


**SANTA FE COUNTY  
LEGAL DEPARTMENT  
MEMORANDUM**

**To:** The Board of County Commissioners  
Katherine Miller, County Manager

**From:** Stephen C. Ross, County Attorney 

**Date:** March 1, 2012

**Re:** MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SANTA FE AND STACY COMMUNITY PROPERTY TRUST AND ITS AGENTS AND SANTA FE COUNTY FOR A MASTER METER INSTALLATION IN THE CITY WATER DISTRIBUTION SYSTEM AND FOR A WASTEWATER COLLECTION SYSTEM DISCHARGING INTO THE CITY WASTEWATER SYSTEM

This proposed Memorandum of Understanding is identical to a previous agreement with Harry Shapiro that concerns County water and wastewater service from City facilities. Under this and the previous agreement, the City has agreed that the County may use its wastewater and water facilities to serve County customers; the customers become County customers despite the fact that City facilities are used to provide services. The County and the City agree to the terms of the arrangement in an MOU, such as the draft agreement attached to this memorandum. Under this MOU, the City agrees to permit use of its facilities to serve the Stacy Community Property Trust in the community of Agua Fria, so long as the County pays a fee for the use of the facilities. In this case, the City facilities that will be used include a sewer line and water line, both which will be metered for purposes of billing.

**MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SANTA FE AND  
STACY COMMUNITY PROPERTY TRUST AND ITS AGENTS AND SANTA FE  
COUNTY FOR A MASTER METER INSTALLATION IN THE CITY WATER  
DISTRIBUTION SYSTEM AND FOR A WASTEWATER COLLECTION SYSTEM  
DISCHARGING INTO THE CITY WASTEWATER SYSTEM**

The City of Santa Fe ("City"), Stacy Community Property Trust ("Owner"), and Santa Fe County ("County") enter into this Memorandum of Understanding this \_\_\_\_ day of \_\_\_\_\_, 2012 for the right to install a City-owned master water meter in a line owned and operated by the County and a wastewater collection system discharging into the City wastewater system (collectively the "Utility Systems") that would serve the Owner's 17.0-acre property and 2.40-acre property described in the legal descriptions and plats attached hereto as Exhibit A (the "Properties").

**RECITALS**

1. The City and the County entered into a "Settlement Agreement and Mutual Release of Claims" on May 19, 2008, which addressed issues of annexation in general, the presumptive city limits, and the need to "establish sensible water and wastewater utility service areas for the City and County."

Under the Settlement Agreement §2(1), "The City shall provide water and wastewater service within the presumptive city limits and shall not provide water and wastewater service outside the presumptive city limits unless required by a current contract with a customer, decrees of a court, or applicable rulings of the Public Regulation Commission, unless otherwise agreed upon between the City and the County in a separate written agreement."

2. The City's Ordinance, SFCC §25-1.11, provides a process whereby connections to the City's water system outside of the City limits can be established under specific conditions, including review by a water/wastewater review team made up of "city and county staff from the water division, the wastewater division, the city attorney's office, the county attorney's office, the land use departments and the office of affordable housing."
3. The City's Ordinance, SFCC §22-6.2 provides a process whereby connections to the City's sewer system outside of the City limits can be established under specific conditions, including review by a water/wastewater review team made up of "city and county staff from the water division, the wastewater division, the city attorney's office, the county attorney's office, the land use departments and the office of affordable housing."
4. The City and the County entered into a "Water Resources Agreement between the City of Santa Fe and Santa Fe County" ("WRA") on January 11, 2005, which addresses the Wholesale Water Delivery from the City Independent Water System to the County Independent Water System. Under the WRA §11, Points of Delivery, "Additional points of delivery may be requested by the County with the consent of the City, which consent shall not be unreasonably withheld."
5. The Owner was recently denied Utility Service by the County and water service by Agua

Fria Community Water System. Letters of denial are attached hereto as Exhibit B.

6. The Owner intends to develop a residential subdivision on the 17.0-acre property comprising approximately 50 lots.
7. The Properties are located outside the presumptive city limits as defined in the "Settlement Agreement and Mutual Release of Claims" of May 19, 2008.
8. On June 3, 2010, the Owner's co-agents (JenkinsGavin Design & Development, Inc. and the County, hereinafter referred to as the "Agents") submitted to the City a Utility Service Application on behalf of the Owner requesting extension of City Utility Service to the Properties.
9. It is not in the best interest of the City's health, safety, and welfare to construct additional wells and septic tanks to serve the Properties in light of the Utility Services that are available adjacent to the Properties.
10. Both the City and the County anticipate that the Utility Services will be able to serve the Properties and the proposed ±50-lot subdivision.
11. The City and the County desire that the water/wastewater review team review the Owner's application for water and wastewater service and recommend that the application be approved subject to the terms of this Memorandum of Understanding.

## AGREEMENT

1. Master Meter. In accordance with the provisions of the WRA, the City consents to an additional point of delivery to serve the Properties via a new City-owned master meter. The exact location of the point of delivery/master meter and the meter size will be determined by the City and the County at the time that water service is requested and the water system is engineered by the Owner.
2. Ownership of the Water System and Wastewater Collection System.
  - (a) The County Public Utilities Division currently owns and operates a water system and provides wastewater infrastructure in parts of Santa Fe County. The County is willing to expand its water system and wastewater operations by accepting ownership of and maintenance responsibility for the Utility Systems outside the presumptive city limits serving the Properties. The conditions outlined in subsection (b) below must be met prior to the County accepting ownership of the Utility Systems.
  - (b) The County will accept ownership and shall maintain the Utility Systems only if the following conditions are met:
    - i. Owner, the applicant for City utility service, designs, constructs and pays for all costs associated with the design and construction of the Utility Systems.
    - ii. Conveyance of the Utility Systems and all associated easements, rights-of-way or

- permits associated with the systems to the County together with a one year warranty of the systems;
- iii. Written confirmation from the City that the Utility Systems have been designed and installed to meet City standards.
  - iv. Written confirmation from the engineer who designs the Utility Systems that they have been designed and installed to meet City standards and the standards of any other public agency requiring review under Federal, State and/or Local laws.
  - v. Receipt of all record drawing plans of the Utility Systems.
3. Acceptance of Wastewater by the City. The City shall accept wastewater from the wastewater collection system if the County accepts ownership of the wastewater collection system in accordance with this MOU and the County will be a wastewater customer of the City.
  4. Compliance with Federal and State Law and City Ordinances. Upon taking ownership of the Utility Systems, the County agrees to maintain and operate the Utility Systems as required by all applicable Federal, State, and local laws and shall comply with all applicable requirements imposed upon City utility customers. However, the City's affordable housing ordinance, SFCC §14-8-11(D) does not apply to any properties outside of the presumptive city limits and will not be applied to the County and the County's utility customers within the service area of the Utility Systems.
  5. Requirements for Connection. Following acceptance of the Utility Systems, the County agrees to advise the City of connections of county customers to the systems, including whether the county customer is a residential or commercial customer.
  6. Metering Requirements. The County shall require customers connecting to the water and/or wastewater system to meter their water supply. The County will report the metered water consumption to the City on a monthly basis for use in calculating wastewater treatment charges to be paid by the County. Charges shall be calculated using the monthly metered water usage for commercial customers and the average monthly usage from December through February for residential customers.
  7. Utility Expansion Charges. The County agrees that, for each new customer it connects to the Utility Systems, the County shall pay the City's Utility Expansion Charge under SFCC §22-6.6 and §25-4.2, as they may be amended from time to time.
  8. Service Fees. The County agrees to pay to the City the sum of the City's monthly service fees due for water and wastewater services provided to each hook-up to the Utility Systems under SFCC §22.7-1 and §25-4.2, as they may be amended from time to time..
  9. Successors & Assigns. This Memorandum of Understanding will inure to the benefit of the Parties' successors or assigns.
  10. Amendments. This MOU may be amended in writing by agreement of all the parties.

11. Signature of Parties. This agreement is effective upon the signature of all the Parties.

**For the City:**

\_\_\_\_\_  
David Coss, Mayor  
City of Santa Fe

\_\_\_\_\_  
Date

Attest:

\_\_\_\_\_  
Yolanda Y. Vigil, City Clerk

\_\_\_\_\_  
Date

Approved as to Form:

\_\_\_\_\_  
Geno Zamora, City Attorney

\_\_\_\_\_  
Date

\_\_\_\_\_  
Dr. Melville L. Morgan, Finance Director


\_\_\_\_\_  
Date

**For the County:**

\_\_\_\_\_  
Virginia Vigil, Chair, Board of Santa Fe  
County Commissioners

\_\_\_\_\_  
Date

Approved as to Form:

  
\_\_\_\_\_  
Stephen C. Ross, Santa Fe County Attorney

3-1-12  
\_\_\_\_\_  
Date

Attest:

\_\_\_\_\_  
Valerie Espinoza, Santa Fe County Clerk

\_\_\_\_\_  
Date

\_\_\_\_\_  
Teresa Martinez, County Finance Director

\_\_\_\_\_  
Date

**Daniel "Danny" Mayfield**  
*Commissioner, District 1*

**Virginia Vigil**  
*Commissioner, District 2*

**Robert A. Anaya**  
*Commissioner, District 3*



**Kathy Holian**  
*Commissioner, District 4*

**Liz Stefanics**  
*Commissioner, District 5*

**Katherine Miller**  
*County Manager*

## ***MEMORANDUM***

**DATE:** *March 13, 2012*

**TO:** *Board of County Commissioners*

**FROM:** *Adam Leigland, Public Works Department Director*

**VIA:** *Katherine Miller, County Manager*

**ITEM AND ISSUE:** *BCC Meeting March 13, 2012*

REQUEST ACCEPTANCE OF THE RESIGNATION OF ELIZA KRETZMANN FROM THE COUNTY OPEN LANDS, TRAILS, AND PARKS ADVISORY COMMITTEE (COLTPAC) (Public Works)

---

**BACKGROUND AND SUMMARY:**

On February 2, 2012, Eliza Kretzmann submitted a letter of resignation to the County Open Lands, Trails, and Parks Advisory Committee (COLTPAC) citing her move out of the County and consequently her inability to serve. Ms. Kretzmann was a member at large. The position she is vacating is one serving a three year term beginning January 2011.

**ACTION REQUESTED:**

Staff recommends acceptance of the resignation of Eliza Kretzmann from COLTPAC.

To: Board of County Commissioners  
Re: Resignation from COLTPAC

February 2, 2012

I am writing to inform you of my resignation from County Open Lands, Trails and Parks Advisory Committee (COLTPAC). I really enjoyed participating on this Committee; however, I am now moving to Albuquerque, outside of Santa Fe County, and am thus ineligible to serve.

Thank you so much for this opportunity, and to Beth Mills and Colleen Baker for their excellent work.

Sincerely,

Eliza A. Kretzmann



**Daniel "Danny" Mayfield**  
Commissioner, District 1

**Virginia Vigil**  
Commissioner, District 2

**Robert A. Anaya**  
Commissioner, District 3



**Kathy Holian**  
Commissioner, District 4

**Liz Stefanics**  
Commissioner, District 5

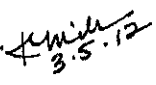
**Katherine Miller**  
County Manager

## **MEMORANDUM**

**DATE:** *March 13, 2012*

**TO:** *Board of County Commissioners*

**FROM:** *Adam Leigland, Public Works Department Director*

**VIA:** *Katherine Miller, County Manager*  *3.5.12*

**ITEM AND ISSUE:** *BCC Meeting March 13, 2012*

REQUEST APPOINTMENT OF AN AT LARGE MEMBER TO THE COUNTY OPEN  
LANDS, TRAILS, AND PARKS ADVISORY COMMITTEE (COLTPAC) (Public Works)

---

**BACKGROUND AND SUMMARY:**

Resolution #2011-4 (5) states that the Board of County Commissioners shall make an appointment to fill any vacancy of an unexpired term. A vacancy has been created by the resignation of Eliza Kretzmann. The new appointment will serve a three year term which began in January 2011.

Open Space and Trails staff advertised for applications to fill the vacancy with display advertisements in local papers, a County press release, and by email. Program staff received twelve (12) applications. All applications are attached here for Board review.

Staff is impressed with, and grateful for, the quality of the pool of applicants who have volunteered to serve COLTPAC. Their dedication to their community and to promoting conservation and recreational opportunities for the citizens of the county is apparent in each application. Although all are considered by staff to be qualified, three applicants stand out because they would enhance the diversity of the committee in terms of their backgrounds, expertise, and interests. These three applicants are: Joachim Margon, Melissa Houser, and Bruce MacAllistar.

**ACTION REQUESTED:**

Staff recommends the appointment of Melissa Houser to fill the vacancy for an "at large" representative for COLTPAC.

## Beth Mills

---

**From:** SFCT - Melissa Houser [melissa@sfct.org]  
**Sent:** Wednesday, February 15, 2012 4:07 PM  
**To:** Beth Mills  
**Subject:** COLTPAC  
**Attachments:** Melissa Houser Resume.pdf

Santa Fe County Open Space and Trails Program  
Beth Mills  
P.O. Box 276  
Santa Fe, NM 87504-0276

February 15, 2012

Dear Beth,

As a native Santa Fean, I have seen the town grow over the years, and many of the large open spaces of my childhood have disappeared. There have been incidents of community trails being closed because they cross private property - cutting the community off from the lands beyond. It is because of these experiences that I believe access to parks and trails is something that everyone needs. Accordingly, I am submitting my application for the Santa Fe County Open Land, Trails, and Parks Advisory Committee (COLTPAC) "at large" position. COLTPAC appears to be an excellent opportunity for getting more involved in the community. My work as the Conservation and Development Coordinator for the Santa Fe Conservation Trust runs parallel with the activities of the committee: I evaluate potential land projects for conservation donations, perform annual stewardship monitoring and GIS mapping, and assist the Executive Director with implementation of the Strategic Plan. In addition, I have experience in the areas of financial administration, office management, database system administration, customer service and marketing. Through my Master of Philosophy from Trinity College Dublin in Ireland, I have obtained solid training in research, writing, proofreading and analysis. With a background in theatre and sales, my communication, organizational and computer skills are exceptional and I hope to offer an educated, enthusiastic voice to the committee.

Please let me know if you have any questions or require references. Thank you for your time and consideration.

All the Best,

**Melissa Houser**

*Conservation & Development Coordinator*

**Santa Fe Conservation Trust**

[www.sfct.org](http://www.sfct.org)

P.O. Box 23985

Santa Fe, NM 87502

505.989.7019 o

505.988.1455 f

[melissa@sfct.org](mailto:melissa@sfct.org)

*The Land Beneath Our Feet, the Skies Above, and the Trails that Connect Our Communities.*  
Please consider the environment before printing this e-mail.

**Melissa Pardeahnton Houser**  
2714 Paseo de Tularosa, Santa Fe, NM 87505  
[melissah@sfcf.org](mailto:melissah@sfcf.org)  
M: 505-629-3288 W: 505-989-7019

## Professional Experience

**Santa Fe Conservation Trust Santa Fe, NM** May 2009 – Current  
**Conservation & Development Coordinator, Feb 2010 – Current**

- Coordinate Stewardship and Dark Skies programs
- Assist Executive Director with Conservation and Trails Programs
- Create GIS maps for Conservation and Trails Programs
- Support Executive Director with Development program analysis
- Oversee operations of office and office manager

**Office Manager / Executive Assistant, May 2009 – Feb 2010:**

- Responsible for administrative duties including donations, mailings, bookkeeping, website updates, and filing
- Assist with the coordination of fundraising, outreach and community events
- In charge of the maintenance of office supplies and office equipment, sourcing competitive products and reducing overhead
- Assist the Executive Director with operations

**Presence Santa Fe, NM** Jan. 2009 – May 2009  
**Part-time Administrator – Independent Contractor**

- Perform general office administration, data entry, document preparation, scheduling, inventory and invoicing for a busy marketing company
- Project Management

**Larionovo Ltd, Dublin, Ireland** Sept. 2006 – Nov. 2008  
**Office Manager and IT Administrator, Aug. 2007 – Nov. 2008**

- Customized, implemented and maintained CRM database system that managed customer database, marketing campaigns and reporting for busy overseas property investment company with six offices in four countries
- Mail shot execution, both hard copy and email
- Supported sales staff, managers and directors of the company
- Provided 1-1 training to new hires and ad hoc training to staff

**Administrative Assistant, Sept. 2006 – Sept. 2007**

- Responsible for administrative duties including telephone support and the management of internal and external mail
- Coordinated tradeshow events, including all marketing materials, booking and setup
- In charge of the maintenance of office supplies and office equipment, sourcing competitive products and reducing costs
- Taking telephone sales enquiries, managing them, distributing them to the sales team

**Form + Function Santa Fe, NM** 2003-2005  
**Website Administrator**

- Updating the residential lighting showroom sales website, including product entry, search engine optimisation and link campaign work
- Developed relevant subject knowledge in order to deal with customer enquiries in person, by telephone and by e-mail
- Dealt with customer complaints and enquiries
- Assisted company owner with online and hardcopy advertising

## **Education**

University of Dublin, Trinity College Master of Philosophy Irish Theatre & Film 2005-2006  
Claremont Colleges, Pitzer College Bachelor of Arts Theatre with Emphasis in Design 1997-2001

## **Professional Development**

**Technology Skills:** GIS, Microsoft Word, Excel, PowerPoint, Salesforce CRM, QuickBooks, Adobe Photoshop  
**Training:** Basic GIS Course, Rally LTA Conference 2010 & 2011, Santa Fe Community Foundation 990 Workshop, Salesforce CRM Administrator Seminar, Search Engine Optimization Clinic, Adobe Photoshop Class  
**Volunteer:** Salesforce CRM Training, International Folk Art Market, Santa Fe, NM 2009  
**Social Networking Coordinator,** Museum of International Folkart, Santa Fe, NM 2009

February 14, 2012

Beth Mills  
Santa Fe County Open Space and Trails Program  
P.O. Box 276  
Santa Fe, NM 87504-0276  
(505) 992-9857  
[bmills@santafecounty.org](mailto:bmills@santafecounty.org)

Dear Ms. Mills,

My name is Joachim Marjon. I am writing to apply for the position as a COLTPAC board member. I am a native New Mexican. I have practiced law here in Santa Fe with the Public Defender's Department, since October 2009. Before becoming an attorney, I received my J.D. and B.A. from the University of New Mexico. My family resides primarily in Albuquerque and near Vaughn, New Mexico where my family operates a functioning sheep ranch (the Hindi Ranch). I believe my law school education and work and family experience will make me a valuable contribution to COLTPAC.

I am an avid runner, and I spend every free moment I have outside. I believe that the trails, parks and open spaces that we have in Santa Fe County are the greatest assets that we have to promote growth, tourism and healthy recreation for our residents. This is one of the main reasons why I am interested in becoming a part of COLTPAC. Additionally, my relationships with fellow Santa Fe runners and hikers will help the COLTPAC Board better address their concerns and complaints regarding our trails and open spaces. Finally, my experience helping operate a ranch has given me an understanding of the environmental and ecological factors that must be taken into consideration before altering our land.

I thank you for your consideration and I look forward to the opportunity to work with COLTPAC.

Sincerely,

Joachim Marjon  
P.O. Box 1632  
Santa Fe, NM 87504  
Cell (505)980-2559  
E-mail: [jmarjon@gmail.com](mailto:jmarjon@gmail.com)

# JOACHIM BIAGI FRANCISCO MARJON

P.O. Box 1632 / Santa Fe, NM 87504 / (505) 980-2559 / jmarjon@gmail.com

---

## EDUCATION

---

- University of New Mexico, Albuquerque, NM** Graduated: May 2009  
Juris Doctor  
Honor Roll Fall 2006, Spring 2007, Fall 2007, Spring 2008
- University of New Mexico, Albuquerque, NM** Graduated: Fall 2005  
Bachelor of Arts in Political Science and Economics
- Instituto Tecnológico de Monterrey, Querétaro, México** January 2004- August 2004  
Studied Economics and Business.

## PROFESSIONAL EXPERIENCE

---

- New Mexico Public Defender Department, Santa Fe, NM, October 2009 – present**  
Assistant Public Defender  
As an Assistant Public Defender I have represented clients in bench and jury trials on a weekly basis. I have tried cases from petty misdemeanor disorderly conduct charges to an attempted first degree murder of a police officer. I have extensive experience in trying both DWI and domestic violence cases. Currently I am handling felony cases out of Tierra Amarilla, Las Alamos and Santa Fe.
- American Civil Liberties Union of New Mexico, Albuquerque, NM, May 2007 – August 2007**  
Summer Law Clerk  
Assisted in preparation for litigation in a multitude of civil rights issues.
- Shoats & Weak, Santa Fe, NM, Winter 2004, 2005**  
Assistant Lobbyist  
As an Assistant Lobbyist I conducted bill research and tracking for numerous clients. Of particular note, I secured capital outlay for Bernalillo County, which ensured funding for new developments.
- Current Region Two Director of the Young Lawyer's Division of the New Mexico State Bar**

## ACTIVITIES

---

- University of New Mexico School of Law American Civil Liberties Union of New Mexico Chapter (Fall 2007-Spring 2009)**  
As the President of the UNM ACLU Chapter, I played an integral roll in organizing the groups events, which included debates between members of the New Mexico community on civil rights issues and seminars with local and national speakers. I also organized a bill tracking committee to help the ACLU of New Mexico's lobbyists' stay apprised of the bills coming up in New Mexico legislative sessions.

