Benton's property. Mr. Frost asked if he was a resident (not a citizen) and he has dual residency with Nova Scotia.

Under tours, the last sentence, should say, "Then they would have an interactive calendar."

At the bottom of that page, Dr. Mills thanked the committee for the feedback.

Mr. Stovall said there was a question on the motion on South Meadows. Dr. Mills agreed to provide an update.

Mr. Stovall asked if staff, when they sent out emails for the upcoming meeting, whether they followed up on those who didn't respond.

Chair McQueen agreed it was important to respond to staff and if they did, they were more likely to have a reason for not attending.

Dr. Pallin said he would feel better if everyone notified Dr. Mills instead of just not showing up.

Mr. Stovall moved to have a trial period where staff send out a request for attendance at the meeting and require that they respond to make sure there is a quorum. The motion was not seconded.

Mr. Jansens thought that was already being done and but the minutes should show the word "excused" by those who had responded.

Mr. Stovall said the email he received didn't give the sense that a response was being requested. The email needed to be more definite because it didn't convey the importance of a response.

Chair McQueen asked Dr. Mills to put a request for a response in her email.

Ms. Hunt thought they could have an accept or decline if it was sent through Outlook and she wouldn't have to keep a list of responses.

Dr. Pallin thought they should keep it simple.

Mr. Stovall said they needed for those who don't respond.

Mr. Stovall moved to have an internal email roll call for attendance at the meeting with an expected response and the results noted in the meeting minutes. Dr. Pallin seconded the motion and it passed by unanimous voice vote.

Dr. Pallin moved to approve the minutes of August 20, 2009 as corrected. Mr. Stovall seconded the motion and it passed by unanimous voice vote.

5. ACTION ITEMS:

A. PRESENTATION OF PRELIMINARY MASTER PLAN DESIGN FOR EDGEWOOD OPEN SPACE AND COMMITTEE RECOMMENDATIONS

The presentation was made by Roger Holden. From Edgewood Parks and Recreation Department. He showed the proposed park adjacent to Section 32. He pointed out other significant things on the map of the area and explained the legend for the map. He pointed out a site for a proposed disc golf course that would take up 10 acres. He added that there could be no equestrian use in the area that was a watershed. The watershed was defined by a line on the map.

He described a vast cavern area underground there and shared some pictures taken in it.

He noted that Edgewood was thinking of calling the park "Colt Park" as part of a western theme for some of the roads that had horse names. Others had names related to poker since Edgewood had settled some elections with the draw of a card.

He clarified that an archeological survey had been done. He showed one possible site plan and talked about a permaculture design for the area. The designer spoke briefly to it.

Mr. Holden said they intended to have an interpretative kiosk for visitors. He said they wanted to have an equestrian overnight rest stop located in the open space. He said a catalogue of such rest stops covered the whole nation. The space would also have a trail head. They would have a five foot fence for dogs and some tables in the shade, a pond overlook and a permaculture demonstration site.

He said they had \$12,500 for equipment and amenities that had to be used up by June 30th and hoped to use the \$50,000 from the County by then also. He thought there would be minimal contracts and would be done on a reimbursement basis.

He concluded by saying that everything they did in the area would come first through COLTPAC for approval. He agreed to send a copy of the detailed management plan by email to the members.

Mr. Jansens asked if they had a plan for maintenance.

Mr. Holden said they did. The County would own it and Edgewood would do the year round maintenance. The details were set forth in an agreement between Santa Fe County and the Town of Edgewood.

Chair McQueen asked who they envisioned using this park.

Mr. Holden said the rest stop would be off the interstate and the rest by local neighbors.

Chair McQueen asked if the cooperative agreement had been signed.

Dr. Mills said it had but didn't remember when but it had been a while.

Mr. Holden said it was signed last June.

Chair McQueen asked if it went through COLTPAC.

Mr. Roger Alink (Wildlife West owner) said it was recent. They put him in charge of

the stewardship of the 30 acres so he had been doing that. February 4, 2009 was the date on the agreement.