### Undergraduate

- UNM Track & Field and Cross Country Team (Fall 2001 – Fall 2003)**

## SKILLS

---

- Bilingual in English and Spanish



**Business Excellence  
Solutions**

Bruce J. MacAllister, J.D.  
Senior Principal/Executive Director

1473 Bishop's Lodge Road  
Santa Fe, NM 87506-0004  
505.660.7800  
505.983.4931

[Bruce@Bizesteam.com](mailto:Bruce@Bizesteam.com)  
<http://bizesteam.com>

February 11, 2012

Ms. Beth Mills  
Santa Fe Open Space and Trails Program  
P.O. Box 276  
Santa Fe, NM 87504-0276

**Re: Application for "at large" representative position on the Santa Fe County  
Open Land, Trails, and Parks Advisory Committee**

Dear Ms. Mills:

I would like to be considered for the vacant "at large" position on the Santa Fe County Open Land, Trails, and Parks Advisory Committee. I believe that I would be an excellent fit for this position for the reasons I will outline in this letter, and I will appreciate your consideration.

I am extremely interested in serving on COLTPAC. I am an avid outdoors person, and an active user of the trails systems as a pedestrian, bicyclist, and equestrian. As such, I view myself as a stakeholder in and beneficiary of responsible land-use planning in the region. I have extensive familiarity with Santa Fe County and, as a self-employed individual I has some flexibility in terms of my time commitments.

I currently serve on the Board of Directors for The Wildlife Center near Espanola and also function as the Treasurer. I volunteered for this position because, in addition to wildlife rehabilitation, an important focus The Wildlife Center is sustainable, balanced use of land in the area for the benefit of humans and all other species.

Below, I briefly outline the skills and experience in my extensive background that I believe will make me a valuable resource for the Committee.

- I have been a resident of Santa Fe County for 43 years – since 1969. I am currently the owner and “Senior Principal” of a Santa Fe County small business, called Business Excellence Solutions. This firm specializes in facilitating strategic and tactical business planning, conflict resolution, conflict resolution systems design, community involvement facilitation, and workplace training and development. In this capacity, as a part of my total work portfolio, I facilitate community meetings for clients such as the United States Department of Energy and Los Alamos National Laboratory regarding controversial land-use decisions such as the placement of nuclear facilities and compliance with New Mexico environmental permits and regulations. Working to facilitate civil and productive communication between extremely diverse interest groups requires sensitivity and extreme professionalism.
- I served for two years as the Vice President for Finance and Administration (Chief Operating Officer and Chief Financial Officer) for the Santa Fe Community College and in that capacity was responsible for the campus development plan, bond financing, alternative energy systems, and overall campus operations.
- I served for ten years as the Laboratory Ombudsman for Los Alamos National Laboratory, and in this role I functioned as the chief liaison between community businesses and Los Alamos National Laboratory, as well as the first point of contact for anyone – employee or community member – with an issue or concern about anything under the control of Los Alamos National Laboratory management.
- As noted, I am a long-term resident of Santa Fe County, and I have served as Commissioner and President for the Acequia Madre de Tesuque Ditch Association.
- I have been a mediator designated by the First Judicial District Court (Santa Fe, Los Alamos, and Rio Arriba Counties) for facilitating case resolution for cases in litigation for the Courts for many years.



*Expression of Interest Letter to Beth Mills  
COLTPAC  
February 13, 2012*

- I have been a member of the New Mexico State Bar Association and a practicing attorney in New Mexico since 1979. (My State Bar membership status is inactive as a "retired" member.) As a highly seasoned attorney, I understand complex ordinances, rules of procedure, and contracts, yet, as a mediator I understand the critical importance of consensus and collaboration versus a competitive approach to problem solving.

I have diverse experience beyond work in the local area as well. My current and recent past portfolio of clients includes an international roster. Among them are:

- The International Foundation for Online Responsibility
- The United States Department of the Interior, Assistant Secretary for Indian Affairs
- Greater Albuquerque Association of Realtors
- The United States Department of Energy
- The United States Center for Countermeasures of the Department of Defense
- The Santa Fe Business Incubator
- British Nuclear Fuels, Ltd.
- The Desert Research Institute of the University of Nevada
- The United States Institute for Environmental Conflict Resolution (Udall Foundation)
- Los Alamos National Laboratory
- SAIC Albuquerque

I have attached a resume of my employment experience as well as a CV outlining my consulting experience.

I hope that you will find my experience, interest, and aptitudes a good fit for The Santa Fe County COLTPAC.

Sincerely,

  
Bruce J. MacAllister

*Attachments (included with email): Resume and Consulting Profile*



## ***Business Excellence Solutions***

***Bruce J. MacAllister, J.D.***

***Founder & Senior Principal***

***1473 Bishop's Lodge Road***

***Santa Fe, New Mexico 87506-0004***

***Tel: 505.660.7800 – Fax: 505.983.4951***

***E-mail: [Transformations@Bizexteam.com](mailto:Transformations@Bizexteam.com)***

***<http://bizexteam.com>***

### ***Professional Consulting Profile***

---

#### ***Overview***

In addition to extensive experience as a senior and executive-level manager in law, high-tech, and higher education, Bruce MacAllister has actively consulted with a wide range of organizations, large and small, since 1986. He specializes in conflict resolution, organizational effectiveness, change and knowledge management, communication training, designing organizational and communication process flow systems as well as dispute resolution systems. He is an expert in organizational risk management assessments and in conducting root cause analysis for systems and organizations encountering chronic conflict and productivity issues. He is an experienced and expert trainer, focusing on areas including conflict response, communication and rapport, leadership, and legal risk management for managers in the areas of employment law and EEO risk management. His clients include federal and state agencies and departments, institutions of higher education, and large and small private corporations and non-profit entities. In addition to his experience as a consultant, Bruce has extensive hands-on employment experience and has actually worked "in the trenches." Among his many roles in the workplace, he has managed law offices, employee and labor relations functions, leadership training and development operations, ombuds programs, and entire college campus operations. MacAllister is the founder and Senior Principal of *Business Excellence Solutions*, which is a consortium of independent professionals of diverse backgrounds and expertise who collaborate to provide focused services and support for various projects around the world.

#### ***Examples of Significant Consulting Projects***

##### ***International Foundation for Online Responsibility (IFFOR)***

***Washington, D.C.***

***Summary of Services: Ombuds Program Design and Implementation (January 2012 -- present)***  
Through Business Excellence Solutions, MacAllister and his colleagues are designing and implementing a new international ombudsman program and, for an initial period, will operate the Office of the Ombudsman on behalf of IFFOR. IFFOR is an organization that is dedicated to safeguarding children from online exploitation, superintending the internet environment to safeguard privacy, control internet fraud, promote accurate labeling so that access to particular sites can be more effectively managed through parental controls, and protecting free expression and intellectual property rights. The Office of the Ombudsman will be responsible for facilitating complaint resolution and conducting audits regarding complaint handling related compliance with IFFOR policies, which govern these activities.

##### ***Greater Albuquerque Association of Realtors (GAAR)***

***Albuquerque, NM***

***Summary of Services: Ombuds Program Design and Implementation (February 2010 -- present)***

MacAllister served as the organization's consultant to design and implement the new GAAR Ombudsman program to help people access information and resolve conflicts relating to a real estate transactions. Working closely with its Board of Directors, Executive Vice President (DEO), and key personnel, he developed the implementation plan, and all implementing documentation, such as the chartering statement, program brochure, and policy materials. Additionally, he led a team of five highly seasoned professionals to provide training to the team of new GAAR ombudspersons. The Business Excellence Solutions team designed and implemented the new Ombudsman Program Dashboard and continues to monitor program implementation, coach its staff and ombuds, and provide on-going training and mentoring.

**Office of Regulatory Affairs and Collaborative Action, Assistant Secretary – Indian Affairs, United States Department of the Interior**

Albuquerque, NM

**Summary of Services:** *Executive coaching, staff coaching & mentoring, mediation, organizational conflict resolution, organizational excellence and organizational development.* (August 2009 – Present)

MacAllister serves as a consultant to provide mediation and facilitation services to all agencies reporting to the Assistant Secretary of Indian Affairs of the U.S. Department of the Interior. In this capacity, he mentors and coaches less seasoned mediators and helps them develop and enhance their skills through co-mediation and collaboration. He also conducts comprehensive organizational assessments and root cause analysis to identify the root causes of chronic conflict and lost productivity. He serves as a confidential executive coaching resource to high-level managers within the Department of the Interior, and is currently designing a case tracking and dashboard reporting system for the department.

**United States Department of Energy**

**Public Hearing Officer for Environmental Impact Hearings for Los Alamos National Laboratory**

Various locations in Northern New Mexico

**Summary of Services:** *Meeting facilitation, group mediation, group communication and tactical planning.* (2006 – Present)

MacAllister provides formal and informal meeting facilitation services to facilitate civil dialogue between Los Alamos National Laboratory and a wide variety of stakeholders and members of the community, who often hold strong opinions relating to national environmental and nuclear weapons policies and priorities.

**The Desert Research Institute (DRI) (part of the Nevada Higher Education System)**

Reno and Las Vegas Nevada

**Summary of Services:** *Organizational Assessment, Root Cause Analysis, Intervention Design & Delivery, Financial Workflow Systems Analysis, and Executive and Management Coaching.* (June 2009 – June 2010)

MacAllister conducted a comprehensive organizational conflict assessment to determine the sources of chronic conflict within the finance and business operations units. He provided a series of detailed reports containing root cause analysis and conducted extensive organizational development and conflict intervention activities including individual mediations, executive and management coaching, workflow analysis and facilitated systems redesign.

**Los Alamos National Laboratory**

Los Alamos, NM

**Summary of Services:** *Organizational Assessment with Focus on Weapons Physics Management Training and Organizational Optimization. Conducting a Formal Training Needs Assessment and Deploying a Leadership Development Program – the Administrative University.*

MacAllister conducted a detailed organizational assessment and separate set of training needs assessments for different categories of employees within the weapons design and modeling functions at Los Alamos National Laboratory. He then designed a comprehensive training program based on these assessments, and implemented an "Administrative University" for the Weapons Physics Directorate at Los Alamos National Laboratory. He also facilitated strategic planning for the Directorate.

**United States Center for Countermeasures, U.S. Department of Defense  
White Sands Missile Range, White Sands, NM.**

**Summary of Services**

MacAllister served as the lead consultant to manage a change management initiative as a part of the Defense Department's Realignment Initiative. The initiative was designed to ensure that accurate engineering analysis was properly generated and received by appropriate military and civilian personnel. As a part of the initiative, the entire client agency was reorganized based on an analysis of its knowledge management and workflow requirements. The initiative was designed to ensure that the flow of critical engineering information was never interfered with by the chain of command, to avoid suppression of information that could place the deployed war-fighter in jeopardy. This eighteen-month initiative included a broad array of consulting services, including:

- Comprehensive organizational assessment and functional analysis;
- Communication and leadership training for the executive and group level leadership;
- Group-by-group, change management, communication, and conflict resolution training for each team;
- On-going coaching for executive and middle managers; and
- Follow-up organizational review and additional training and coaching based on findings.

**Santa Fe Community College**

**Santa Fe, NM**

**Summary of Services**

Several years before coming on board as its Vice President for Finance and Administration, MacAllister conducted a comprehensive review of the HR systems for this 15,000-student college. Served under contract to the College as the Campus Ombudsman. Prepared a comprehensive report on the administrative state of the College and included recommendations for management changes and revisions to the College's HR systems. Reviewed and rewrote core policies for employees and students and designed new conflict resolution system for employees and students.

Specific services included:

- A complete redesign of the job structure and compensation system for the College, eliminating over 300 job titles and organizing the workforce into coherent job series and levels;
- Individual coaching for the College President; and
- Complete revisions to the College's HR and Administrative policies, including completely revised position classification procedures, new discipline and complaint resolution procedures, and completely revised student complaint and disciplinary procedures.

**International Ombudsman Association (formerly The Ombudsman Association)**

**Various locations nationally and internationally**

**Summary of Services**

Served as a member of the design team to redesign the ombudsman training program for TOA/IOA. Served as a faculty member for entry-level through advanced training programming within the TOA/IOA training system, and also delivered various training presentations at international conferences for TOA/IOA.

**United States Office of Personnel Management**

**Denver, CO.**

**Summary of Services**

Provided advanced-level training in workplace mediation and grievance mediation systems design to federal personnel specialist.

**British Nuclear Fuels, Ltd. & Pajarito Scientific Corp.**  
Manchester, England, UK and Los Alamos, NM, USA  
**Summary of Services**

Provided strategic planning facilitation services to ensure a smooth transition during a merger and acquisition process in which British Nuclear Fuels, Ltd., a quasi-governmental organization of the British government, acquired Pajarito Scientific Corporation. Among other activities, this process involved:

- Planning and organizing a strategic planning retreat for British and American management and employee participants;
- Coaching the executive leadership of both organizations; and
- Meeting separately with BNFL and Pajarito team members and conducting organizational dispute resolution processes to reduce conflict between the American and British workforces stemming from cultural differences and differences in business values and approaches.

**Legislative Finance Committee, New Mexico State Legislature**  
Santa Fe, NM

Served as "Special Counsel" to the Legislative Finance Committee and provided advice on State funding of correctional facilities and operations and compliance with Court-ordered provisions to ensure staffing and operations complied with the requirements of the United States Constitution. Served as the liaison between the State Legislature, the State Attorney General's Office, the State Governor's Office, and the New Mexico Corrections Department.

**Other Clients**

Here are some examples of some of other clients served and other projects for clients identified above:

- Santa Fe Business Incubator - Organizational conflict resolution and strategic business planning facilitation.
- Habitat for Humanity - Organizational conflict resolution and strategic business planning facilitation.
- New Mexico District Courts - Founding member of the First Judicial District Settlement Referee Program, and mediator for court-referred matters in litigation.
- Lawrence Livermore National Laboratory - Ombudsman training and advanced communication training.
- Los Alamos National Laboratory - Strategic planning for various divisions, community meeting facilitation, leadership training and development programming.
- University Research Associates, operating the Superconducting Super Collider Project - Sexual Harassment Awareness training and Advanced Skills for HR Professionals in Investigating Sexual Harassment.
- United States Department of Energy - Strategic planning and internal organizational conflict resolution for audits and assessments personnel.
- The New Mexico Department of Public Safety Law Enforcement Academy - Sexual Harassment Awareness training and Advanced Skills for HR Professionals in Investigating Sexual Harassment.
- The New Mexico Corrections Department Corrections Academy - Conflict resolution, legal risk management training, communication skills training.

**Summary of Management Experience:**

- General Counsel, New Mexico Corrections Department
  - Established the first in-house General Counsel's Office for one of the State's largest agencies.
- Section Leader, Employee Relations, Los Alamos National Laboratory, University of California [UC]
  - Designed completely new grievance and disciplinary procedures, introducing in-house mediation, and shortening review times and processing cost.
- Chief of Staff, Human Resources Development Division,
- Project Leader, Management and Leadership Development, Los Alamos National Laboratory, UC
  - Implemented a new cohort-oriented training program for more than 800 managers
- Director, Laboratory Ombudsman Program, Los Alamos National Laboratory, UC
  - Implemented the Laboratory's new Ombuds Program and served as the chief liaison and trouble-shooter for this 14,000 person organization.

- Vice President for Finance and Administration, Santa Fe, Community College
  - Managed all administrative aspects of the College's operations including 14 departments, a \$24 million operating budget, and systems to support more than 500 faculty and staff and over 15,000 students.

### *Professional Organizations*

Current and former professional memberships include:

- Board of Directors for The Wildlife Center
- State and Federal Bar Associations
- International Ombudsman Association
- Association for Conflict Resolution
- American Bar Association
- Board of Directors, The Ombudsman Association
- Board of Directors, Santa Fe Community College Foundation
- Founding member, NM District Court Settlement Referee Program
- Adjunct professor of Law, Pepperdine University

### *Education*

**Juris Doctor**  
University of Tulsa  
Tulsa, OK

**Bachelors of Science**  
Phillips University  
Pre-Medicine, Biology, Chemistry  
Dean's Honor Graduate

### *Post-Doctoral Studies*

**Harvard University**  
Advanced studies in negotiation skill and theory

**Pepperdine University,**  
Advanced studies in meditation, negotiation, and conflict resolution

**University of Michigan,**  
Advanced training in labor relations law and practice.

### *Other Interests*

MacAllister is working toward his third degree black belt in Hapkido (a Korean-style martial art). He is an active outdoors person who backpacks, hikes, mountain bikes, and sails. He is also expert downhill skier and snowboarder, a fitness enthusiast and an avid traveler who looks for continuing opportunities to enhance his language skills in Spanish, French, and German.

### *Publications*

To see sample publications, please click on the "read articles" link at: <http://www.bizexteam.com>

## **Bruce J. MacAllister, J.D.**

1473 Bishops Lodge Road  
Santa Fe, NM 87506-0004

Tel: 505-660-7800 Fax: 505-983-4951

E-mail: [Bruce@Bicexteam.com](mailto:Bruce@Bicexteam.com) Web: <http://bicexteam.com>

### **Career Summary**

*An accomplished leader, executive manager, and organizational troubleshooter with a demonstrated record of achievement and successes in leading teams, programs, and organizations to achieve outstanding results. A strong record of success in launching new programs and in identifying and correcting serious organizational, productivity, and systemic problems involving complex work environments including elite national research facilities, international corporations, and colleges and universities.*

### **Career History and Key Accomplishments**

#### **Organizational Excellence and Legal Consultant from 1990 – Present**

- Co-founded and currently serve as senior partner in the consulting firm of *Business Excellence Solutions*, which provides organizational excellence and conflict resolution consulting in the U.S. and Canada to corporate, federal, state, and provincial agencies.
- Currently work or have worked with many federal agencies, including the United States Departments of Defense, Energy, and the Interior. Other major clients include Los Alamos National Laboratory, Lawrence Livermore National Laboratory, the Desert Research Institute, British Nuclear Fuels, Ltd., Pajarito Scientific, The Santa Fe Business Incubator, the New Mexico State Legislature, the New Mexico First Judicial District Court, the New Mexico Law Enforcement Academy, and many other corporate, and non-profit organizations.
- Conducted successful international business mediation to resolve conflicts between American subsidiary and British high-tech firm as a part of the acquisition process.
- In close collaboration with director and executive leadership team, I designed and implemented a complete reorganization of a key Pentagon-level Defense Department missile testing organization; implementing an entirely new engineering communication and chain of command model to ensure technical integrity of the test results.
- Served as "Special Counsel" to the New Mexico State Legislature reviewing all law enforcement and correctional systems budgets as a budget and legal advisor. The total budget amount reviewed annually was greater than \$100M.
- Designed and implemented a new compensation system for a college of over 700 full and part-time faculty and staff, eliminating unnecessary job titles, designing job levels and series, and structuring the workforce so that salaries could be managed based on market analysis and peer groupings.
- Conducted a series of comprehensive training programs for HR professionals in case investigation techniques and fair and defensible investigation of misconduct and sexual harassment complaints for various clients, including a research consortium of colleges and universities, and state municipal and county law enforcement and personnel officials.
- Provided training on implementing mediation in the federal workplace for federal employees through the Office of Personnel Management.

#### **Vice President for Finance and Administration, Santa Fe Community College – 2006 – 2007**

- Managed a \$24M annual "General and Instructional" budget and led capital campaign for funding for key new projects amounting to more than \$30M. Served as CFO, COO, and acting CIO for an institution serving nearly 15,000 students.
- Served as executive-level manager for nearly 200 employees and 14 departments, managing all operational aspects of the college, including: Budget, Finance, Payroll, IT, HR, Plant Operations and Maintenance, Procurement and Warehousing, Fleet Operations, Campus Security, and Enrollment and Student Services and most auxiliary services such as Food Services, Campus Book Store and the Early Childhood Development Center.
- Directed and implemented complete revision and recompilation of all college administrative policies.
- Supervised the implementation of a campus-wide enterprise software system ("Banner") which now supports all business and enrollment operations of the college.
- Led a team to design new employee and student discipline and complaint procedures and develop completely revised employee and student handbooks.
- At the request of the out-going and incoming College Presidents and the College Governing Board, assumed the "internal receivership" of the college's Early Childhood Development Center, facilitating an in-depth financial review of its operation and restructuring its practices and systems, resulting in a 35% reduction in overall operating cost and saving the College nearly \$200,000 in less than one fiscal year.
- Managed the RFP and selection process for the architect for a new \$8.2M Science Building to be built to LEED silver standards.
- Kept all campus operations running smoothly during the transition between incoming and outgoing college presidents.



**Laboratory Ombudsman and Ombuds Program Director, Los Alamos National Laboratory – 1996 - 2006**

- Designed and implemented the first Ombuds Program for Los Alamos National Laboratory and served as its first Ombudsman. In this role, I served as the chief liaison between the Laboratory Director and the Lab's top managers, and the laboratory workforce.
- Leading a team of twelve staff which I selected, trained, and developed, we resolved hundreds of conflict situations annually, many of which, if unresolved, would have developed into multi-million dollar cases, including complex technology transfer disputes, wrongful termination claims, sexual harassment, and group conflict situations.
- Based on its demonstrated record of success, the program was expanded to include, in addition to the 15,000-member workforce program:
  - a small business ombuds program;
  - a technology transfer ombuds program;
  - a student employee ombuds program;
  - a comprehensive group conflict and organizational development program;
  - anonymous e-mail and telephone "hot-line" voicemails; and,
  - a Mediation Center, staffed by over 30 trained volunteer mediators.
- Based on staff size, breadth of scope, and volume of cases, the Laboratory Ombuds Program became one of the largest programs in the country and a recognized benchmark in the ombuds professional community.
- Served on the International Ombudsman Association Board of Directors for three years.
- Member of the Ombudsman Association International training faculty, providing entry-level through advanced training in Ombuds skills for nine years.
- Founding member of the Council of University of California Ombudsmen; an informal collaboration between all ombudspersons associated with the University.
- Gave training seminars and presentations for the Ombudsman Association and other professional organizations at conferences and retreats and have written many articles for publication in the field of dispute resolution.
- Served as an adjunct professor for the Status Institute of Dispute Resolution at the Pepperdine University College of Law and served as externship supervisor for LL.M and MBA-level students seeking their advanced degree in dispute resolution.

**Project Leader for Management and Leadership Development, Los Alamos National Laboratory – 1993 - 1996**

- Led a team of professional corporate trainers to design and deliver "Pathways to Leadership," a comprehensive in-house training and development program for over 800 leaders and managers.
- Served as Lead Instructor for "The Director's Workshop for Leaders: Risk Management," a mandatory, comprehensive, two-day program in legal awareness and compliance issues, delivered to over 800 managers.
- Designed and delivered a variety of highly interactive and engaging management training programs in areas such as legal risk awareness, conflict management, communication, and negotiation skills to a diverse and sophisticated staff of Ph.D.-level leaders and managers.
- Was the highest rated instructor for the program during my tenure, based on participant evaluations.
- Implemented a comprehensive organizational development and strategic planning program for Los Alamos. The model I designed is still in use today and has been adapted by other organizational development specialists.

**Human Resources Development Division Chief of Staff, Los Alamos National Laboratory – 1991 - 1993**

- Directed administrative operations for a complex division of nearly 200 professional HR staff.
- After designing a new due process system, I served as the Laboratory Hearing Officer for all employee disciplinary appeals, successfully concluding more than 30 disciplinary cases in 18 months while reducing processing time from up to three years to an average cycle time of 29 days.
- Conducted division-wide IT inventory and prepared a comprehensive report with recommendations for automation of HR data systems. Many recommendations, including an automated résumé tracking system, were subsequently implemented.
- Designed and implemented an employee mentorship program to provide professional development for women and minorities at Los Alamos.



**Employee Relations Team Leader, Los Alamos National Laboratory -- 1986 - 1991**

- Led a dynamic, high-performing team of employee relations specialists, policy specialists, and employee counselors in a sophisticated and diverse workplace of nearly 15,000 employees and contractors.
- Introduced mediation into the grievance process long before that was a norm in formal processes, training the entire group in workplace mediation.
- Led a five year initiative that completely redesigned the employee complaint and disciplinary procedures, reducing processing time by as much as 95% and overall cost by over 65%.
- Created the "Employee Counseling Section" which was later adapted into the Los Alamos Employee Assistance Program.
- Led team responsible for auditing AA/EEO Compliance, conducting worker misconduct investigations, and developing official position statements in response to AA/EEO charges.
- Designed and built an automated case tracking system to track all formal cases including EEOC and Human Rights charges, employee grievances, disciplinary investigations, and disciplinary appeals.

**General Counsel and Director of Office of Legal Services, New Mexico Corrections Department -- 1983 - 1985**

- Established first in-house General Counsel's Office for State's second largest agency.
- Served as public spokesperson and hearing officer for controversial issues such as new correctional facilities' locations and escape notification plans.
- Established comprehensive, federally-mandated staffing patterns and due process systems for employees and inmates, including employee and inmate grievance procedures and inmate involuntary transfer procedures.
- Created the first in-house automated docket control (case tracking) system for claims against the department to manage and track the cases generated before the office was established.
- Served as chief labor-management negotiator, successfully negotiating comprehensive labor agreement with the correctional workers union.
- Served as legislative coordinator and led an excellent team of department employees, successfully spearheading legislative campaign resulting in multi-million dollar capital funding for system expansion and implementation of many new corrections statutes and programs such as a community corrections program.

**Education**

*Bachelor of Science -- Phillips University*  
Edid, OK  
*Biology/Chemistry/Pre-medicine*  
Dean's Honor Student

*Juris Doctorate, University of Tulsa*  
Tulsa, OK  
Graduated top 1/3 of class

**Post-Graduate Studies**

*Harvard University, College of Law*  
Cambridge, MA  
*Studies in Advanced Negotiation*

*University of Michigan,*  
*School of Business*  
Ann Arbor, MI  
*Labor -- Management Relations*

*Pepperdine University, Straus Institute*  
*Pepperdine College of Law*  
Malibu, CA  
*Program in Advanced Mediation*  
*and Negotiation Skills for Lawyers*

**Other Information**

- More information and sample publications, writing samples, client activities are available on the web at: <http://bizexteam.com/>
- References available on request.
- Active DOE "Q" national security clearance.
- Current "Guest Scientist" status at Los Alamos National Laboratory to provide continuing consulting assistance.

February 10, 2012,

Beth Mills

Santa Fe Open Space and Trails Program

PO Box 276

Santa Fe, NM 87504-0276

Dear Beth,

I wish to express my interest in serving on COLTPAC as an "at large" representative. I have been familiar with COLTPAC's work since the first County Bond issue in 1998 when I was working with the Cerrillos Hills Park Coalition, which I later served as its first president through the time that we opened as a County Park in 2003.

My professional background is in energy, specifically energy efficiency, with a large focus on consensus building. My most recent position was as Executive Director/CEO of the Northwest Energy Efficiency Alliance (NEEA) which delivered energy savings through the implementation of innovative and sustainable energy efficiency practices and technologies. Our organization worked with regulatory commissions in four states, four governor's offices, and over 100 utilities, both public and private to achieve our work.

I have lived in Santa Fe since 1998 with the exception of the 2008-2011 timeframe when I held the position at NEEA. I continue to live in the Cerrillos Hills home we bought in 1995 and have a deep love for the land and trails around northern New Mexico. I would be honored to work with COLTPAC and assist in any way useful to protect those lands and extend public access to and appreciation of them for the citizens of Santa Fe County.

Sincerely,

Claire Fulenwider

5A Gold Trail

Santa Fe, NM 87508

# Dr. Claire K. Fulenwider

---

## Experience

- 2008 - 2011**                      **Northwest Energy Efficiency Alliance**                      **Portland, OR**  
**Executive Director**
- ❖ Overall direction and leadership for \$40M non-profit regional collaborative.
  - ❖ Responsible for initiatives for transforming the regional energy market and building consensus among diverse constituents for the region's best interests and long term needs.
  - ❖ Collaborates with NEEA stakeholders and strategic market partners to accelerate the sustained market adoption of energy-efficient products, technologies and practices.
  - ❖ Doubled funding and increased staff from 28 → 72 over three and a half years.
  - ❖ Retired December, 2011.
- 2001-2006**                      **Smith Barney**                      **Santa Fe, NM**  
**Financial Consultant/Financial Planning Specialist**
- ❖ Managed over 300 accounts (individual, family, and business) with a combined value of over \$40 million.
  - ❖ Built new business, improved relations with existing customers.
- 1998-2001**                      **Fulenwider & Associates**                      **Santa Fe, NM**  
**Managing Principal**
- ❖ Senior Consultant with US AID project in India providing training workshops on demand-side management to municipal and state utility executives in multiple Indian states. Developed energy efficiency programs for residential, commercial and industrial customers in two Indian states.
  - ❖ Consultant for US AID in Egypt conducting workshop on maximizing value from transmission assets.
  - ❖ Provided training for public power executives on customer focus, delivery of products and services, demand-side management that improves the bottom line, and customer innovation strategies.
- 1993-1998**                      **Alliant Energy**                      **Madison, WI**  
**Vice President – Development and Planning**
- ❖ Responsible for mass market, commercial and industrial initiatives, market & corporate research, corporate strategic planning, brand development, new market development, and marketing communications.
  - ❖ Headed a division of approximately 50 employees with annual operating budget of roughly \$25 million.
  - ❖ Initiated merger of power and gas marketing subsidiary with Cargill Corporation for enhanced trading capability. Resulted in \$8 million commitment by Cargill to Heartland Energy and joint operating practices and offices.
  - ❖ Facilitated sale of energy software subsidiary at a profit of over \$1MM.
- 1995-1998**                      **Alliant Energy**                      **Madison, WI**  
**President – Heartland Energy Group**
- ❖ Chief operating officer of Wisconsin Power & Light's non-regulated energy companies: power and gas marketing and diverse industrial services.
  - ❖ Marketed & managed natural gas for over 100 industrial and large commercial customers in an 8 state region, and electric commodity sales in 34 states.

- ❖ Provided energy planning services to industrial and large commercial customers focusing on energy and environmental efficiencies and supply purchasing strategies.
- ❖ Responsible for approximately 50 employees and \$75 million in annual revenues.

**1993-1994                      Wisconsin Power & Light                      Madison, WI**

**Managing Principal, A&C Enercom**

- ❖ Provided national consulting services in energy efficiency programs for residential, industrial and commercial programs.
- ❖ Assisted utilities analyzing cost effectiveness of customer programs, development of reporting systems for regulators, and provided expert witness testimony for regulators and for utilities.
- ❖ Grew new business in the Midwest by about \$3 million, adding new service lines in marketing planning and strategy and technical assessment.

**1992-1993                      XENERGY                      Boston, MA**

**Principal Consultant, Midwest Regional Manager**

- ❖ National consultant to utilities on issues of cost-effectiveness of energy efficiency programs, competitive strategies, strategic planning, marketing and program evaluation.
- ❖ Grew customer base and revenues. Responsible for profit & loss and managing 10-15 employees.

**1982-1992                      Madison Gas & Electric Co.                      Madison, WI**

**Executive Director, Marketing and Customer Services**

- ❖ Led a division of 150 employees responsible for marketing, energy efficiency, innovative energy, meter reading, credit and collections, customer information and applications and customer billing.
- ❖ Annual budgets of approximately \$20 million.
- ❖ Reported directly to the CEO.
- ❖ Developed the marketing and conservation department of the utility which received distinction for effective "demand-side management" programs in the state and nationally.
- ❖ Built acceptance for such programs within the utility organization.
- ❖ Responsible for development of monitoring and evaluation processes and related reporting to the company and to regulators.

**1978-1981                      Wisconsin Center for Public Policy                      Madison, WI**

**Director, Energy Policy Research**

**Principal Investigator for energy research.**

**Managed a unit of 18 researchers/writers to complete over a dozen energy policy grants and projects for the US Department of Energy, the states of Wisconsin, Minnesota and Iowa, and other organizations and agencies.**

**Education**

**1974-1978      University of Wisconsin – Madison**

Ph.D. Political Science

M.A. Political Science

Western Maryland College, Westminster, MD. M.A. Educational Psychology

Hood College, Frederick, MD. B.A. Political Science & Math, with Honors.

#### Publications & Speaking

The Political Behavior of American Women, 1980, Praeger Press.

SOLPLAN, 1981, Wisconsin Center for Public Policy, Fulenwider, et.al. (An assessment of barriers and incentives to energy conservation and renewable energy use in the residential sector.)

Several juried articles in the late 1970s on political behavior.

Numerous speaking events from 1980 thru present on energy efficiency, reducing customer energy costs, better utilization of power facilities, customer loyalty, etc.

Numerous presentations to Boards of Directors of Alliant Energy, Heartland Energy Services, Heartland Energy Group, Madison Gas & Electric.

#### Board Experiences

Cerrillos Hills Park Coalition. President 1999-2004, Board member since incorporation in 1999. Santa Fe, NM.

- ❖ Santa Fe Community Foundation, L&G Advisory Committee. Santa Fe, NM.
- ❖ Former trustee, Hood College. Frederick, MD.
- ❖ Board of Directors, Henwood Energy Services, 1990s. Sacramento, CA.
- ❖ New Harvest Foundation, Madison, WI.

February 9, 2012

Santa Fe County Open Space and Trails Program  
Attn: Beth Mills  
PO Box 276, Santa Fe, NM 87504-0276

RE: Public Notice for COLTPAC Committee

Dear Ms. Mills:

This letter is in response to a published public notice soliciting volunteers to apply for a committee role on COLTPAC. Please accept this letter as my request to be considered for appointment. I have also attached a recent resume.

My interest in serving comes from both personal involvement and professional engagement in the area of land use and open space. On the professional side, I have been deeply involved in all segments of the real estate industry for over 32 years (29 in Santa Fe) as my resume supports. From the review of proposed developments during my Banking employment, to the determination of title insurance eligibility for parcels of land during my many years in the title business, I have had numerous occasions to dig deeply into land management issues. My present career as a real estate salesperson continues the direction I have been on for decades and allows me to pull from lending, management, title insurance and negotiation experience to establish my acknowledged mediation expertise. Building consensus is exactly what I have been engaged in in my related careers and I believe I offer highly developed skills working within groups to arrive at logical and effective results.

On a personal level, I have been actively engaged in some segments of what COLTPAC is involved in, recently with my connection to my father, Dale Ball, and his exemplary efforts to develop and establish the Dale Ball Trails in our area. I cannot and would not take any personal credit for what he has accomplished, of course, but share exactly his motivation and his commitment to the benefits for citizens and residents of well-designed trails, easily accessible open space and the crucial importance of parks. I would be a strong advocate and supporter of the goals COLTPAC sets forth as its mission.

During the review of applications, I welcome the opportunity to visit with any County official involved in the process of selection. I also am happy to provide references if requested. Thank you for your support.

Sincerely,



Alan Ball  
PO Box 4403, Santa Fe, NM 87502  
505-470-7153  
[Alanball2@gmail.com](mailto:Alanball2@gmail.com)

## RESUME

Alan Ball  
PO Box 4403  
Santa Fe, NM 87502  
505-470-7153  
[AlanBall2@gmail.com](mailto:AlanBall2@gmail.com)

2008 to 2011                      Southwestern Title & Escrow                      General Manager  
Hired to manage and direct 2<sup>nd</sup> largest title company in market area during the most detrimental economic times in recent history. With a staff of approximately 15 and annual revenues of over \$1 million, responsibility to stay viable and profitable in an awful real estate market was tremendous. Company was later sold to new investors and I remained as Escrow Office working with my numerous contacts in the community.

1999 to 2008                      Sotheby's International Realty                      Managing Broker  
Led brokerage with over 150 independent contractors; hiring and training, forms supervision, systems implementation and oversight, website enhancement & integration, problem solving with established and new sales agents. Achieved measureable success building market share leadership while preventing loss. Extensive interaction with clients as requested by sales agents for problem resolution.

1996 to 1999                      Titles de Santa Fe                      President  
Supervised staff of seven and managed profitable operation with key relationships among top producing real estate sales agents. Closed hundreds of transactions successfully with no title insurance claims. Relocated office and maintained key market share position.

1992 to 1996                      Territorial Abstract & Title                      Vice President  
Managed and supervised escrow department of largest title company in market area; closed hundreds of sale and refinance transactions including the largest closings in our market area history; Villa Linda Mall and Santa Fe Railyard.

1989 to 1992                      Century 21 Evans Real Estate                      Office Manager/Realtor  
Combined administrative duties with personal sales career for established brokerage.

1987 to 1989                      Santa Fe, Phoenix, Denver                      Consultant/Sales  
Assisted various clients in banking and real estate industries as consultant. Also worked as senior collector for large retail chain and night manager for a small retail company.

1983 to 1987                      Bank of Santa Fe                      Senior Vice President  
Originated hundreds of commercial and real estate loans, voting member of Board of Directors, supervisor of loan committee. Managed and led work-out department in collection of problem loans, successfully negotiating numerous resolutions.

DOB 10-9-50 Health excellent Unmarried BA -Philosophy, *Nebraska Wesleyan U* 1973

Update to Resume  
Feb 8, 2012

Beginning Oct 2011 I joined the Keller Williams Realty sales team to begin a new chapter in my real estate career; focused strictly on sales without any management duties. Keller Williams is the 2<sup>nd</sup> largest real estate franchise and recently purchased the Prudential Santa Fe offices to begin doing business in this area.

This is the first position I have had without any management responsibility in many years. It is fun to be able to work on my own career assisting others with real estate needs rather than managing sales people and interpreting contracts while trying to resolve problems and settle disputes. Also, having worked in the private sector my entire life, I would like to find the opportunity to give back to my community using some of the skills and talents I have developed over the years. I believe the COLTPAC opening would be an ideal fit for me.



9 New Village Avenue  
Santa Fe, NM 87508  
February 4, 2012

Santa Fe County Open Space and Trails Program  
Attn: Beth Mills  
PO Box 276  
Santa Fe, NM 87504-0276

Dear Ms Mills;

The purpose of this letter is to volunteer for service with the County Open Land, Trails and Parks Advisory Committee (COLTPAC.)

Why am I qualified to serve on this committee? Because I have experience working in a collaborative environment, a college education an environmental area and I am a user in the outdoors environment.

Contrary to the opinion of many, military service is a collaborative environment, especially at its apex. Until moving to Santa Fe, I had been working there and making a difference among disparate opinions in the Pentagon and at the departmental level.

My first bachelor's degree is in Forestry. My first job was the creation of an environmental education program in a small school district. Since then, I've maintained an interest in environmental affairs, even as my duty assignments ranged the nation.

I am an avid road cyclist, mountain biker and hiker, using the Santa Fe city and county trail system 1-3 times per week. I have noticed some areas that could use improvement and some that are really great by comparison to many other places where I have lived.

Additionally, I've been working on a committee, in collaboration with Santa Fe County Open Space and Trails office, the neighborhood, the Forest Service and the a user group to ameliorate the impact of one of the county's most popular trailheads on the neighborhood.

As a result of these experiences, I want to make a difference with COLTPAC in the county. Please favorably consider this volunteer offer.

Thank You,



George R. Raney

George R Raney

9 New Village, Santa Fe, NM 87508

Telephone: (618) 698-4215

Email: [buffalogr@comcast.net](mailto:buffalogr@comcast.net)



Education: MBA, Louisiana Tech; BS Accounting, Black Hills State;  
BS Forestry, University of Idaho

Professional Activities:

US Air Force Officer; 11 years flying; 9 years command; 7 years joint (multi-service) assignments: KC-135 & RC-135 Navigator ~ 4000 hours. Strategic Air Command (SAC) Contingency Plans and Exercises with SR-71, U-2 & RC-135. Joint Crisis Action Plans, largely with Naval Forces, US Atlantic Command. Liaison Officer between SAC & multi service commands in the Tidewater area of Virginia. Transportation Squadron Commands involving vehicle operations and maintenance, traffic management and mobility plans. Chief, Transportation Staff at Air Force Material Command supporting research and development, aircraft repair and acquisition business areas. Commander, Air Force Reserve Officer Training Corps, Miami University (Ohio). Commander, Distribution Center sustaining repair of B-52, B-2 & KC-135 and operations of US Navy E-6 & US Air Force and NATO E-3 AWACS. Duty Stations: Barksdale AFB, LA; Offutt AFB, NE; Norfolk, VA; Langley AFB, VA; Ellsworth AFB, SD; Wright Patterson AFB, OH; Oxford, OH; Tinker AFB, OK. "Retired" with the rank of Colonel. 1972-2002

Department of Defense Civilian: Joint, Department of Defense level supply chain management, strategic distribution, concept development, research and development functions in a collaborative environment with the four Services (Army, Navy, Air Force, Marines) the Office of the Secretary of Defense, various defense agencies and the Joint Staff. US Transportation Command, Scott AFB, IL 2002-2010

Awards: Legion of Merit Medal; Defense Meritorious Service Medal (5); Air Force Commendation Medal; Air Medal (4); Combat Readiness Medal; Humanitarian Service Medal; Volunteer Service Medal. Silver Beaver, Boy Scouts of America.

Current Interests: Mountain biking; road cycling; hiking, backpacking; photography & travel. Member: Santa Fe Fat Tire Society; Santa Fe Senior on Bikes; Meetup groups on photography and hiking. Long range bicycling & backpacking are personal favorites.

Travel: I have been in 48 of 50 states as well as temporary duty wherever the national need arose, I never counted the countries that I've been in and around. Since leaving government service, I've backpacked the Grand Canyon rim-to-rim and also the Seven Devils Wilderness Area in Idaho as well as multiple day hikes around New Mexico. In addition, I've ridden a road bike "century" (100 miles in a day) and half a dirty (mountain bike) century.

**Judy Allison  
PO Box 1148  
Pecos, NM 87552**

February 3, 2012

Santa Fe County Open Space and Trails Program  
Attn: Beth Mills  
P.O. Box 276  
Santa Fe, NM 87504-0276

RE: County Open Land, Trails, and Parks Advisory Committee  
(COLTPAC)

Dear Ms. Mills:

I am very interested in becoming a member of COLTPAC.

Even though my mailing address is in Pecos, I have been a resident of Santa Fe County since 1970. My home is in the mountains north of Pecos, only .5 miles from the eastern boundary separating Santa Fe County from San Miguel County.