Mr. Alink said they went to Santa Fe and met with the administration and they earmarked the funds for this purpose. Wildlife West donated a portion of their sale to that. There were multiple sales after that.

Mr. Alink said it had been his property and he pretty much single handedly saved that for the open space. They got it earmarked and put up the fence and developed a trail head.

Mr. Holden said as the Committee could see, there were lots of things they wanted to do. He asked if the County was working on the wording for the upcoming bond.

Chair McQueen said it would be developed in due course.

Mr. Stovall asked what the Committee was being asked to approve.

Dr. Mills said it was comment on the Master Plan as presented.

Chair McQueen asked if this was a draft or ready to go.

Dr. Mills said it was a draft. They had a conference call with the Edgewood Parks and Recreation Committee. They gave their ideas and staff reacted to them and gave them some things to consider. The conference call was a door opener for further collaboration and design. When staff realized how ambitious it was, wanted to reconsider how it was financed and how much money for it. They intended to revisit it with them on the maintenance component. Staff had a long discussion on it and after the call, agreed to continue working together but wanted COLTPAC to hear it and make suggestions.

Chair McQueen thought this process was unique and asked if this would come in-house or something else.

Dr. Mills said that was something the Committee needed to decide. She needed to learn more about the cooperative agreement. Because it was a cooperative agreement, the Master Plan process would be different than when it was just a County project and the fact that Edgewood was an incorporated entity.

Mr. Stovall asked if the County was putting up \$50,000 and Edgewood was putting up \$12,500 in an 80/20 split, yet Edgewood had to do all the planning on it.

Dr. Mills said she didn't know the ins and outs of the agreement. It was something they needed to pursue. In talking with program staff after the call she would suggest the money be rethought. The project was very ambitious and might need more money to do

it correctly. Staff was thinking of asking to work with the City committee on maintaining the facility.

Mr. Jansens said he was confused. It was wonderful to see a community step up and embrace open space like this. And the County has limited resources. He was under the impression that the \$62,500 was just for planning and initial development. What he saw might require ten times that amount and for maintenance for the first couple of years on top of that. He asked if the Committee had a projected budget.

Mr. Holden said they did one three years ago and established the budget for the \$62,500.

Mr. Jansens thought the Committee needed to figure out the County's part of the costs.

Dr. Pallin felt the staff available in Edgewood and the County staff were not equivalent. The County staff did these plans all the time and County staff could come up with a plan. Edgewood spent a lot of time on it but Dr. Mills's staff would be more capable on it and more able to come up with a budget.

Dr. Mills said it was exciting to see that Edgewood was so excited about taking care of open space. County staff needed to take advantage of their generosity and use the expertise that was here, especially Christian's on permaculture. So it was best to have an ongoing collaboration and have County staff support them as much as possible and come up with a plan agreeable to everyone.

She apologized for bringing something that was not completed but felt since the Committee was going to be in Edgewood, she should do it now.

Mr. Jansens thought it was wonderful to come and see the project. As a committee it would be good to recommend that the collaboration was strengthened and Edgewood would be clear on what it needed from County staff.

He didn't know that they needed a motion.

Mr. Holden asked if they had any objections to what h presented or suggestions and he could package it and give it to the Committee.

Chair McQueen thought that was a good idea. There were details to be worked out. He agreed with Mr. Jansens that it was a great step forward and would be helpful to get occasional reports.

Mr. Baxter said he was looking forward to the development of the open space and how it would be integrated with the rest of the County. This was a critical component in being able to walk from one end to the other. This was what they needed in this end of

the County and he wanted to see the connection. Starting with equestrian was a good place to start. He didn't want to see that linkage lost; connections to San Pedro and Galisteo.

Mr. Holden said Sass had been planning a trail ride. If they defaulted to equestrian first, the rest was easy.

Mr. Jansens mentioned a statewide network seeking wildlife connections through the state - a wild lands project. It included those working on the wildlife underpasses and wildlife pathways in Placitas and the Galisteo Basin.

Mr. Rogers said there was also a cultural resource. There was a 19th century wagon trail through this area and the Navajo walk took place nearby. He asked if there was any chance those were on this property.