My interest in COLTPAC is twofold. As you will see from my resume, I am a Field Coordinator for NM Search and Rescue, treasurer of Atalaya Search and Rescue and, since 1995, have participated in or managed more than 100 searches in New Mexico, primarily in State Police District 1, which includes Santa Fe County. As a member of COLTPAC, I would become even more familiar as to where lost or injured subjects might go, and that could expedite their recovery.

Also, I have hiked all over the state and hike weekly as weather permits. A few years ago I participated in Hike for Discovery, which had our team hiking each weekend to raise funds to benefit blood cancer victims. I have also climbed (non technically) most of the mountains in New Mexico as well as 23 "Fourteeners" in Colorado and Mt. Olympus in Greece. So, trails and open spaces are personally important to me, my family and my friends.

Thank you for your consideration.

Sincerely,

  
Judy Allison

**Judith Allison**

**PO Box 1148  
Pecos, NM 87552**

**Cell: (505) 470-4834  
Home Phone/Fax: (505) 757-2523  
E-mail: jallison@cybermesa.com**

**SAR Positions Held:**

1995 - present, SAR Volunteer, State of New Mexico Department of Public Safety  
Type II Field Coordinator, Incident Commander  
Member Type-II Overhead Management Team  
Type I Planning, Type II Operations and Logistic Section Chief  
Type II Safety Officer  
Air Operations Branch Director  
Member, New Mexico Search and Rescue Policy Advisory Committee for Education,  
helped create manual and exam  
Member, New Mexico Task Force I; Search Team Manager at the Pentagon, 9-11  
NOAA Severe Weather Spotter

**SAR Trainings:**

Incident Command System 100, 200, 300 & 700  
National SAR School  
Managing Search Operations, The Emergency Response Institute  
Applied Search Management, Rick Goodman  
Search Management Systems, Hugh Dougher  
Search and Rescue Incident Management, Rick Goodman  
Field and base operations, communication, equipment & gear  
Helicopters, aircraft, dogs, horses, and vehicles in SAR, ropes, low and high angle rescue,  
litter carry  
Critical separation, sound sweep, line search, ELT search  
Swift Water First Responder, Rescue 3-International  
Winter Skills  
Avalanche Rescue  
Amateur Radio License KC5SGB  
Wilderness Medical Associates: Wilderness First Responder, CPR, Emergency Cardiac  
Care and Anaphylaxis Treatment

### **USAR Trainings:**

Urban search and rescue tools and technical training  
FEMA deployment  
Terrorism Awareness  
Hazmat Awareness  
American Red Cross & American Heart Association First Aid

### **CISM Trainings:**

Beginning and Advanced Critical Incident Stress Debriefing  
Individual Crisis Intervention  
Domestic Terrorism and WMD  
Responding to School Crises  
Thought Field Therapy Algorithm Training  
Answering the Call: Health and Medical Emergency Preparedness and Response in New Mexico

### **Courses and Lectures Given:**

NM SAR Planning Section Chief Course  
ICS Forms, ESCAPE  
Importance of CISD for SAR Volunteers, ESCAPE and Los Alamos SAR teams  
Investigation, NM Field Coordinators Rendezvous (Materials were subsequently included in Hugh Dougher's Search Management Systems Course)  
A Discussion of Management, Archuleta County, CO SAR  
Managing a Search or Rescue in New Mexico

## Employment:

1994- present: Owner of a consulting business.

Services include business organization, bookkeeping, computer training, software customization and data maintenance, marketing consultation, writing, editing, and research.

1991 -1994: Gallery Director, David Ross Studio. Responsible for direct art sales, office organization, records maintenance, production tracking, marketing and bookkeeping.

1987 -1991: Direct, commissioned salesperson, Santa Fe Nissan.

Yearly sales consistently exceeded national average. Position involved public relations, product knowledge and customer service.

1985 -1987: Owner/operator mobile steam cleaning service, Washworks. Responsible for marketing, bookkeeping, and machine operation.

1980- 1985: Owner/ Administrator/Director/Teacher, Zia Montessori School. Created and implemented an educational program and learning environment using a modified Montessori approach.

1973 -1979: Co-owner, Grand Central Station, Casablanca, Bourbon and Blues; popular and successful restaurant/ nightclubs. Responsibilities included public relations, marketing, fiscal management, inventory control, personnel, staff training and administration.

1965 -1973: Teacher, grades 1 through 12, Santa Fé Public Schools, Taos Public Schools, Taos Pueblo High School, Pecos Independent Schools, NM; Gwinnet County Schools, GA.

Special situations: Developed curriculum for health instruction, art history course and applied art for fifth and sixth grades; First Title I teacher in N.M. {remedial reading grades 1 through 6, developed tri- cultural curriculum}; Homeroom and English teacher to first African- American student integrated in Georgia's public schools.

### **Volunteer Activities:**

1995 - 2004, Member St. John's College SAR team responding to search and rescue incidents in the field and at Incident Base.

1996 - present, participate statewide in SAR incidents as Incident Commander, Section Chief or Officer. Of over 100 incidents participated in to date, some have fielded over up to 200 volunteers and lasted several operational periods.

1996 - Helped plan and execute evacuation of Red River recreational hikers and campers during Honda fire.

1998 - Helped plan and execute evacuation of Angel Fire residents during Osha fire.

1998 - Helped prepare pre-plan for Santa Fe Ski area.

1999 - Prepared a Crisis Management Plan for businesses and agencies at the request of the International Executive Service Corps

1999-2002 - member New Mexico Task Force I

2000 - 2009, Volunteer, New Mexico Critical Incident Stress Management Team responding to critical incidents statewide.

2000 - Created Evacuation Plan for residents and visitors of the Pecos Canyon, Pecos, NM, which was utilized during the 2002 Dalton Fire and adopted into San Miguel County's Emergency Plan.

2001 - USAR Search Team Manager deployed to the Pentagon 9/17/01.

2001 - New Mexico Emergency Responder for Departments of Health and Public Safety DOC.

2007 - present, Member and Treasurer of Atalaya Search and Rescue Team

### **Community Activities Past and Present:**

Council on International Relations, discussion group moderator

American Field Services school year abroad program, past-president, Santa Fe Preparatory School Chapter

New Mexico Jazz Workshop and the Santa Fe Armory Show co-founder

Fund raising coordination for The Santa Fe Opera and the Orchestra of Santa Fe.

Fund raising for the Leukemia & Lymphoma Society through their Hike for Discovery program

20 Gavilan Road  
Santa Fe, NM 87508  
Feb. 5, 2012

Santa Fe County Open Space and Trails Program  
P.O. Box 276  
Santa Fe, NM 87504-0276

ATTN: Beth Mills

As a former journalist with special experience in consensus building and a current landscape designer with a passion for green spaces, I write to express interest for the open volunteer position on the County Open Land, Trails and Parks Advisory Committee.

I have lived and thrived in Eldorado for the last six years. I run a small landscape design company and have developed a keen affinity for the northern New Mexico environment.

Before relocating to Santa Fe, I worked almost 40 years for newspapers and The Associated Press news service. At The Oregonian in Portland, I was in charge of vital environmental coverage. At The New York Times, my time editing on the National Desk involved major stories about the environment and land usage.

At the AP, I had top positions on the national desk and served as Assistant Managing Editor for News. One of my interim posts was as AP ombudsman, which operated somewhat differently than similar positions at other news organizations. Rather than dealing with public complaints, I was a liaison between headquarters in New York City and our many bureaus in state capitals and other major cities and towns, helping deal with internal issues that frequently arise with distant supervision.

The requested resume is included. It deals primarily with my journalism years, but I've updated it to reflect my new profession, including consultation work with Santa Fe Greenhouses, and my burgeoning environmental interests.

I look forward to hearing from you and learning more about COLTPAC's activities.

Sincerely yours,



Julie Dunlap



JULIE DUNLAP  
20 Gavilan Road  
Santa Fe, NM 87508  
505-795-0680 / j26dunlap@gmail.com

### PROFESSIONAL SUMMARY

- Professional landscape designer with emphasis on residential properties.
- Seasoned editor with newspapers and wire services.
- Extensive experience working breaking stories, heading investigative projects, editing feature series and Page 1-level copy deep in context and detail.
- Proven versatility organizing national, international and business news projects.
- Strong leadership and management capabilities.
- Outstanding interpersonal skills; served as in-house ombudsman.

### EXPERIENCE

#### Swoon Garden Design LLC

##### Owner and designer

Summer 2006-present

Have designed and installed dozens of landscape plans in Santa Fe County, focusing on use of native plants and water-wise strategies.

#### Santa Fe Greenhouses

##### Seasonal Nursery Dept. employee

Springs 2007 through 2010

##### Landscape consultant

2007-present

#### The Record (Hackensack, N.J.)

##### Assistant Managing Editor/Enterprise

July 2003-June 2006

Responsible for newsroom-wide campaign to bolster writing skills and storytelling versatility; oversaw preparation of Sunday centerpiece stories as well as individual enterprise projects intended for prime display in Business, Sports and Features sections as well as News.

##### Assistant Managing Editor/Projects

February 2001-June 2003

Supervised The Record's most ambitious narrative and investigative projects, including an award-winning look at the immigrant black market in New Jersey driver's licenses, a year-long series on three families who lost loved ones when the World Trade Center fell, and a computer-assisted examination of political donations from one fast-growing bank that had won a disproportionate share of state and local government business.

#### The Associated Press

##### Assistant News Features Editor

July 2000-January 2001

Responsible for direction of the AP's domestic features report, working with national writers in New York, regional writers posted around the country, specialists in science, medicine and religion, and bureau staffers in all states.

##### Assistant International Editor/Training

July 1999-June 2000

Edited complex story projects; devised workshops for New York-based international staff to improve editing skills; worked one-on-one with copy editors and overseas reporters on editing and writing; supervised training of visiting foreign-national staffers; compiled biweekly "Eye on the Wire" editing critique.

##### Assistant Managing Editor/News

March 1993-June 1999

Helped direct daily national news report; assigned and edited "Out Front" stories based on breaking news or emerging trends in United States and overseas and intended for Page 1.

#### The Oregonian (Portland, Ore.)

##### Assistant City Editor

June 1990-February 1993

Sunday feature editor for Metro Desk, handling final edits and coordinating photos and graphics. Also oversaw beat coverage of education, energy, health/medicine and the environment, which encompassed forests, timber conflicts, endangered species and salmon recovery.

**The Associated Press**

Assistant Managing Editor/Features January 1989-May 1990  
Enterprise/Special Assignments Editor April 1985-December 1988  
Enterprise Editor November 1982-March 1985  
Supervised important expansion of AP feature coverage with addition of regional reporting team posted in selected cities. Had managerial and editing responsibilities for national and regional reporting teams as well as reporters covering television, science, education and the arts. Supervised 50-state news projects and several award-winning series.

**The New York Times**

National Desk copy editor December 1981-October 1982

**AWARDS**

(primary editing responsibility)

- NJ Press Association, 1<sup>st</sup> Place, Responsible Journalism, Public Service Award, "Driving by Deception" 2002
- NJ Press Association, 1<sup>st</sup> Place, Responsible Journalism, Public Service Award, "Generation Ecstasy" 2001
- Pulitzer Prize; two stories in body of work by Mark Fritz on Rwanda genocide 1995
- Associated Press Managing Editors' Top Performance Award, 1989
- "6 Miles Up and Sleepy," pilot fatigue, 1989
- APME Excellence in Reporting Award, "Course for Doom," investigation of prelude to Exxon Valdez disaster, 1989
- Science-in-Society Journalism Award, National Association of Science Writers, "Seeds of Conflict," international battles over genetic material in germplasm, 1989
- Silver Gavel Award, The American Bar Association, "Guardianship of the Elderly: An Ailing System," 1988
- APME Special Citation, "Guardianship of the Elderly," 1988
- APME Top Performance Award, "Band of Brothers," account of drowning of three brothers in an icy Missouri farm pond, 1988

**EDUCATION**

The Pennsylvania State University: Bachelor of Arts, Journalism; Bachelor of Arts, Political Science.  
The New York Botanical Garden: certificate, Commercial Horticulture, landscape design studies.

**OTHER ACTIVITIES**

AP ombudsman, 1996-99: liaison between line bureaus and New York editing desks.

**On-site supervisor of AP coverage:**

- 1998 Mississippi Sovereignty Commission, public release of segregation era records
- 1996 Oregon floods
- 1994-95 O.J. Simpson trial (New York coordinator)
- 1994, Los Angeles earthquake
- 1993, Midwest floods, June-July
- 1988, Loma Prieta, Calif. earthquake

**Professional Memberships:**

- Penn State College of Communications Alumni Society Board (2003-2005)
- Journalism & Women Symposium (past president)
- Santa Fe Master Gardener Association
- Santa Fe Botanical Garden

**Other Memberships:**

- Sierra Club
- Environmental Defense Fund
- The Nature Conservancy
- National Audubon Society
- National Parks Conservation Association

Scott A. Robbins  
1 Verano Court  
Santa Fe, NM 87508  
[drscartoon@gmail.com](mailto:drscartoon@gmail.com)  
505-310-1538

Santa Fe County Open Space and Trails Program  
Attn: Beth Mills  
P.O. Box 276  
Santa Fe, NM 87504-0276

Dear Ms Mills,

I am particularly interested in serving on the County Open Land, Trails, and Parks Advisory Committee (COLTPAC). My interest to serve in this capacity is strongly influenced by my role as an educator, a parent, and an active participant in outdoor pursuits dependent upon access to parks, trails, and open spaces. I believe my background and emotional demeanor would be well suited to playing a productive and positive role on the COLTPAC.

As an undergraduate student at the University of Montana my initial interests were in forestry and public lands management. I completed the first couple of years of study in this field before switching to elementary education. I worked in Santa Fe Public Schools as a math teacher with students considered to be at-risk of failure. I have also worked as a public school teacher in Arizona and Los Alamos. From my experience as an educator and a parent I am passionately committed to the idea that all children (large and small) benefit from time spent outdoors and that one of our important roles as "grown-ups" is to do what we can to ensure all people are able to experience the natural world around them.

My personal philosophy was reaffirmed and somewhat influenced by Richard Louv's important book, "The Last Child in the Woods." I enjoy following the progress made by the organization he founded, the Children & Nature Network, and would like to have a chance to participate in my community in a way that would support the ultimate goal of ensuring that all young folks know, in a personal and physical way, about the natural world around them. I have led and participated in a number of outings with schools as a teacher and parent volunteer including trips up Atalaya (Sweeny Elementary), Chamisa Trail (Girl's Inc.), Ghost Ranch (Piñon Elementary), and this coming weekend Diablo Canyon with families of my son's colleagues at La Mariposa Montessori School.

I have lived in Santa Fe County since 1986. In the past 26 years I have had the chance to live on both the east and west sides of Santa Fe (city), Glorieta, El Rancho, and now in Eldorado. While living in each of these places I spent most of my free time out on the trails, parks, and open spaces exploring and moving around by foot, mountain bike, and mule. While there are certainly places I have

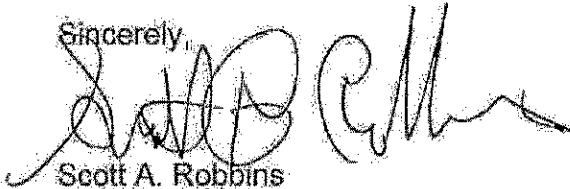
yet to visit I believe this wide geographical exposure has prepared me to work with others on matters of COLTPAC importance with at least a basic sense for how the county lands are laid out and what they have to offer.

As a horseman, mountain biker, and hiker, I am quite aware of the occasional tensions that can arise when people with different recreational interests have to share public space. Based upon my own experiences enjoying our open spaces and trails by different modes of travel and my professional experience acquired as a teacher, workplace trainer, and group process facilitator, I think I would be uniquely capable of helping to bring people together to reach consensus on subjects of COLTPAC concern.

I am an excellent communicator in interpersonal, group, and presentation contexts. My professional and academic experiences have provided me with opportunities to develop skill in data collection and analysis. I am also quite capable in various forms of written communication and feel that I would be able to apply all of my communication talent to the task of serving on the COLTPAC.

The attached curricula vita provides a more detailed overview of my academic and professional background. I appreciate the time you might take in reviewing these materials and would look eagerly forward to a chance to discuss my interest and background further.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott A. Robbins', written in a cursive style.

Scott A. Robbins

## **Scott A. Robbins**

1 Verano Court  
Santa Fe, NM 87508  
(505) 310-1538  
[drscartoon@gmail.com](mailto:drscartoon@gmail.com)

### **Education**

- Ph.D. University of New Mexico, Albuquerque, (2001).  
Major: Organizational Learning and Program Evaluation  
Minor: Communications (Organizational and Intercultural).  
Dissertation Title: How Organizations Learn from Experience: An Empirical Exploration of Organizational Intelligence and Learning.  
Dissertation Committee Chairperson: Hallie Preskill, Ph.D.
- M.S. University of Oregon, Eugene, (1991).  
Major: Instructional Systems Technologies
- B.A. University of Montana, Missoula, (1983).  
Major: Elementary Education

### **Teaching Experience**

- Spring 2001 University of New Mexico, Continuing Education Department.  
Delivered "Evaluating Results," a required component of a certification program covering all aspects of workplace training.
- 2000 – 2001 Western Governors University, Learning Technology MA Program.  
Collaborated with another instructional design expert to design and deliver "Program Evaluation," an online course delivered via "Prometheus" web-based course delivery platform.
- 1997 – 2000 University of New Mexico, Organizational Learning/Instructional Technology Program. Designed and delivered the following courses:
- Program Evaluation (Graduate level course)
  - Technological Change and Society
  - Measuring Performance in Training
  - Designing Training
  - Workplace Training
- 1984 - 1992 Certified Public School Teacher, Arizona and New Mexico
- Taught language arts, U.S. history, and mathematics at the 5<sup>th</sup> grade level in Los Alamos, New Mexico (1991 – 1992)
  - Delivered three years of instruction as a math teacher in a program for at-risk youth in Santa Fe, New Mexico (1986 – 1989)
  - Worked one year as a middle school art, music, and physical education teacher in Globe, Arizona (1984 – 1985)

## Non-Teaching Work Experience

2007 – Present Team Leader, Student Programs Team, Los Alamos National Laboratory (LANL)

- Lead the coordination and delivery of an internship program placing over 1,300 high school, undergraduate, and graduate students in scientific, operations, and administrative assignments.
- Assess program performance, develop policy, and provide guidance to managers, mentors, and students to ensure safe and rewarding experiences for all program participants.

1992 – 2007 Training Specialist, Los Alamos National Laboratory

- Developed and implemented technical and leadership training for a variety of LANL organizations.
- Used a systematic approach to assess training needs, design, develop, implement, and evaluate training programs.
- Demonstrated effective oral and written communication with all levels of management and non-management employees to produce reports, briefings and peer reviews of training materials.
- As a Team Leader, guided the efforts of a team of instructional design and training professionals.
- Managed and administered training projects and programs within scheduled time and budget requirements.
- Worked effectively with people in routine project supervisions, team motivation, individual coaching, and committee work.

1998 – 2002 Communication, Training, and Evaluation Consultant

As a subject matter expert provided consulting services to government, non-profit, and corporate clients including:

- Los Alamos National Laboratory
  - Designed and implemented an organizational communication assessment to inform management strategic planning as two organizations were combined into one.
  - Designed and implemented a comprehensive evaluation of a nuclear facility training program.
  - Revised and delivered courses for the Training and Development group including *Evaluation* and *OJT Instructor* courses.
- Cornerstones Community Partnerships – Participated on an evaluation team to design an evaluation research strategy, collect data, analyze data, and deliver results to customers.
- Sumitomo Corporation – Provided expert guidance to clients as they developed an ISO-compliant training program.

2001 Training and Evaluation Specialist, Intel Corporation

- Independently prioritized and executed projects involving the development and evaluation of corporate training.

- Demonstrated an attention to detail in the development and implementation of training and evaluation products.
- Utilized as a subject matter expert in training program evaluation in support of internal customers.

### **Presentations and Publications**

- 2002 *Using an Event-Based Approach to Evaluate the Performance of Organizational Knowledge Systems*. Accepted for presentation at the 2002 American Evaluation Association conference.
- 2001 *Visualizing Networks in Action: A Graphical Technique for Evaluating Knowledge Utilization*. Accepted for presentation at the 2002 Academy of Management conference.
- 2001 *How Organizations Learn From Experience: An Empirical Exploration of Organizational Intelligence and Learning*. Doctoral Dissertation, University of New Mexico.
- 2000 *Evaluation and Organizational Learning*. Participated as a member of a panel discussion at the annual conference of the American Evaluation Association.
- 2000 *Using Network Analysis to Evaluate Organizational Knowledge Dynamics*. Presented at the annual conference of the American Evaluation Association.
- 1999 *Evaluation and the Cognitive Performance of a Radioactive Waste Management Organization*. Presented at the annual conference of the American Evaluation Association.
- 1999 *Increasing the Power of Participatory Evaluation Through Evaluator Collaboration*. Presented at the annual conference of the American Evaluation Association.
- 1992–2002 Several training products developed, delivered, and published internally at Los Alamos National Laboratory including:
- Confined Space Awareness Training
  - Compressed Gas Cylinder Safety
  - Bloodborne Pathogens
  - Office Ergonomics
  - Asbestos Awareness
  - Technical on-the-job training products for TWCP Real-Time Radiography, Visual Examination, and Waste Packaging operations

### **Recognitions and Awards**

- 2009 Los Alamos Awards Program recognition for establishing 3 new U.S. Department of Energy teacher and student development programs at LANL.
- 2007 Los Alamos Achievement Award for helping prepare the Waste Characterization, Reduction, and Repackaging facility for a successful readiness assessment by the U.S. Department of Energy
- 2004 Los Alamos Awards Program recognition acknowledging contributions to the design and delivery of a management development training program

- 2004 Director's Achievement Award at Los Alamos National Laboratory for efforts contributing to the restart of Laboratory facilities closed due to worker safety concerns
- 2001 University of New Mexico recognition for Academic Excellence upon completion of Ph.D.
- 1998 Los Alamos National Laboratory Distinguished Performance Award for design and implementation of training program for the Transuranic Waste Characterization/Certification Project.