Mr. Holden said it was close but not on this property. The Cedar Grove stage coach route ran east and west just south of Cedar Grove.

Chair McQueen summarized that although listed as an action item, it appeared there was not an action to take now.

6. MATTERS FROM OPEN SPACE AND TRAILS STAFF

A. Updates on Pre-applications for Petchesky Community Nature Park and Michael Bentley Property at Thornton Ranch

Dr. Mills said they received the pre-application for the Petchesky Community Nature Park and would bring it to the next meeting.

They also got the application from Michael Bentley who did all the paperwork. She said they would bring both to the next meeting.

Regarding the emails on South Meadows, Dr. Mills said she followed up on the two things requested at the last meeting and met with Scott Rivers on expanding what he presented to the Committee.

They determined they would like to assess how drainage worked on that property, including the acequia, and how water moved across that landscape and assess the best way to handle that before putting in hard surfaces. So to that end staff were talking with the permaculture specialists to come up with a permaculture plan first.

Secondly, she said she was contracting with a historian to do archival research for the use of that land off the Santa Fe River and get a pictorial history for interpretation at the site including the acequias, agriculture in the Village and information about the Camino Real trail there.

Those were the results of the Committee's comments last time.

Dr. Mills reported that they were doing docent training. On Monday the same 15 folks would come to the offices for further training. They would be doing the tours through the end of the year and Mr. Baxter was helping them.

Mr. Stovall felt it was a great project and very successful.

Mr. Jansens asked if there was any update on progress with Commonweal on the properties to be purchased by the County in that triangle and the valley.

Dr. Mills said it was already done and staff were working on it. They were going to gate the end of the west basin rather than another way to keep people out.

Chair McQueen said the owner of the adjacent property had come forward and was interested in selling. It was surrounded on three sides by County open space. He indicated if he didn't put a house on it, he would like to see it as open space. He said he already turned in an application.

Chair McQueen asked Dr. Mills what the next step would be, since he had already submitted an application. He wondered how they were to proceed.

Dr. Mills was not sure. She hadn't looked through the application yet and wanted to make sure it was complete first.

Chair McQueen what the status of their acquisition resolution.

Dr. Mills said it was at the Attorney's Office. She didn't remember who it was assigned to.

Mr. Stovall said it would come back with the red line version and then would go to the Commissioners.

Chair McQueen suggested Dr. Mills should call to encourage it to go forward.

Chair McQueen said the Bentley property was valued at \$350,000. He thought that was reasonable. Usually a conservation easement would reduce the value. He didn't know how much money they had. That's why he wanted to talk to the owner to consider a bargain sale for tax credits.

He noted they still had an August deadline for acquisition under the old resolution.

Dr. Mills said both of those applications came in with August deadlines.

Chair McQueen asked Dr. Mills if Petchesky would be action item next month. Dr. Mills agreed.

Dr. Pallin asked if she would advise him on the status of the new language.

Chair McQueen recapped it for him.

Ms. Moore had no issues to report.

Mr. Stovall thanked Dr. Pallin for facilitating the Edgewood trip.

Dr. Pallin thought it was great to have the Committee come down here and was very much welcomed by Edgewood.

7. MATTERS FROM THE COMMITTEE

Mr. Jansens said he was aware that the owner just southwest of Thornton Ranch was anticipating a grazing project and working with BLM on a lease. On the north side Commonweal was working on a grazing lease.

He felt that would help the Committee understand how to do grazing and preservation of open space and how the County could benefit from that experiment. In the long run the area could be managed with rotation of animals there.

Chair McQueen thanked everyone for coming to Edgewood. He said he was concerned about achieving a quorum for the meeting.

8. ADJOURNMENT

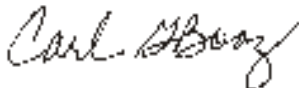
Dr. Pallin moved to adjourn the meeting. Mr. Stovall seconded the motion and it passed by unanimous voice vote.

The meeting was adjourned at 7:50 p.m.

Approved by:

Matthew McQueen, Chair

Submitted by:



Carl Boaz, Stenographer