157A Calle Ojo Feliz  
Santa Fe, NM 87505

Santa Fe County Open Space and Trails Program  
Attn: Beth Mills  
P O Box 276  
Santa fe, NM 87504-0276

Dear Friends:

I am asking to be considered for the citizen-at-large opening on COLTPAC.

I am a retired counselor educator and have lived in Santa Fe, New Mexico for eight years. I come from Oregon and lived many years in the high desert of the Bend area.

Though no longer a skier, I am still interested in outdoor recreation and am currently a member of the New Mexico Mycological Society. I represented the Salem, Oregon, Audubon Society on a similar board in Marion County, Oregon, where BLM and national forest service properties were adjacent to cities, agriculture, and State parks, so am familiar with the kind of issues the Committee may be dealing with.

I have a particular interest in native flora and the role they play in environmental attractiveness and their importance in desert communities. I was responsible for the listing of *Sidalcea nelsoniana* on the Federal rare and endangered species list and served as chapter president of the Salem, Oregon, Native Plant Society. I am an amateur mycologist.

Over the years I have also served on many other boards, including the Governor's Commission on Senior Services, State of Oregon (4 years). I chaired the supervisory committees of two credit unions in Oregon. Here in Santa Fe, I served as Treasurer for the Women's Federation, Unitarian-Universalist Congregation of Salem and also as Representative-at-large, then Secretary, of the Board of Directors, Los Arroyos Condominium Compound (2 years). I currently volunteer for the Salem Public Schools at E. J. Martinez Elementary School. I am familiar with parliamentary procedure; however, I am comfortable in a consensus setting. I honor the moral obligations of public governance bodies.

My last, and a very important qualification, is that I am a woman and know that women's voices need to be heard in the management and disposition of lands under public trust.

Thank you for the opportunity to present my qualifications. Please consider me an actively interested candidate.

Sincerely,

*Mariana D. Bornholdt*

Mariana D. Bornholdt

[mdb@cybermesa.com](mailto:mdb@cybermesa.com)

505-795-7797

References available upon request

## Beth Mills

---

**From:** Dick Meyer [dmeyer913@gmail.com]  
**Sent:** Friday, January 27, 2012 5:35 PM  
**To:** Beth Mills  
**Subject:** COLTPAC application  
**Attachments:** Resume.2011.doc

Dear Ms. Mills,

I am writing to express my interest in serving on the County Open Land, Trails, and Parks Advisory Committee. My resume is attached. My wife and I moved to Santa Fe from western Nebraska in the spring of 2011. My wife was recruited for and accepted a nursing management position at St. Vincent's Hospital and we intend to make Santa Fe our permanent new home. While we are obviously still new to Santa Fe, I do have 30 years of experience in working with the development of community parks and public spaces, and extensive applicable background in working with and on civic and community boards and committees.

If I can provide any additional information regarding my background or my interest in serving on this committee, please contact me either via email or my cell phone.

Sincerely,

Dick Meyer

# Resume

Richard F. Meyer  
308-644-2010  
[rmeyer913@gmail.com](mailto:rmeyer913@gmail.com)

1415 Galisteo St.  
Santa Fe, NE 87505

## Objective

Position involving design/construction/management of environmentally sustainable landscape for moderately sized commercial or institutional landscape/grounds

## Work Experience

**1980-Present**                      **Scottsbluff Landscaping, Inc.**

**Position:** Founder and owner

Scottsbluff Landscaping is a landscape design-build firm specializing in custom residential and commercial landscape design, construction, and maintenance. The firm has also provided snow removal services for over 25 years and currently serves approximately 50 commercial and governmental accounts. Scottsbluff Landscaping also operates a full-service garden center in Scottsbluff, Nebraska, called The Village Garden Center.

Scottsbluff Landscaping employs 8-12 employees on its landscape construction and landscape maintenance crews. My experience has included all phases of landscape construction, landscape maintenance, landscape design and sales, and all related management work. The Village Garden Center operates a greenhouse operation and nursery as well as a gift shop. The Village Garden Center has 4-5 full-time employees and 8-10 seasonal and part-time employees. My experience includes all aspects of greenhouse and nursery operation as well as related management functions.

**1974-1980** **Nebraska Department of Health**

### **Positions**

**1974-1975** Program Administrator, Division of Maternal and Child Health

Duties included grants administration and liaison work with private non-profit organizations around the state of Nebraska that served as sub-contractors to deliver services.

**1975-1977** Director, Division of Emergency Medical Services

Directed the development of a statewide emergency medical services system. At the time that system was built around six regional EMS systems. The Division served as the statewide grantee for federal grants and as a provider of technical expertise to the regional EMS agencies.

**1977-1980** Director, Western Regional Office, Scottsbluff, Nebraska.

Supervised western Nebraska employees of 10 different State Health Department Divisions plus the employees of two direct service programs (family planning and migrant health).

## Education

---

- 1974-1976 Post graduate work, University of Nebraska, Lincoln—Management
- 1974 B.A. English, University of Nebraska, Lincoln
- 1967-1970 U. S. Naval Academy, Annapolis, Maryland (Resigned commission at beginning of senior year)
- 1963-1967 West Point High School, West Point, Nebraska

## Professional Experience and Awards

---

Nebraska Certified Nurseryman since 1986

Nebraska Certified Nurseryman of the Year-1998

2004-Distinguished Nurseryman Award, Nebraska Nursery & Landscape Assn.

1986-1994 Board of Directors, Nebraska Nursery and Landscape Association

1990-1992 President, Nebraska Nursery and Landscape Association

1988-1996 Plant Selection Committee, Great Plants Program, Nebraska Statewide Arboretum

1996-2004 Chairman, Ad hoc Committee for University of Nebraska Horticulture Curriculum Development, Nebraska Nursery and Landscape Association

May 1999-present, Author-*A Prairie Garden Journal*, a weekly gardening column in the Scottsbluff Star-Herald

2003-2011 Board of Directors, Nebraska Statewide Arboretum. The Arboretum is a non-traditional botanical arboretum with 30+ affiliate arboretum sites located in a representative cross-section of Nebraska's diverse geology and climate. The Arboretum also has an active plant discovery, testing, and release program, and an ongoing

## **Related Professional Skills and Knowledge**

Landscape and xeriscape design

Commercial and residential irrigation design

Garden/landscape writing and public speaking

Particular expertise short grass prairie soils and modification of those soils for more intensive landscape uses

Developed visual plant vitality model to assess condition of woody plants

Developed minor element fertilizer designed to correct minor element deficiencies of landscape plants growing in alkaline soils

Extensive background in use of regionally native and adapted plants to create landscapes with high visual impact

Experience in the integration of multiple aspects of environmental sustainability into commercial and residential landscape design and construction

## **Civic and Community Activities**

1996-2006 Board of Directors, Panhandle Community Services—a non-profit community action agency serving 5 counties in the Nebraska Panhandle with an annual operating budget of approximately \$12,000,000

1996-2003 Board of Directors, Nebraska Public Radio Foundation. The Foundation is the private fundraising arm of the Nebraska Public Radio Network and raises approximately \$1 million each year from 6,000 member listeners for network programming.

2002-2003 President, Nebraska Public Radio Foundation Board of Directors

1998 Founding member, Prairie Vista Unitarian Church, Scottsbluff, NE.

1998-2011 Member, Executive Council, Prairie Vista Unitarian Church

2005-2011 Chair, Executive Council, Prairie Vista Unitarian Church

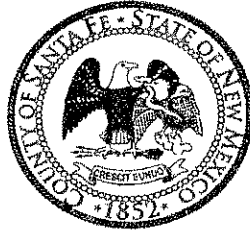
## **Other Interests**

Basketball, fishing, poetry, science, writing, craft beers

Danny Mayfield  
*Commissioner, District 1*

Virginia Vigil  
*Commissioner, District 2*

Robert Anaya  
*Commissioner, District 3*



Kathy Holian  
*Commissioner, District 4*

Liz Stefanics  
*Commissioner, District 5*

Katherine Miller  
*County Manager*

**CASE NO. V 11-5240**

**VARIANCE**

**DALE MCDONNELL, APPLICANT**

**ORDER**

**THIS MATTER** came before the Board of County Commissioners (hereinafter referred to as "the BCC") for hearing on January 10, 2012, on the Application of Dale McDonnell (hereinafter referred to as "the Applicant") for a variance of Article V, Section 8.1.3 (Legal Access) of the Santa Fe County Land Development Code ("Code") to allow an access easement of less than twenty feet (20') in width and grade to exceed 11% for the construction of a residence on 20 acres. The BCC, having reviewed the Application and supplemental materials, staff reports and having conducted a public hearing on the request, finds that the Application is well-taken and should be granted, and makes the following findings of fact and conclusions of law:

1. The Applicant requests approval of a variance of Article V, Section 8.1.3 (Legal Access) of the Code to allow an access easement of less than twenty feet (20') in width and grade to exceed 11% on property located at 233 Old Windmill Road, within Section 26, Township 14 North, Range 7 East ("Property").
2. Article II, Section 3.1 of the Code states that where in the case of a proposed development it can be shown that strict compliance with the requirements of the Code would result in extraordinary hardship to the Applicant because of unusual topography or other such non-self-inflicted conditions or that these conditions would result in inhibiting

the achievement of the purposes of the Code, an Applicant may file a written request for a variance. It further states that a Development Review Committee may recommend to the BCC and the BCC may vary, modify or waive the requirements of the Code upon adequate proof that compliance with the Code provision issue will result in an arbitrary and unreasonable taking of the property or exact hardship, and proof that the variance from the Code will not result in conditions injurious to health or safety. Section 3.1 provides that in no event shall a variance be recommended by the Development Review Committee nor granted by the BCC if by doing so the purpose of the Code will be nullified. Additionally, it states that in no case shall any variation or modification be more than a minimum easing of the requirements.

3. The Applicant would like to construct a 1,125 square foot residence on a 20 acre legal lot of record created prior to 1981.
4. The Applicant stated that the building site itself is flat land, as is the immediate land leading to the property. The issue is the steep grade of the access road to get up to the property owned by the Applicant and other adjoining property owners.
5. Article V, Section 8.1.3 of the Code states in part: "Legal access shall be provided to each lot and each lot must directly access a road constructed to meet the requirements of Section 8.2 this Article. Parcels to be accessed via a driveway easement shall have a twenty (20') foot all weather driving surface, grade of not more than 11%, and drainage control as necessary to insure adequate access for emergency vehicles."
6. In order to comply with Article V, Section 8.1.3, the Applicant would have had to improve 4.2 miles of road from Highway 14 to the subject property, including addressing several low water crossings which do not meet County standards for emergency access,



increasing the width of the road in sections, improving the surface of the roads to be an all weather driving surface, and addressing portions of the road with grades ranging from eleven percent to twenty-two percent.

7. Following a hearing on the Applicant's request for a variance, the CDRC, at its November 17, 2011 meeting, recommended approval of the variance request.
8. Staff recommends denial of the Application, but as a condition of approval recommends that the Applicant comply with all Fire Marshal requirements, which include:
  - i) Construction of a turnaround on the property;
  - ii) Installation of a water storage tank and sprinkler system;
  - iii) Submission of a vegetation management plan for approval by the Fire Marshal;
  - iv) Comply with the Urban Wild Land Interface Code for building materials for any proposed structures on the property.
9. In support of the Application, the Applicant agreed with the conditions recommended by staff. Applicant also agreed to improve a half mile section of the road that leads up to their land.
10. The Applicant's agent noted that there are approximately 100 houses already constructed on the substandard roads.
11. No members of the public spoke in favor or in opposition to the Application.
12. In this case strict compliance with the requirements of the Code would result in extraordinary hardship to the Applicant because of unusual topography or other such non-self-inflicted conditions.

13. The granting of the requested variance is a minimal easing of the Code requirements to address obstacles to development of a legal lot of record.

14. Granting this variance request will not nullify the purpose of the Code.

WHEREFORE the Board of County Commissioners of Santa Fe County hereby approves the request for a variance of Article V, Section 8.1.3 (Legal Access) of the Code to allow an access easement of less than twenty feet (20') and grade to exceed 11% for the construction of a residence on 20 acres on property located at 233 Old Windmill Road based upon the Applicant complying with the conditions as stated in Paragraph 8 and constructs the road improvements necessary for the half mile of road leading up to the property line.

**IT IS SO ORDERED**

This Order was approved by the Board of County Commissioners of Santa Fe County on this \_\_\_ day of March, 2012.

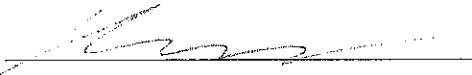
By: \_\_\_\_\_

Liz Stefanics, Chair

Attest: \_\_\_\_\_

Valerie Espinoza, County Clerk

Approved as to form:

  
\_\_\_\_\_  
Stephen C. Ross, County Attorney

#### **XIV. PUBLIC HEARINGS**

##### **A. Growth Management Department**

- 1. CDRC Case # V 11-5240 Dale McDonnell Variance. Dale McDonnell, Applicant, Carol Everett, Agent, Request a Variance of Article V, Section 8.1.3 (Legal Access) of the Land Development Code to Allow an Access of Less Than Twenty Feet (20') in Width and Road Grade to Exceed 11% for the Construction of a Residence on 20 Acres. The Property is Located Off Rogersville Road Near Madrid, at 233 Old Windmill Road, within Section 26, Township 14 North, Range 7 East, (Commission District 3) Wayne Dalton, Case Manager**

WAYNE DALTON (Building & Development Services): Thank you, Madam Chair. On November 17, 2011 the CDRC met and acted on this case the decision of the CDRC was to recommend approval of the applicant's request for a variance by a 3-2 vote. The applicant requests a variance to allow an access easement of less than 20 feet in width and grade to exceed 11 percent in order to construct a 1,125 square foot residence on a legal lot of record created prior to 1981. The subject property is located approximately 4.2 miles from Highway 14. The property receives access from three roads: Rogersville Road, Old Madrid Road, and Old Windmill Road. Rogersville Road varies in width from 9 to 18 feet and has three areas of 11 percent grade. There are also four low-water crossings which do not meet County standards for emergency access.

Old Madrid Road varies in width from seven to 11 feet with one low-water crossing and has a section of road grade ranging from 11 percent to 22 percent. Old Windmill Road is a two-track road and has a width of approximately 8 feet. Rogersville Road, Old Madrid Road and Old Windmill Road do not have an all-weather driving surface, which is also necessary for emergency vehicle access.

On August 19, 2011 staff and the Fire Prevention Division met with the applicant and determined that if a variance is approved there will be other fire protection requirements that the applicant must comply with. These improvements will include a turnaround on the property, a water storage tank, sprinkler system, a vegetation management plan and compliance with the urban wildland interface code for building materials for any proposed structures on the property.

The applicant states that the building site itself is flat land as is the immediate land leading to the property. The issue is the steep grade of the access road to get up to the property owned by the applicant and other adjoining property owners.

Recommendation: Staff has reviewed this application and has found the following facts to deny this request. Article V, Section 8.1.3 states parcels to be accessed via a driveway easement shall have a 20-foot all-weather driving surface, grade of not more than 11 percent, and drainage control as necessary to ensure adequate access for emergency vehicles. The applicant is requesting a variance to allow an access to be less than 20 feet and road grade to exceed 11 percent which are not allowed by the code. The purpose of the code will be

nullified. The applicant has not justified a hardship as contemplated by the code, therefore staff recommends denial of the applicant's request.

If the decision of the BCC is to approve the applicant's request staff recommends the following condition be imposed. And Madam Chair, that condition is:

1. The applicant shall comply with all Fire Marshal requirements.

CHAIR STEFANICS: Thank you. Is the applicant or agent here? If you'd like to make any kind of statement or presentation before we go to public hearing. And please identify yourself for the record.

[Duly sworn, Carol Everett testified as follows:]

CAROL EVERETT: I'm Carol Everett. I'm a general contractor and have been hired by the homeowners – the landowners, to build them the house. So I'm representing them. They're not here right now. I guess all I can say is what I said at the last meeting that the landowners bought this land, it's a legal lot of record, assuming that they could build on it. There are roughly 100 houses out on that road and I know it's a road that has increased in population faster than probably the County road could keep up with it. But there are many, many people that live out there.

The landowners have agreed to improve one section that specifically leads up to their land, which is the portion that we're asking for the variance on, even though there are many parts of that road that need improvement. They are willing to put money into improving the one section of about a half-mile that leads up to the mesa top so that they can build. And they are willing to agree to do everything that the Fire Marshal recommends. They just would like to build their house up there.

CHAIR STEFANICS: Thank you. Are there any questions from the Commission for the agent or for our staff? Commissioner Holian. Before we go to public hearing.

COMMISSIONER HOLIAN: Thank you, Madam Chair. Thank you, Ms. Everett. I do have a few questions. Do you have any idea how many lots are out there that exist that are yet to be built on?

MS. EVERETT: On the whole of Rogersville Road? No, I do not. The specific mesa top where the landowners own, I believe that there is probably only one more lot, possibly two that are for sale or that are not owned at this point. Most of the people up there have either temporary homes. A couple people have permanent homes. It's a rather small mesa top, so it can't go very much further as far as development.

COMMISSIONER HOLIAN: So when was this lot purchased?

MS. EVERETT: It was purchased, I believe, in 2008. I'm not 100 percent sure but I believe it was 2008.

COMMISSIONER HOLIAN: So that at the time that the current owner purchased the property did the owner look into this whole issue about the Uniform Fire Code? Was the owner aware that the road was not adequate?

MS. EVERETT: No, I don't believe he was.

COMMISSIONER HOLIAN: And does the owner now realize that under certain conditions the Fire Department will not be able to reach the home?

MS. EVERETT: Yes.

COMMISSIONER HOLIAN: And in fact it sounds like they will never be able to reach it with a tanker truck.

MS. EVERETT: Yes, he does understand those restrictions.

COMMISSIONER HOLIAN: Okay. Thank you, Madam Chair.

CHAIR STEFANICS: Thank you. Ms. Everett, I have a question. Is Rogersville Road the one where a lot of the homes are off the grid?

MS. EVERETT: Yes.

CHAIR STEFANICS: And you indicated there's approximately 100 developed parcels, or there are 100 parcels total?

MS. EVERETT: I'm just guessing, but I have been up and down that road a bit, being in the neighborhood for over 30 years. I would – my best honest guess is that the whole of Rogersville probably has 100 homes on it.

CHAIR STEFANICS: Okay. Thank you. Mr. Dalton, I have a question for you. Have you been to the property?

MR. DALTON: Madam Chair, yes I have.

CHAIR STEFANICS: And are there immediate surrounding developed homes with the same conditions?

MR. DALTON: Madam Chair, yes, there are a couple of homes adjacent to this property.

CHAIR STEFANICS: Thank you. Any questions, Commissioner Mayfield?

COMMISSIONER MAYFIELD: Thank you, Madam Chair. Madam Chair, Mr. Dalton, do you know when the last home was permitted and constructed out there?

MR. DALTON: Madam Chair, Commissioner Mayfield, no, I don't.

COMMISSIONER MAYFIELD: Could there have been any homes that were post-1996 permitted and constructed out there? Madam Chair, Mr. Dalton, have there been any prior variances given to other landowners out there?

MR. DALTON: Madam Chair, Commissioner Mayfield, not that I'm aware of. No. A lot of these homes, a lot of these lots are pre-code lots which were created before 1981.

COMMISSIONER MAYFIELD: And Madam Chair, Mr. Dalton, you're not aware of any homes that are post-code lots.

MR. DALTON: Madam Chair, Commissioner Mayfield, not that I'm aware of. No.

COMMISSIONER MAYFIELD: Thank you. And Madam Chair, Mr. Dalton, as far as, say, wastewater systems out there – I know I heard Madam Chair say they may be off the grid a little bit. Are they on septic systems? Are they doing shared systems out there? What are they even doing for water systems out there?

MR. DALTON: Madam Chair, Commissioner Mayfield, I believe the residents out there are served by conventional liquid waste systems, individual conventional liquid waste systems and also individual wells.

COMMISSIONER MAYFIELD: Okay. Thank you, Madam Chair.

CHAIR STEFANICS: Okay. Commissioner Holian, another question for staff?

COMMISSIONER HOLIAN: Actually, Madam Chair, this is a question for Ms. Everett. I'm wondering if the owner has had or have there been any community discussions about the possibility of creating like a County improvement district to improve the entire length of the road.

MS. EVERETT: I'm not aware of any conversations among the neighbors there to that end, but I think with the development of that entire road, and again, I'm not sure how far that road goes. I have been personally down 4.5 miles. I don't know how much further it goes. But I think with the development that's happening out there it might be a conversation that needs to be had between the County and the taxpayers and residents there.

COMMISSIONER HOLIAN: Thank you, Ms. Everett.

COMMISSIONER MAYFIELD: Madam Chair.

CHAIR STEFANICS: Yes, Commission.

COMMISSIONER MAYFIELD: Madam Chair, a question for Chief Patty if you don't mind. I would hope we never have to use emergency services. I'm grateful and very proud that there here. Chief Patty have you all ever had to respond to any incidents or issues out there for emergency services out there on this road?

BUSTER PATTY (Fire Marshal): Madam Chair, Commissioners, yes we have. We've been out there several times on different calls. It's a very lengthy time to get out there because it's such a rough road. We can never say that we not going – we're always going to attempt to go. During inclement weather conditions there are times when we may not be able to get out there. The road is rough. To try to transport someone that might be hurt or injured on that road coming out would be very difficult.

COMMISSIONER MAYFIELD: Thank you, Madam Chair.

CHAIR STEFANICS: Thank you. Okay, this is a public hearing. Is there anyone in the public that would like to speak for or against this particular project? I'll wait another minute. Okay, the public hearing is closed. So, Commission, what is the pleasure.

COMMISSIONER MAYFIELD: Madam Chair, may I ask one more question?

CHAIR STEFANICS: Certainly.

COMMISSIONER MAYFIELD: Madam Chair and Mr. Ross or maybe Ms. Cobau, and I'm looking in the packet under Exhibit D. Under Exhibit D, I think I'm on page 10, there's a little arrow that points to 8.1.3, legal access shall be to provide each lot and each lot must directly access a road constructed to meet the requirements of Section 8.2 of this article. Parcels to be accessed via a driveway easement shall have a 20-foot all-weather driving surface, grade of not more than 11 percent and drainage control as necessary to ensure adequate access for emergency vehicles. When we require the 20-foot all-weather driving surfaces that are graded no more than 11 percent, what's the amount of the basecourse that we require? Because I just don't see that in the code. Is that somewhere else?

MR. DALTON: Madam Chair, Commissioner Mayfield, that would be six inches of compacted basecourse.

COMMISSIONER MAYFIELD: Thank you. Where is that spelled out to the applicant?

MR. DALTON: That would be in another section of the code, on road standards.

COMMISSIONER MAYFIELD: Okay. And then is road standards in here also?

MR. DALTON: It's actually not in this section of the code. It's in another section of the code. It's not included in your packet.

COMMISSIONER MAYFIELD: And then as far as – and I do have one other question. As far as the all-weather crossings that you all mentioned, you said there might be four that are not up to par? How are those situated on the property?

MR. DALTON: Madam Chair, Commissioner Mayfield, those are situated throughout the access roads. You have numerous – I think you have four low-water crossings on Rogersville Road and you have one or two on Old Madrid Road and Old Windmill Road. So you have a pretty major crossing as soon as you get off of Highway 14 on Rogersville Road, and then the other three – they aren't major crossings. They're pretty much drainage channels.

COMMISSIONER MAYFIELD: Thank you. And Madam Chair and Mr. Dalton or maybe Penny or Shelley, as far as the new code rewrite we're going through would any of the new provisions in the new code that you all could be anticipating address any of these concerns, where these are stronger requirements, potentially, than what the new code may have?

SHELLEY COBAU (Building & Development Services): I believe the new code will have similar requirements. I don't think we're suggesting that they be changed. That's really the minimum we need, a slope of 11 percent and a driving surface of 20 feet with six inches of basecourse that serves more than one lot, and a 14-foot lot for a single driveway for fire access. And this has been in the code for some time. There are several sections in the code that require when you do a land division that you provide adequate access. It's not a new concept; it's been on the books for over 20 years.

COMMISSIONER MAYFIELD: And I know – I thought we were going to maybe look at the 20-foot wide, that it could be debated. But real quick, Madam Chair, Mr. Dalton, what road, either a County road or a State road that accesses this road as a primary road to get on the road that we're discussing?

MR. DALTON: Madam Chair, Commissioner Mayfield, that would be Highway 14.

COMMISSIONER MAYFIELD: It is located right off of Highway 14.

MR. DALTON: The property itself is located approximately 4.2 miles from Highway 14, but yes, Rogersville Road is accessed by Highway 14.

COMMISSIONER MAYFIELD: Thank you, Madam Chair. Thank you, Mr. Dalton.

COMMISSIONER HOLIAN: Madam Chair.

CHAIR STEFANICS: Yes, Commissioner.

COMMISSIONER HOLIAN: I would like to make a motion. First of all, I am concerned about creating more dangerous situations for our Fire Department for sure but I feel that in this case there are some extenuating circumstances. One, this is an area of relatively sparse vegetation. The owner does realize the situation, that the Fire Department is not going to always be able to respond to any emergency situation, and also the owner is

willing to comply with all the extra fire protection requirements that were suggested by our Fire Department.

So I move for approval of CDRC Case #V11-5240, and then I would also like to make a comment afterwards.

COMMISSIONER MAYFIELD: I will second that, Madam Chair.

CHAIR STEFANICS: Okay. Thank you. Do you want to make your comment now or later?

COMMISSIONER HOLIAN: Yes. It's very simple. I just really want to strongly urge the owner to try to get the community together to create a County improvement district. It's very do-able to improve roads and it's a way of sort of sharing the costs for doing that. And I think it will make the neighborhood much, much safer and also, you have to think about our Fire Department and their safety as well, and I would like to urge the community to do whatever they can to not only improve their own safety but also to think about our Fire Department as well. Thank you, Madam Chair.

CHAIR STEFANICS: Thank you. Any further comments?

COMMISSIONER HOLIAN: And I'm sorry. It was with staff's condition.

**The motion passed by unanimous [3-0] voice vote. [Commissioners Anaya and Vigil were not present for this action.]**

**XIV. A. 2. BCC Case # MIS 11-5390 Legal Tender Restaurant Liquor License. Learning Mind, dba Legal Tender at the Lamy Railroad and History Museum, Applicant, Requests Approval of a Restaurant Liquor License to Serve Beer and Wine with Meals. The Subject Property is Located at 151 Old Lamy Trail, within Section 33, Township 15 North, Range 10 East (Commission District 5 4) Jose E. Larrañaga, Case Manager**

JOSE LARRAÑAGA (Commercial Development Case Manager): Thank you, Madam Chair. The Lamy Railroad and History Museum, formerly known as the Legal Tender, received non-complying zoning on August 14, 2007. The non-complying approval consisted of 3,500 square feet for the museum and gift shop, 500 square feet to be used as storage, and 1,500 square feet to be utilized as a restaurant and saloon. The zoning on this site allows for the designated area approved by the County as a restaurant and saloon to serve beer and wine with meals.

The applicant requests approval of a restaurant liquor license. The Legal Tender at the Lamy Railroad and History Museum will not have a bar. However, the intent is to serve beer and wine and meals. The issuance of a restaurant liquor license will not increase the intensity of the restaurant as there is not any proposed expansion of the existing site.

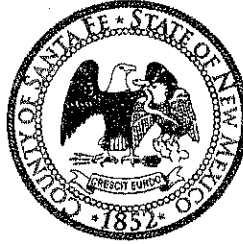
The State Alcohol and Gaming Division granted preliminary approval of this request in accordance with Section 60-6B-4 NMSA of the Liquor Control Act. Legal notice of this request has been noticed in the newspaper. The Board of County Commissioners are required to conduct a public hearing on the request to grant a restaurant liquor license at this location.



**Daniel "Danny" Mayfield**  
*Commissioner, District 1*

**Virginia Vigil**  
*Commissioner, District 2*

**Robert A. Anaya**  
*Commissioner, District 3*



**Kathy Holian**  
*Commissioner, District 4*

**Liz Stefanics**  
*Commissioner, District 5*

**Katherine Miller**  
*County Manager*

## BOARD OF COUNTY COMMISSIONERS

**CASE NO. DP 11-5370**

**DESERT ACADEMY PRELIMINARY AND FINAL DEVELOPMENT PLAN PHASE 2**

**DESERT ACADEMY, APPLICANT**

**COURTENAY MATHEY, AGENT**

### ORDER

**THIS MATTER** came before the Board of County Commissioners (hereinafter referred to as "the BCC") for hearing on February 14, 2012, on the application of Desert Academy (hereinafter referred to as "the Applicant") and Courtenay Mathey, (hereinafter referred to as the "Agent") for Preliminary and Final Development Plan Approval for phase 2 of the existing school facility. The BCC, having reviewed the Application and supplemental materials, staff reports and having conducted a public hearing on the request, finds that the Application is well-taken and should be granted subject to conditions and makes the following findings of fact and conclusions of law:

1. The Applicant requests Preliminary and Final Development Plan Approval For Phase 2 of the existing school facility which will include 2,300 sq. ft. of office space, a 9,000 sq. ft. classroom building, a 10,000 sq. ft. gymnasium, an all-weather (synthetic) athletic field and running track, interior remodeling of existing structures, and related site improvements on 25.86 acres.
2. The property is located off County Road 67, within Section 7, Township 16 North, Range 10 East.

3. In support of the Application, the Applicant's Agent submitted a Development Plan Report including proof of legal lot of record and proof of ownership, and a development plan set of drawings.

4. On January 19, 2012, the County Development Review Committee recommended approval of the Development plan.

5. At the February 14, 2012 BCC meeting, one member of the public spoke in regards to the Application, asking how the road improvements would affect his property.

6. Staff found the application complied with the County Land Development Code and recommended approval of the Application subject to conditions.

7. The Applicant agreed to all recommended conditions, including installation of a left turn deceleration lane.

8. The Application is in compliance with Article III, Section 4.4 (Development Plan Requirements) of the County Land Development Code and is consistent with the use and scope of the previously approved Master Plan.

9. Under the circumstances and given the evidence and testimony submitted during the hearing, the Application should be **APPROVED SUBJECT TO THE**

**FOLLOWING STAFF CONDITIONS:**

- A. Engineering plans for the left turn deceleration lane off of Old Santa Fe Trail must be submitted for review and approval prior to Final Development Plan approval.
- B. Signage details shall be submitted for review and approval prior to Final Development Plan approval.
- C. A lighting plan showing locations of proposed lighting, details of light poles and cut sheets shall be submitted prior to Final Development Plan approval.
- D. A detailed parking plan meeting Code requirements shall be submitted prior to Final Development Plan approval.

- E. Water use for this tract shall not exceed 2.43 acre-feet per year. Any decrease in the size of this tract will require a new evaluation of water availability. This shall be noted on the Development Plan.
- F. Connection to the County wastewater collection system is required. If regional water comes within 200 feet of the property boundary the owner shall connect to the water system. This shall be noted on the Development Plan.
- G. Monthly meter readings from well RG-66448 shall be recorded and submitted to the Santa Fe County Utilities Department. This shall be noted on the Development Plan.
- H. Roadways and driveways shall meet the minimum County Standards for fire apparatus access roads within this type of proposed development. Final acceptance based upon Fire Marshal's approval.
- I. The water delivery system supplying the fire hydrants and automatic sprinkler systems shall be designed to meet the minimum standards of the Santa Fe County Water Utility to allow for future required connection to such systems as they are provided.
- J. Automatic Fire Protection Sprinkler systems shall be required as per submitted development plans and 1997 Uniform Fire Code, Article 10 Section 1003.2 and in accordance with the Building Code as adopted by the State of New Mexico and/or the County of Santa Fe.
- K. All gates shall be operable by means of a key or key switch, which is keyed to the Santa Fe County Emergency Access System (Knox Rapid Entry System).
- L. No building permits shall be granted until such time as the fire hydrants have been tested and approved by the Santa Fe County Fire Marshal.

**WHEREFORE**, the BCC hereby **APPROVES** the Application for Preliminary and Final Development Plan Approval for Phase 2 of the school facility, consisting of 2,300 sq. ft. of office space, a 9,000 sq. ft. classroom building, a 10,000 sq. ft. gymnasium, an all-weather (synthetic) athletic field and running track, interior remodeling of existing structures, and related site improvements on 25.86 acres subject to the conditions provided in paragraph 9 above.

**IT IS SO ORDERED:**

This Order is approved by the Board of County Commissioners on this \_\_\_\_\_ day

of \_\_\_\_\_, 2012.

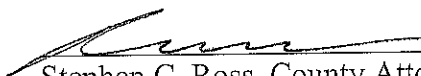
**THE BOARD OF COUNTY COMMISSIONERS  
OF SANTA FE COUNTY**

By \_\_\_\_\_  
Liz Stefanics, Chair

**ATTEST:**

\_\_\_\_\_  
Valerie Espinoza, County Clerk

**Approved as to form:**

  
\_\_\_\_\_  
Stephen C. Ross, County Attorney

**XVII. A. 2. CDRC CASE # DP 11-5370 Desert Academy Preliminary and Final Development Plan Phase 2. Desert Academy, Applicant, Courtenay Mathey, Agent, Request Preliminary And Final Development Plan Approval For Phase II of the existing school facility which will include 2,300 square feet of office space, a 9,000 square feet classroom building, a 10,000 square feet gymnasium, an all-weather (synthetic) athletic field and running track, interior remodeling of existing structures, and related site improvements on 25.86 acres. The property is located off County Road 67, within Section 7, Township 16 North, Range 10 East (Commission District 4).**

VICKI LUCERO (Residential Development Case Manager): On January 19, 2012, the CDRC met and acted on this case. The decision of the CDRC was to recommend approval of the request.

On July 29, 1997, the EZA granted master plan zoning approval for the New Mexico Academy for Sciences and Mathematics which included an administration building, swimming pool, cafeteria and visual arts building, two classroom buildings, and tennis courts totaling 99,400 square feet of actual building space and up to 450 students. At that time the EZA also granted preliminary development plan approval for Phase I, which consisted of 133 students and faculty and 54,900 square feet of facilities.

On September 11, 1997, the EZC granted final development plan approval for Phase IA.

On September 29, 1998, the EZA granted approval of a master plan amendment to add an equestrian use, to modify the building placement and increase the total square footage to 106,700 square feet for all phases and to increase the number of allowable students and faculty from 133 to 138 for Phase I.

Currently on site there is an existing administration/classroom building and pool/equipment building along with a modular classroom building totaling 13,300 square feet. All of these structures will continue to be utilized.

The Applicant is now requesting preliminary and final development plan approval for Phase II which will add 20,000 square feet of building area and related improvements as follows: Phase II-A, to remodel interior of existing structure and enclose 1,000 square feet of existing portal for new offices; add a new 9,000 square feet classroom structure; remodel existing 1,300 square feet portable building for offices; additional gravel drive and parking; replace existing propane service with new gas line connection; tie the existing septic system into the public service line available along Old Las Vegas Highway; related improvements to utilities, lighting, and landscaping.

Phase II-B will consist of a new 10,000 square feet gymnasium and support spaces; new all-weather, synthetic athletic field and running track; related improvements to utilities, lighting, landscaping, etc. and additional gravel parking spaces.

The proposed development plan will increase the existing permitted population to 250 students and 50 staff members for a total of 300 people.

This application was reviewed for access and parking, water, fire protection, liquid and solid waste, terrain management, signage and lighting, and archeology.

Recommendation: This application is in accordance with Article III, Section 4.4, Development Plan Requirements, of the County Land Development Code, and is consistent with the use and scope of the previously approved master plan. Staff recommendation as the decision of the CDRC is to grant preliminary development plan approval for Phase 2 with final development plan approval to be handled administratively subject to the following conditions. Madam Chair, may I enter those conditions into the record?

CHAIR STEFANICS: Yes.

[The conditions are as follows:]

1. Engineering plans for the left turn deceleration lane off of Old Santa Fe Trail ~~or an acceptable alternative~~ to be approved by Public Works must be submitted for review and approval prior to Final Development Plan approval. Consideration must be given to using El Gancho Way as an entrance to the property. [Modified in discussion.]
2. Signage details shall be submitted for review and approval prior to Final Development Plan approval.
3. A lighting plan showing locations of proposed lighting, details of light poles and cut sheets shall be submitted prior to Final Development Plan approval.
4. A detailed parking plan meeting Code requirements shall be submitted prior to Final Development Plan approval.
5. Water use for this tract shall not exceed 2.43 acre-feet per year. Any decrease in the size of this tract will require a new evaluation of water availability. This shall be noted on the Development Plan
6. Connection to the County wastewater collection system is required. If regional water comes within 200 feet of the property boundary the owner shall connect to the water system. This shall be noted on the Development Plan.
7. Monthly meter readings from well RG-66448 shall be recorded and submitted to the Santa Fe County Utilities Department. This shall be noted on the Development Plan.
8. Roadways and driveways shall meet the minimum County Standards for fire apparatus access roads within this type of proposed development. Final acceptance based upon Fire Marshal's approval.
9. The water delivery system supplying the fire hydrants and automatic sprinkler systems shall be designed to meet the minimum standards of the Santa Fe County Water utilities to allow for future required connection to such systems as they are provided.
10. Automatic Fire Protection Sprinkler systems shall be required as per submitted development plans and 1997 Uniform Fire, Article 10 Section 1003.2 in accordance with the Building Code as adopted by the State of New Mexico and/or the County of Santa Fe.
11. All gates shall be operable by means of a key or key switch, which is keyed to the Santa Fe County Emergency Access System (Knox Rapid Entry System).
12. No building permits shall be granted until such time as the fire hydrants have been tested and approved by the Santa Fe County Fire Marshal.

MS. LUCERO: Thank you. And I also just wanted to state that I handed out a couple of letters from property owners within the area who had some questions and concerns. *[Exhibit 5]*

CHAIR STEFANICS: Okay, before we go to questions of staff, are the applicants here? Would you like to add anything to the presentation? If you would be sworn in please.

[Duly sworn, Arthur Berger testified as follows:]

ARTHUR BERGER: Madam Chair and Commissioners, my name is Art Berger. I'm the president of the board of trustees at Desert Academy. I just want to take a moment to comment briefly. We first of all want to thank the members of the Santa Fe County staff. They have worked diligently with us to get this project to this point. We are literally bursting at the seams at our current facility and plan to occupy this facility beginning with the fall of this coming school year. We want you to know that Desert Academy is an independent, college preparatory middle and high school that values academic and personal excellence. In addition, Desert is the only secondary school in New Mexico that offers the international baccalaureate program in grades seven through twelve. International baccalaureate is recognized as the standard of excellence in secondary education worldwide.

Desert serves about 170 students today throughout Santa Fe County and some of the outerlying communities. About 40 percent of our students receive some level of tuition assistance, including need-based and merit scholarships. As I indicated, we have pretty much outgrown our current facility. We selected this campus after an exhaustive three-year search including an effort you may have heard about in which we attempted to reach an arrangement with Santa Fe Public Schools that was not a successful effort. We returned to this campus as the choice. We were able to make this happen due to a very generous gift from the seller, Mr. Frank Matthews of Omaha, Nebraska. He has really worked hard to make this – to allow this property to continue its legacy as a center of educational excellence in Santa Fe.

We've also had the support of the Frost Foundation here in Santa Fe and our own community to make this happen. We have worked with the staff to ensure that the school will fulfill the vision of the master plan. We have met with the neighbors in the area and are very pleased with the widespread support we've received. We envision this campus continuing to be a center of quality education. We intend to build out the facilities sufficient to host academic and cultural affairs for the entire community and part of our vision for our facilities you heard described, including the gymnasium and the sports fields, etc., we intend to share. There's a huge shortage of facilities available to public and private school students in our community and Desert Academy looks forward to hosting some of those events at our new facility. I appreciate your taking the time to consider our offer today and I do want to say we are available to answer questions should you have them. I have with us Terry Passalaqua, our head of school, Courtenay Mathey, our architect, and Morey Walker, our project engineer. Thank you, Madam Chair.

CHAIR STEFANICS: Thank you. And it's Mr. Berger, right?

MR. BERGER: That is correct.

CHAIR STEFANICS: Okay. Questions for staff and the applicant?  
Commissioner Holian.

COMMISSIONER HOLIAN: Thank you, Madam Chair. I guess my first question is what is the current status of the plans for the left turn deceleration lane and the entrance to the school? I know that there was – in my packet there was some different proposals put forward. So I just wondered what the current thinking is.

MR. BERGER: Yes. We worked extensively with the County staff on this issue. As you know that is a stretch of highway in which there is no stoppage in either direction for quite a distance. We did our own speed study, we examined a wide variety of options, including at one time a potential four-way stop. We want to be clear that the agreement we've reached with the County staff is not to do a four way stop. We are agreeing to put in a left-hand turn lane and will work with County Public Works to ensure that that meets the expectation. In addition, we will be posting school zone signs and using lights to enforce a 15 mile an hour zone.

Our primary concern was obviously safety of our students and staff and parents, and then of course as well the convenience to the neighborhood. So as of today I believe we have reached that agreement with the County staff.

COMMISSIONER HOLIAN: Okay. Thank you, Mr. Berger. And you're okay with that, right?

MR. BERGER: Yes. We have concurred that we will do that.

COMMISSIONER HOLIAN: Okay. And is there – did you ever consider doing the entrance off of El Gancho Way instead?

MR. BERGER: Yes. We asked our own engineer to explore that. Subsequently, we discussed it with County engineering. The concern – I would let them speak to that – is that the visibility is not sufficient at that location to add that sort of a traffic egress and exit and that road is in fact even smaller and it would be pretty difficult to put that in at that point.

COMMISSIONER HOLIAN: Okay. And also, this is on a different topic, but I understand there's actually a swimming pool onsite and I just sort of wondered what your future plans for that are. I understand that now it's being used as a water storage system for firefighting but do you plan to actually use it as a swimming pool?

MR. BERGER: The facility you're speaking of was installed for the purpose of providing a reservoir for the fire suppression sprinkler system on the property and that is because of course at this time water is well-based and the well cannot produce sufficient capacity to respond to a fire emergency. So the original development of the campus, they put in this water reservoir. They built it in such a manner that it can be finished out as a swimming pool. It is of sufficient dimension to meet the requirements of the New Mexico Athletic Association and could be used long term as a sports facility, and we would like to have that happen potentially. However, that is not part of this proposal. It is not now a swimming pool. It would take considerable investment to make it a swimming pool. And we would not anticipate even entertaining such a notion until we in fact are on City water.

COMMISSIONER HOLIAN: And so that leads to my next question. Do you have long-term plans to get on to City water? How close is it, by the way?

MR. BERGER: City water, we did have that examined for us. It's approximately one mile away. It, again, would be cost-prohibitive for us to by ourselves extend water to the property. We have determined the well and water rights are sufficient for our current use. We are determined – we will in fact move to City water when it becomes available to us.



COMMISSIONER HOLIAN: And, right now, are your plans for all outdoor watering to be from collected rainwater, or will you be using some of your well water for that?

MR. BERGER: That is correct. We are not having any architectural features or athletic features that would require any sort. And as you see in the plan, the only plan we have for any significant outdoor facility would be a track and field and that would be a non-water using, using an artificial surface. We are expanding the water catchment in cooperation with the County planning folks but we do not intend to add any additional water use whatsoever.

COMMISSIONER HOLIAN: Okay. And then I have one final question, just out of curiosity; it wasn't in the packet. But do you have any plans for any energy efficiency measures in the new buildings that you're putting on there?

MR. BERGER: The initial building is to get us there, and it is a building that is being built as efficiently and expeditiously as possible. We do have long-range objectives to improve the energy efficiency. We in fact have some families in the school that can help us do that. We would like to, over time, certainly improve the energy efficiency.

COMMISSIONER HOLIAN: Okay. Thank you, Mr. Berger.

MR. BERGER: Thank you.

CHAIR STEFANICS: Thank you. Any other questions for staff or the applicant before we go to public hearing?

COMMISSIONER MAYFIELD: Madam Chair.

CHAIR STEFANICS: Yes, Commissioner Mayfield.

COMMISSIONER MAYFIELD: Madam Chair, this is a question for staff, and recommendations, I may not be seeing it. But where is that deceleration lane in your recommendation prior to final County approval?

MS. LUCERO: Madam Chair, Commissioner Mayfield, it's actually condition #1.

COMMISSIONER MAYFIELD: One. Okay. And Madam Chair, is this the same concerns as on the left side as these letters that we received?

MS. LUCERO: Madam Chair, Commissioner Mayfield, one of the letters was regarding the stop sign and didn't want the stop sign, but yes, both of those did speak to the traffic on Old Santa Fe Trail where the deceleration lane will be constructed.

COMMISSIONER MAYFIELD: Okay. And Madam Chair, Ms. Vicki Lucero, do you want to address the stop sign issue real quick?

MS. LUCERO: Madam Chair, Commissioner Mayfield, I think at this point the applicants have decided against the stop sign so that all that will be done will be the installation of a deceleration lane. So that's what the County was requiring and that's what the applicants have agreed to.

COMMISSIONER MAYFIELD: Thank you, Madam Chair. Thank you, Ms. Lucero.

CHAIR STEFANICS: Thank you. Okay. We are now at the point of a public hearing. Is there anyone in the audience that is here to speak in favor of or against this project? Sure, come on up. You'll need to be sworn in and give us your name and address after you're sworn in, and we'd love to hear from you.

[Duly sworn, Anthony Rivera testified as follows:]

ANTHONY RIVERA: Anthony Rivera – they call me Tony. I'm at 7313 Old Santa Fe Trail, just across the street from the school. I was disappointed to hear that everybody agreed on the turning lane but you win some you lose some. My only question is how would it affect the winding of the highway on my property.

CHAIR STEFANICS: Okay, so Mr. Baca, are you hear for the roads? Do you want to come up and address and help us understand this? Do you have anything else you want to add?

MR. RIVERA: No.

CHAIR STEFANICS: Okay. So why don't we wait, see if there's anybody else who wants to speak, and then we'll have Mr. Baca come up and answer that for us as well. Is anybody else here in favor of or against or have any comments? Okay. So the public hearing is closed. Mr. Baca, we would like to know your comments or answer about this please.

DONNY BACA (Traffic Manager): Madam Chair, Commissioners, in regards to the question by Mr. Rivera, Tony, I understand that the engineering that Morey Walker has proposed would in essence widen the road to provide for this left dedicated turn lane. Okay? I would have to ask that Morey respond to that question, being that he is the engineer who actually looked at the taper and so on and so forth, and how it would affect the adjacent property. So if I may defer that question to Morey.

CHAIR STEFANICS: Okay. We'll do that. Mr. Rivera, what I understand your question is, how it will affect your property. Correct? Okay. So let's hear from the engineer. And you'll have to be sworn in, please.

[Duly sworn, Morey Walker testified as follows:]

MOREY WALKER: Morey Walker with Walker Engineering, 905 Camino Sierra Vista, Santa Fe. Madam Chair, what we – we walked the length of the whole improvements on Old Santa Fe Trail and we looked at the edge of the road versus where we think the right-of-way is. We have not done a complete study of where the right-of-way is but we did find some property corners and we were able to get all the improvements within the right-of-way of the County Road right now. There are some –

CHAIR STEFANICS: So to be clear, are you saying it's not going to affect these properties?

MR. WALKER: No, it would not. It would affect his driveway. There are some rocks and some address signs and some culverts that need to be relocated, but as far as we can tell, the best information we've had out there it will be all within the County right-of-way. There are some pretty large rocks out there that people have used for, I guess landscaping that will need to be moved but they are in the right-of-way, so we will have to move them.

CHAIR STEFANICS: Okay. So it sounds like this is an offline discussion. It's in the County right-of-way. And you agree, Mr. Baca? Okay. So it seems like you're going to need some discussion with the owner. Okay?

MR. WALKER: Yes. We'll do some coordination as far as moving some of those landscape rocks around.

CHAIR STEFANICS: Okay. Thank you very much. Commissioner Mayfield.

COMMISSIONER MAYFIELD: Madam Chair, on this point, sir, and maybe you can answer this, Ms. Lucero. As far as the recommendations from staff, it says

“or acceptable alternatives.” Are there acceptable alternatives in the works or are we just talking about the deceleration/acceleration lane?

MS. LUCERO: Madam Chair, Commissioner Mayfield, at this point – that was a condition that was added by CDRC They changed the condition to include other alternatives, but since the CDRC meeting the applicants have met with County staff from Land Use and Public Works and the agreement is that they will complete the deceleration lane.

COMMISSIONER MAYFIELD: Thank you, Madam Chair, Ms. Lucero. So can we scratch then “acceptable alternative” if that’s okay with the Commission, if that’s not an option anymore? That way the public knows what’s happening and the applicant knows what’s happening.

MS. LUCERO: Madam Chair, Commissioner Mayfield, I think that would be appropriate to strike the rest of that sentence and just stick with the deceleration lane.

COMMISSIONER MAYFIELD: Thank you, Madam Chair. Thank you, Ms. Lucero.

CHAIR STEFANICS: Okay, we’re now on consideration of the matter. They public hearing is closed.

COMMISSIONER HOLIAN: Madam Chair.

CHAIR STEFANICS: Yes.

COMMISSIONER HOLIAN: I move for approval of CDRC Case #DP 11-5370, Desert Academy preliminary and final development plan, Phase 2, which staff conditions, but with the change in condition #1 to strike the – well, I guess just to simply say engineering plans for the left-hand deceleration lane off Old Santa Fe Trail. That should be sufficient.

COMMISSIONER VIGIL: Second.

CHAIR STEFANICS: Okay, there’s a motion and a second. Further discussion? Commissioner Mayfield.

COMMISSIONER MAYFIELD: Madam Chair, maybe I should have asked this question earlier. The cost for this deceleration lane is on the applicant? The County’s not bearing any cost for this?

MS. LUCERO: Madam Chair, Commissioner Mayfield, that’s correct.

COMMISSIONER MAYFIELD: Thank you, Madam Chair.

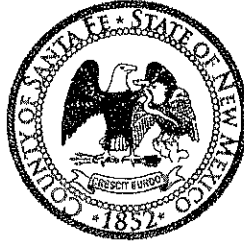
CHAIR STEFANICS: Okay, any further questions, discussion?

**The motion passed by unanimous [4-0] voice vote.** [Commissioner Anaya was not present for this action.]

**Daniel "Danny" Mayfield**  
*Commissioner, District 1*

**Virginia Vigil**  
*Commissioner, District 2*

**Robert A. Anaya**  
*Commissioner, District 3*



**Kathy Holian**  
*Commissioner, District 4*

**Liz Stefanics**  
*Commissioner, District 5*

**Katherine Miller**  
*County Manager*

## **BOARD OF COUNTY COMMISSIONERS**

**CASE NO. MIS 06-5032**  
**TRENZA DEVELOPMENT TIME EXTENSION**  
**COMMONWEAL CONSERVANCY INC., APPLICANT**  
**TED HARRISON, AGENT**

### **ORDER**

**THIS MATTER** came before the Board of County Commissioners ("BCC") for hearing on December 13, 2011, on the Application of Commonweal Conservancy Inc. (herein after referred to as "the Applicant") for a request for a 36-month time extension of the Preliminary Plat and Development Plan approval of the Trenza (a.k.a. the Village at Galisteo Basin Preserve) Subdivision. The BCC, having reviewed the Application and supplemental materials, staff reports and having conducted a public hearing, finds that the Application is well-taken and should be granted and makes the following findings of fact and conclusions of law:

1. The Applicant requests a 36-month time extension of the Preliminary Plat and Development Plan approval of the Trenza Subdivision which consisted of 131 single-family residential lots and 3 multi-family lots for a total of 149 residential units and 5 non-residential lots within a 60-acre development envelope within an overall 10,000 + acre area.

2. The property is located south of Eldorado, west off of US 285, within Sections 1, 3-5, 7-15, 17, 20-24, and 27 within Township 14 North, Range 9 East; Sections 5-7, and 18

within Township 14 North, Range 10 East; Sections 25 and 34-36, within Township 15 North, Range 9 East; and Sections 30 and 31, within Township 15 North, Range 10 East.

3. In support of the Application, the Applicant submitted a letter of request, proof of ownership, proof of legal lot of record and approved plans.

4. On June 12, 2007, the BCC granted Master Plan Zoning approval for the Village at Galisteo Basin Preserve (Trenza), which consists of 965 residential units; 150,000 sq. ft. of commercial, institutional, educational, and recreational land uses; and open space, parks, and trail on 10,316 acres.

5. On February 9, 2010, the BCC granted Preliminary Plat and Development Plan approval for Phase I of the Trenza Subdivision, which consists of 131 single-family lots and 3 multi-family residential lots for a total of 149 residential units, and 5 non-residential lots within a 60 acre development envelope.

6. Article V, Section 5.3.6 of the County Land Development Code states, "An approved or conditionally approved preliminary plat shall expire twenty-four (24) months after its approval or conditional approval. Prior to the expiration of the preliminary plat, the subdivider may request, from the Board, an extension of the preliminary plat for a period of time not exceeding thirty-six (36) months."

7. The Applicant states that since the BCC's approval of the Preliminary Plat, the national and local real estate market has suffered a devastating decline in valuation and demand. Residential development-especially master planned communities-have been particularly hard hit. In an effort to protect their development approvals Commonweal is requesting a 36-month extension of its Preliminary Plat approval. During the extension period the Applicant believes that the market for Trenza will have increasingly strong market appeal and financing. A 36-

month time extension will allow Commonweal to prepare a Master Plan Amendment and Final Plat application for Phase I before February of 2015.

8. There were five people from the public who spoke in regards to this Application. Three were in support of the Application and the other two expressed concerns regarding water.

9. Under the circumstances and given the evidence and testimony submitted during the hearing, the Application should be **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

- A. Compliance with the conditions of the original Preliminary Plat and Development Plan approval.
- B. The Applicant shall stay in communication with the community to gain further insights to create the best outcome for resource sharing of water.
- C. The Applicant shall consider hooking up to County water for Phase I if it is feasible.

**WHEREFORE**, the BCC hereby **APPROVES** the Application for a 36-month time extension of the Preliminary Plat and Development Plan for the Trenza Development which will expire on February 9, 2015.

**IT IS SO ORDERED:**

This Order was approved by the Board of County Commissioners on this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

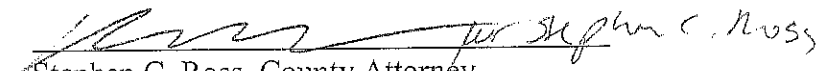
**BOARD OF COUNTY COMMISSIONERS  
OF SANTA FE COUNTY**

By: \_\_\_\_\_  
Liz Stefanics, Chair

**ATTEST:**

\_\_\_\_\_  
Valerie Espinoza, County Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Stephen C. Ross, County Attorney

- XV. A. 4. **BCC Case # MIS 06-5032 Trenza Time Extension.**  
**Commonweal Conservancy, Inc., Applicant, Ted Harrison, Agent, Request a 36-Month Time Extension of the Previously Approved Preliminary Plat and Development Plan for Phase I of the Trenza Development (aka the Village at Galisteo Basin Preserve) Which Consists of 131 Single-Family Resident Lots and Three Multi-Family Residential Lots for a Total of 149 Residential Units, and Five Non-Residential Lots within a 60 Acre Development Envelope within an Overall 10,000+ Acre Area. The Property is Located South of Eldorado, West of US 285, within Sections 1, 3-5, 7-15, 17, 20-24, and 27 within Township 14 North, Range 9 East; Sections 5-7, and 18 within Township 14 North, Range 10 East; Sections 25 and 34-36, within Township 15 North, Range 9 East; and Sections 30 and 31, within Township 15 North, Range 10 East (Commission District 3) Vicki Lucero, Case Manager**

CHAIR VIGIL: Vicki Lucero, Case Planner, it's all yours.

VICKI LUCERO (Case Planner): Thank you, Madam Chair. On June 12, 2007 the BCC granted master plan zoning approval for a mixed-use development consisting of 965 residential units, 150,000 square feet of commercial, institutional, educational and recreational land uses, and open space, parks and trails on 10.316 acres.

On February 9, 2010 the BCC granted preliminary plat and development plan approval for Phase I of the referenced subdivision which consisted of 131 single-family residential lots and three multi-family residential lots for a total of 149 residential units and five non-residential lots within a 60-acre development envelope. This approval is set to expire on February 9, 2012.

Article V, Section 5.3.6 of the County Land Development Code states: "An approved or conditionally approved preliminary plat shall expire 24 months after its approval of conditional approval. Prior to the expiration of the preliminary plat the subdivider may request from the Board an extension of the preliminary plat for a period of time not exceeding 36 months.

The Applicants state that since the BCC's approval of the preliminary plat the national and local real estate market has suffered a devastating decline in valuation and demand. Residential development, especially master planned communities have been particularly hard hit. In an effort to protect their development approvals Commonweal is requesting a 36-month extension of its preliminary plat approval. During the extension period the applicant believes that the market for Trenza will have increasingly strong market appeal and financing. A 36-month time extension will allow Commonweal to prepare a master plan amendment and final plat application for Phase I before February of 2015.

SFC BCC RECORDS 12/22/2011



Recommendation: There have been no major changes in the ordinances that govern this area since the time of the previous approvals for this development. Therefore County staff recommends the BCC grant an extension of the prior approval as requested by the Applicant.

Madam Chair, I just wanted to state for the record that staff has handed out a stack of letters of support for this project. [Exhibit 5] Thank you, Madam Chair.

COMMISSIONER STEFANICS: Madam Chair.

CHAIR VIGIL: Commissioner Stefanics.

COMMISSIONER STEFANICS: I'd like to clarify a few things. First of all, today we passed a new ordinance, and Steve, could you clarify whether or not that new ordinance relates to this request?

MR. ROSS: Madam Chair, Commissioner Stefanics, it certainly could, because that ordinance provides for extensions of time just like this in the event of economic circumstance which by resolution we already declared exists. So yes, it could relate to that. There's been no application and there's no resolution under the ordinance to process pursuant to the ordinance, but it certainly is the same issue.

COMMISSIONER STEFANICS: So Madam Chair, Steve, could we actually make a determination tonight different than what's being requested to identify the issue of economic hardship or economic – yes, economic hardship and to grant a four-year extension?

MR. ROSS: Madam Chair, Commissioner Stefanics, we could not probably grant a four-year extension of a preliminary plat because only three years are authorized by the Subdivision Act but aside from that, yes.

CHAIR VIGIL: Steve, on that, doesn't an ordinance take effect 30 days after? Or could we actually approve this tonight?

MR. ROSS: I don't know that you could approve it on those grounds tonight, but you certainly could in 30 days, well before the expiration. And the other thing about the ordinance that was enacted today is it admits approvals to be reinstated, things that have already expired can be revived. That's the word I was looking for, even after they're expired, which is a departure from how we've handled these in the past.

CHAIR VIGIL: So, on that point, let me just finish my line of questioning. Is this case ripe for moving forward with that? And naturally, we're trying to create a larger benefit for you in terms of extension, so don't – that's where we're going. Is it?

MR. ROSS: Well, you couldn't – what we'd need is an application from the developer and a resolution prepared consistent with the resolution and ordinance we passed today. So no, it wouldn't be – you wouldn't want to grant it on those grounds tonight, but you certainly could in 30 days.

CHAIR VIGIL: Okay. Go ahead. I was responding on the point she was giving. I'll give it to you and then you.

COMMISSIONER STEFANICS: So further clarification – thank you, Madam Chair, for your questions. Steve, we could in fact proceed with the request we

REC'D  
CLERK  
RECORDED  
52/52/2011

have in front of us and the project in the future could expire, and they could approach us again with an application for economic hardship.

MR. ROSS: Correct.

COMMISSIONER STEFANICS: Based upon what we passed today.

MR. ROSS: Correct.

COMMISSIONER STEFANICS: Thank you very much. Thank you,  
Madam Chair.

CHAIR VIGIL: Okay. Commissioner Holian.

COMMISSIONER HOLIAN: Thank you, Madam Chair. My question was answered.

CHAIR VIGIL: Commissioner Anaya.

COMMISSIONER ANAYA: Madam Chair, I was just going to say this request is before the expiration so it's completely different than what we talked about today because what we talked about today was when a plan expires. Right? Just for clarification.

CHAIR VIGIL: And I think wouldn't the applicant want to come to us before it expired?

COMMISSIONER ANAYA: Right. Right. That's what I'm clarifying, that they're just distinctly different because they haven't expired. I guess my other comment would be, along with what we talked about today in the previous discussion relative to expired plats, there could be other things that the Commission may want the applicant to consider as far as conditions now that might be different that what previously existed, right? We can do that, I guess is what I'm suggesting.

MS. LUCERO: Madam Chair, Commissioner Anaya, that's correct. I also wanted to mention that the applicants will have to come back to the BCC for their final plat approval. So you'll have another opportunity to see the project one more time before the first phase gets approved.

COMMISSIONER ANAYA: So Madam Chair, in our previous approval, and I think it was Commissioner Holian that brought it up. She brought up in a master plan that was claiming hardship, we could still look at the master plan and add conditions if we deemed appropriate, right?

MS. LUCERO: Madam Chair, Commissioner Anaya, and Mr. Ross can jump in and correct me if I'm wrong but it's my understanding that you can add additional conditions at this point if you so choose to as part of the master plan extension.

COMMISSIONER ANAYA: So, Madam Chair, this is a public hearing, right?

CHAIR VIGIL: Yes, it is.

COMMISSIONER ANAYA: So there's a lot of people here from Galisteo; I'd like to hear feedback from them and then I may have some more comments.

CHAIR VIGIL: Okay. Vicki, I think we're going to put you on hold for this. Is the applicant here? And would you like to address the Commission on anything. Good evening, Scott.

SCOTT HOEFT: Good evening.

[Duly sworn, Scott Hoeft testified as follows:]

MR. HOEFT: Scott Hoeft, Santa Fe Planning Group, 109 St. Francis, Santa Fe, 87505. Just a point of clarification. The reason why we're here tonight is because we were a little bit uncertain of the ordinance. So what we did was follow proper procedure. Before our case is expired in February of next year we've gone in with an extension, a three-year request. We do have master plan approval that dates back to 2007. We received preliminary plat approval roughly two years ago and that's why we're here this evening requesting an extension due to economic hardship reasons.

The point of clarification, before I turn it over is just simply when we went through this last time we did agree to a condition that you may or may not remember that this development will be subject to the Santa Fe County's Sustainable Development Plan and development code. So that's already one of our conditions. And then we will be back in front of you with a final development plan and plat when the project is ready to proceed. That's all I have for now.

CHAIR VIGIL: Thank you very much. This is a public hearing. Does anyone have questions for Scott?

COMMISSIONER HOLIAN: Madam Chair.

CHAIR VIGIL: Commissioner Holian.

COMMISSIONER HOLIAN: Thank you, Scott. I just have a question about the water. What is the situation now with the water rights and so on?

MR. HOEFT: The applicant is still proceeding with the process of the water rights transfer to the well. It's still an ongoing process.

COMMISSIONER HOLIAN: Okay. Thank you.

CHAIR VIGIL: This is a public process. Is anyone here to speak on behalf of this project? Anyone against? Okay. Please state your name and address for the record, and you need to be sworn in.

[Duly sworn, J.J. Milder testified as follows:]

J.J. MILDER: J.J. Milder, and I live in Galisteo on 52 West Basin Ridge, which is part of the West Basin Preserve, which is part of this larger Commonweal project. I want to speak in support of the extension. I think what you heard from the Galisteo representatives in terms of community values and principles, protecting open space, Commonweal and their plan is very consistent and one of the things that I recognize, and I've worked with Commonweal along with my husband for almost seven years from the time that we bought the land to now our building our permanent residence is that it's an organization with Ted Harrison's leadership of high integrity, very forthright, and I think does a tremendous job of balancing the economic potential gain for the ranching family, recognizing it's almost 17,000 acres of ranch land, and for them to realize their asset value, but balancing the realization of that value with a community and a program that ultimately avails the vast majority of the land to everyone, whether it's trails, what have you, with the recognition of preserving the open space providing low income housing, creating a community all the time, protecting the visual sight lines.

So I'm very much in support. I think that through the many years and the work of this project that Ted and his team have been very forthright, very conscientious and thorough in their research and communication, obviously water is a concern, and I think there are many other potential projects that might come down the pike where Galisteo and the viewscapes are concerned that would be very disturbing. So I just hope that you'll extend.

COMMISSIONER STEFANICS: Thank you very much. This is a public hearing. Is there anyone else that would like to speak in favor of or against? How many people would like to speak? We should swear everybody in at once. Okay, would you all please stand and come forward and our recorder will swear everybody in at once.

[Those wishing to speak were placed under oath.]

[Duly sworn, Fred Milder testified as follows:]

FRED MILDER: Commissioners, I am Fred Milder. I'm the other half of the woman that you just heard speak to you, and I would also like to very strongly support the extension. We were actually the first people to buy land from Commonweal as part of the beginning of their development and ever since that time back in 2005 I believe it was they have done nothing but continue to support what we all value -- the viewshed, the open space. They've committed land to hiking trails and equestrian trails in conjunction with their work and the Santa Fe Conservation Trust. They had land eventually bought by the County to help preserve Petroglyph Hill, which is over in our area.

The water testing again and again and again, so basically, I think they share all of our concerns and all of our values and they've done nothing but support those things in their continued development and their continued planning. It's a shame that it hasn't gone faster but such are the economic conditions of today, and I would just support the extension.

COMMISSIONER STEFANICS: Thank you. Next speaker please.

[Previously sworn, Muriel Fariello testified as follows:]

MUREIL FARIELLO: My name is Muriel Fariello. I'm the vice president of the Galisteo Community Association. I'm the secretary-treasurer for the Ranchitos de Galisteo Water Users Association. What I'm here for is not so much to say, don't do this extension but originally when this plan was approved the Commonweal, Ted Harrison, had gotten approval for the Buckman project to provide water for them and I wanted to know what the status of that is. Rather than drill wells up there and pump water down that could affect Galisteo.

COMMISSIONER STEFANICS: Speaking on behalf of the Commission no conditions have changed. So the conditions that were put in place on Commonweal are still in place. Okay? Next person please. There were two more.

[Previously sworn, Rod Hall testified as follows:]

ROD HALL: My name is Rod Hall. I'm the president of the Galisteo Water Association. I have two points. When the original approval happened discussion about water was cut off because the County promised to supply the development with water. We are currently before the State Engineer. A hearing has been stayed over

SFC OF SWR RECORDS 02/02/2012

technicalities. We're going into mediation Thursday, but we're still arguing about the transfer of water rights, questionable water rights from downstream to upstream. If I remember right, the conditions or the situation that originally happened when you guys approved this was that they would be on County water and not be pumping water out of an area that already has major problems.

One other point that doesn't concern water. I believe there was a condition that was put on the project to change the name and I think they agreed to drop the Galisteo part of the name. From what we've seen they've got a brand new sign that's got Galisteo Basin Preserve.

COMMISSIONER STEFANICS: We'll ask about that in a minute.

MR. HALL: Okay. Thank you.

COMMISSIONER STEFANICS: Great. Thank you. Lucy, I think you're the last person.

[Previously sworn, Lucy Lippard testified as follows:]

LUCY LIPPARD: I'm not going to get into the technicalities but I was on a committee for a couple of years that was dealing with Commonweal in terms of the water and the dangers to Galisteo, and I have never seen a developer bend over backwards to accommodate a village. We thought we had an agreement. A friend of mine that works for the OSE said he'd never heard of a developer having an agreement like that with a community. It got done eventually by people who didn't agree. But I just wanted to say that we are all concerned with the water. There's no question. But we couldn't have -- we can't be working with a better person to be dealing with it. And I also have to say thank you for the trails, for the open space. It's fantastic. I know a lot of friends of mine spend a lot of time there and so do I. Thank you.

COMMISSIONER STEFANICS: Great. Thank you very much. Now, before I go to the developer, is there anyone else from the community or anybody else in the public who would like to speak for or against. Okay. The public hearing is not closed but what we have had is a question about one of the conditions about changing the name of the project. Could somebody address that?

[Duly sworn, Ted Harrison testified as follows:]

TED HARRISON: Ted Harrison, and my address is 117 North Guadalupe Street, Santa Fe. Madam Chair, members of the Commission, I am the founder and president of Commonweal Conservancy, which is the developer, a word that I still kind of choke on a bit. In terms of the name change, we did change the name of the community which I know was a concern, Commissioner Anaya, of your brother, who was very worried that there would be confusion by using the name as we had in our master plan approval of the Village at the Galisteo Basin Preserve. So the name was changed to Trenza, which means braid, which is an attempt to speak to the many threads of ambition and purpose that are a part of this project. It actually wasn't a condition to change the name of the entire landscape, which we were hoping was celebrating and recognizing the watershed that we're a part of and to attach the very substantial and purposeful label preserve speaks to the many thousands and thousands of acres that are part of the open space that is a driving force of this project.

OFFICE OF THE COUNTY CLERK  
SANTA FE COUNTY, NEW MEXICO  
12/13/2011 10:58:11 AM

So Galisteo Basin Preserve is considered the name and it is signed this way for the larger property, the 13,000 acres, but the village is now known as Trenza. And I think it's part of our application.

COMMISSIONER STEFANICS: Yes. Thank you very much. The public hearing part of this is now closed and we're now to the Commission for questions or comments.

CHAIR VIGIL: Questions or comments? Commissioner Anaya.

COMMISSIONER ANAYA: Madam Chair, I want to make sure I completely understand the perspectives. So Muriel, if I could ask you to come back up first. You said you have some concerns about water but you're not necessarily opposed to the project? Can you clarify what that means for me?

MS. FARIELLO: Well, I'm not in favor of the entire project, because that's 2,000 houses or whatever. I don't know how many houses in the end to Phase III. But I'm in favor of their extension on the basis of the original condition. They waved that paper saying that the County is ready, willing and able to provide water to Commonweal through the Buckman project.

COMMISSIONER ANAYA: We're going to get to that. But you're in support of the master plan?

MS. FARIELLO: I would be in support of it. I'm told here tonight that it will come under the Sustainable Growth Development Plan rules and regulations and that's fine with me.

COMMISSIONER ANAYA: I got you. Thanks, Muriel. And then Lucy, if you could come forward. I think I understood you to raise some concerns about water but it sounds like you were supportive of the project overall, or did I miss that?

MS. LIPPARD: Yes, I am supportive of the project overall, by all means. And I know water is always going to be a problem and I hope this gets solved to all our benefits.

COMMISSIONER ANAYA: Okay. And then Rod Hall, Mr. Hall, you commented that you have vast concerns probably about the project overall at any level. Is that appropriate? And also I guess another question for you is did the mutual domestic board take any action associated with this project previously or currently? Or are you speaking as an individual?

MR. HALL: The only action the water association took was to file a protest concerning the water transfer from downstream to upstream.

COMMISSIONER ANAYA: On the Phase I is my understanding?

MR. HALL: Yes, well, their request was for a transfer of 28.5 acre-feet of water, and that's what we filed the protest with the State Engineer.

COMMISSIONER ANAYA: Okay. And thanks, Mr. Hall. Appreciate that. So the applicant and staff, it's my understanding that there was no commitment of the County or condition on the water with Phase I, that they had adequate water. Am I wrong or could you clarify that for me? Thanks, Rod. I appreciate it.

MS. LUCERO: Madam Chair, Commissioner Anaya, Phase I was approved on the basis that the applicant would utilize a couple of onsite wells and establish their own community water system. There was a condition though that would

require them to connect to the County system prior to preliminary plat approval of Phases II through VI. So Phase I was approved based on them utilizing a couple of onsite wells as their own community water system.

COMMISSIONER ANAYA: Okay. So is everybody clear with that? I think what Mr. Hall brought up is they're contesting the transfer of rights for that particular well but that Phase I was never required as a condition to be part of the County system. Is that right?

MS. LUCERO: That was correct. Yes.

COMMISSIONER ANAYA: And how many acre-feet are we talking about for the first phase?

SHELLEY COBAU (Building & Development Services): Madam Chair, Commissioner Anaya, 27.9 acre-feet. Rod, if I remember correctly, the Village of Galisteo gets 26 feet, or do you get more now? Twenty-six acre-feet for the traditional community system, or 42 ½. Okay. What are we utilizing right now in Galisteo, of that allocation that we have? We're not using all 42 ½. Thirty?

MR. HALL: It's between 20 and 30.

COMMISSIONER ANAYA: And I could restate it. There's 42 usable acre-feet within the Galisteo – not Ranchitos, right? We're just talking the traditional community. And we utilize somewhere in the range between 20 and 30 acre-feet annually, but they're still allocated hook-ups; they're not connected. Right? As of yet.

So understanding that this was a previous approval that was made by a prior Commission I can say that there is a concern associated with the aquifer at any time. It doesn't mean that I'm opposed to any project in the community but that we also – we need to be cognizant of what we have as allocated water, especially in a long-standing traditional community and what we're using and what we still have available yet to use. Because we don't know how long we're going to have it if at all. So I think that's a valid point. Was there one other item? Is everybody on the same page still? We're talking about extension of a master plan. We're talking about water that's allocated to a community system only in Phase I and subsequent phases would then have to be connected to a County system.

CHAIR VIGIL: Okay. Any further questions? Has the public hearing been closed?

COMMISSIONER STEFANICS: Yes.

CHAIR VIGIL: Okay. What's the pleasure of the Commission?

COMMISSIONER ANAYA: Madam Chair.

CHAIR VIGIL: Commissioner Anaya.

COMMISSIONER ANAYA: As I understand it, aside from the legal issue associated with what you're doing with the State Engineer which is out of the auspices of the County, are there any other considerations that the applicant would have or any other proposed amendments that could bring some of the separation closer together maybe with some of the concerns that are raised today? Do you have any thoughts? We essentially heard – the majority of what the feedback I heard was there supportive of the project generally. There's still the concern associated with water that Mr. Hall has articulated and I think all of them articulated but generally there seems to be acceptance of the project.

SEC. CLERK RECORDED 12/13/11 10:58 AM

In the spirit of coordination or additional cohesiveness between the two entities is there anything you would suggest, or thoughts, Mr. Harrison, that you might have?

MR. HOEFT: Commissioner, one thing that we could monitor is just simply the development of the County water line into this area and again, we don't want to make any commitments because we don't know the timing, but if we're out now a couple of years in terms of our development and when we're going to be submitting for final plat and development plan we may be able to catch up to that line at some point. And so that's one action that we need to kind of be monitoring. And I know that the County Public Works Department is beginning to proceed with the design and development of that line. And so that's something that could possibly come together. And I think that we can address that by the time we get to final development plan and plat, when we actually come back in front of this board a couple of years from now, we could kind of see where the development of that line is at.

COMMISSIONER ANAYA: Okay. I appreciate that. I'm going to ask if I could, Madam Chair, a question, and I'd like to hear from some of the residents in Galisteo. Not just this development but the other development that was approved, the Saddleback Ranch development that was approved by the County. I participated in the discussions as an observer. I wasn't sitting in this chair that I'm sitting in now. And I understand the frustration and heard the issues associated with Saddleback and even some of the concerns articulated with this going back, as far as frustrations.

My question – because I've been getting some different feedback now, and I want to be explicit and clear and I want to hear it from some of the folks that are in this room. In the deliberations on those subdivisions I heard again and again and again that if there was a connection to County water, and if there was a way for projects like that to offset the groundwater that we're pulling out of the aquifer through another source, I heard in those meetings and I'd be happy to go and pull those meetings and pull the exact minutes and when things like that were articulated. I heard that that would be a good thing.

And I'm hearing now from staff that there was a condition and the Village residents are bringing up now that if they hook up to the County water system that that's a good thing. Well, in recent weeks and from some of you in the audience today, tonight, I haven't received that feedback. I've received feedback that's saying what are you doing extending the County water line? I've received that feedback. Why'd you do that? Which goes completely contrary to the feedback that was heard at the Board of County Commissioners and some of the deliberations for the project. So if you don't feel comfortable doing it today and Roger and Anna, maybe this is something you guys can have discussions about as a community later and then bring them back, I'm hearing the opposite now.

And with all due respect, I think we need to vet that discussion and we need to have that discussion, because before it was bringing the County water in and the County is extending a line to the village of Cañoncito because they're in dire need of that line, and I've expressed it in writing and verbally that I believe – I wasn't on the Commission when they did it and it was a bond issue that did it, but I'm supportive that that village of Cañoncito is going to have access to viable water and a water source. And I believe I articulated that to several of you in this room.

REC'D BY: RECORDED 02/02/2012



But now I'm hearing – I'm getting mixed messages. I'm hearing that no, wait a minute. We don't really want the water line. So I think we're going to have a water summit and we're going to have discussions and they're going to get complex but that strikes to the core of some of what I'm hearing tonight and I think those are tough things I'd like to work with you and learn more about because I'm getting mixed messages. And so as this development goes, like I said, I can't get involved in the State Engineer's issues or the item that you brought up, Mr. Hall, that you've raised concern about. You're in a legal process of mediation to resolve that but at the same time I think we need to be careful how we utilize our water and where we utilize it, but I also think we can't hold everyone hostage associated with prior approvals or be inconsistent with our decisions and allow one area to have an extension of master plan and then turn around five minutes later and disallow one.

So I think it's complex; it's not simple. But I'm publicly letting you know some of the feedback that I'm getting and asking you as a community to help me better understand where is the community, relative to a County water system and moving closer and closer into the outlying areas of the county. And where does the County and those communities fit associated with their acceptance or approval. Because on the one hand I hear that there was a commitment by the County to put water there, but then I get an email that says, hey, we don't want the County system at all. So I want to know. I wasn't a part of all those determinations, but I want to know and have all the information so that I can work through it and understand it as best I can before I render any decision.

CHAIR VIGIL: I think the benefit of this community, Commissioner Anaya, I mean this particular project is we're here tonight only for an extension request. And we can add conditions of approval and what you've requested, the input you're looking for between the time that we actually approved this project would probably be at a monitoring state of the utilities system and the response from the community that you'll be able to have more information, but for tonight we're just approving an extension and I think it would be great maybe your constituency services could coordinate some information gathering to get from the community and we'll be better informed if in fact another condition of approval has to be there we'll still have the opportunity. So with that, I think we're ready to move on this. What is the pleasure of the Commission on this particular – Commissioner Stefanics.

COMMISSIONER STEFANICS: I am going to move approval of BCC Case MIS 06-5032, Trenza Time Extension, and it is for the period of 36 months extension with no changes of conditions. It's also understood they have to come forward for final plat approval.

CHAIR VIGIL: I have a motion.

COMMISSIONER HOLIAN: I will second that.

CHAIR VIGIL: Do you have a question or comment?

COMMISSIONER ANAYA: Madam Chair, I would ask that for what I would call a friendly amendment to that. I don't know what other conversations have been held on an ongoing basis with the community but as the applicant, if the extension is granted and as the applicant continues to go forward towards preliminary and final, which gets into the specifics of all the aspects in the development, if they would commit to

REC'D  
CLERK  
RECORDED  
12/13/11  
11:44 AM

meeting with the Village on a regular basis through that process to keep them abreast of what's going on and to seek some input. Would you be acceptable to doing that?

MR. HOEFT: Yes, Commissioner.

CHAIR VIGIL: Commissioner Holian.

COMMISSIONER HOLIAN: Thank you, Madam Chair. I just want to make a couple of comments. First of all I want to note that this development has already agreed that they will comply with the new code if it comes into existence before the development begins and I think that that answers a lot of concerns. And also I want to note they also have agreed that even if -- it sounds like even on Phase I at the time that they're going for final plat approval they will consider if it looks feasible to hook into County water that they would even consider at least look at that as a possibility at that time. And I would certainly strongly urge them to do that at that time, if it looks like it's feasible. In other words if we have a pipeline nearby and in time for their development and so on. And also, I would like to also note that that is just Phase I and this is just preliminary plat approval. There still has to be final plat approval.

COMMISSIONER ANAYA: Madam Chair, on the previous point.

CHAIR VIGIL: Yes.

COMMISSIONER ANAYA: Madam Chair, Commissioner Holian, so you're talking about Phase II and subsequent phases, it's a condition that they absolutely would have to connect to the County system, right? So, Commissioner Holian, are you referring to Phase II and III and potentially even including Phase I in that hook-up?

COMMISSIONER HOLIAN: Well, Scott Hoeft indicated that if at the time they were starting in on Phase I, even at that time if we had a County water supply line near they would consider hooking into County water even at that time. That's my understanding.

COMMISSIONER ANAYA: Is that your understanding, Scott?

MR. HOEFT: Just to clarify here. We're out several years in terms of being able to come back for final development plan. As we're coming back we'll check with Public Works Department and Pego to see where they're at with the development of that line. Right now our condition states that we're permitted to do onsite wells in the 28 acre-feet that was referenced early in the OSE approval. At the time, however, when we get back again we will check and see the status and see where the water line is at. Yes, Commissioner.

COMMISSIONER ANAYA: Madam Chair, Commissioner Stefanics, would you accept that as a friendly amendment?

COMMISSIONER STEFANICS: Madam Chair, I have no objection to the amendment. I believe though that that has been the tenor of this particular developer all along. Does the developer have any problems with it? I don't have any problems with it but that's what they've been doing all along. In fact they probably can document many, many meetings, the community as well as the developer.

CHAIR VIGIL: Okay, we have a motion with an amendment that the developer will stay in communication with the community to gain further insights as we create the best outcome for resource sharing of water, which is the goal here. And there is a second.

REC CLERK RECORDED 5/7/2012

**The motion passed by unanimous [4-0] voice vote.**

CHAIR VIGIL: Thank you, gentlemen, for being here. Thank you all for testifying.

- XV. A. 5. **CDRC Case # V 11-5270 Cuatro Villas Mutual Domestic Water Users Associations. Cuatro Villas Mutual Domestic Water Users Association, Applicant, Kari Edenfield (Souder, Miller and Associates), Agent, Request a Variance, of Article III, Section 4.4.4.C Development and Design Standards, to Allow a Proposed Water Storage Tank to Exceed the Maximum Permitted Height of Thirty-Six Feet. The Project is Located at 51 Placita Road, within Section 4, Township 20 North, Range 9 East (Commission District 1) Jose E. Larrañaga, Case Manager**

MR. LARRAÑAGA: Thank you, Madam Chair. On October 20, 2011, the County Development Review Committee met and acted on this case, the decision of the CDRC was to recommend approval of CDRC CASE # V 11-5270, Cuatro Villas Mutual Domestic Water Users Association.

The Cuatro Villas Mutual Domestic Water Users Association is a nonprofit community organization established under the New Mexico Sanitary Projects Act. The mission of Cuatro Villas MDWUA is to provide safe, reliable drinking water to the communities of La Puebla, Sombrillo, Cuarteles and El Valle de Arroyo Seco.

On May 24, 2011, the Board of County Commissioners approved a request for a Grant of Right of Way, to the Cuatro Villas Mutual Domestic Water Users Association, for the purpose of installing two 500,000-gallon concrete water storage tanks and distribution infrastructure on the site known as La Puebla Park located at 51 Placita Road.

An Administrative review of the site for placement of a five hundred thousand (500,000) gallon concrete water storage tank and distribution infrastructure is currently being processed by Building and Development Services. The development will encompass approximately 0.74 acres within the site. The tank will have an exposed height of 47 feet with eight feet compromising the dome roof. The north side of the tank will be partially buried and have an exposed height of 31 feet . Approval of this development is pending resolution of the proposed height of the tank and technical review by the Utility Department.

The Applicant requests a variance of Article III, Section 4.4.4.c, Development and Design Standards of the Land Development Code, to allow a 500,000-gallon concrete water storage tank to exceed the maximum permitted height of 36 feet. The Applicant states: "The proposed elevation of the tank is needed to provide the optimal elevations for providing the required pressure for the water system. The site was selected for its centralized location within the Cuatro Villas service area and site elevations to provide the gravity flow needed for the system".

SFC CLERK RECORDED 12/13/11 11:18 AM