

**MINUTES OF THE  
SANTA FÉ COUNTY  
COUNTY OPEN LAND TRAILS AND PARKS ADVISORY COMMITTEE  
(COLTPAC)**

**August 5, 2015**

**1. CALL TO ORDER**

A regular meeting of the Santa Fé County Open Land, Trails and Parks Advisory Committee (COLTPAC) was called to order on the above date at approximately 6:00 p.m. by Chair Dave Dannenberg in the Projects, Facilities and Open Space Conference Room, 901 West Alameda St., Suite 20C, Santa Fé, New Mexico.

**2. ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**Members Present**

Dave Dannenberg, Chair  
Devin Bent  
Patricia Conoway  
Judy Kowalski  
John Parker  
Zach Taylor

**Members Absent**

William Baker [excused]  
Almudena Ortíz Cué [excused]  
Ernesto Ortega [excused]

**Staff Members Present**

Maria Lohmann, Open Space and Trails Planner

**Others Present**

Carl Boaz, Stenographer  
Jan-Willem Jansens, Ecotone  
Bill Johnson, former member

**3. APPROVAL OF THE AGENDA**

Chair Dannenberg requested to add under item 8, a quick discussion on future agenda topics and agenda and as 8 c, additional housekeeping items.

Dr. Bent asked about discussing the map.

Ms. Lohmann said she didn't put it on this agenda because the subcommittee reported in June.

Chair Dannenberg also wanted to talk about wrapping up the subcommittees.

Dr. Bent thought they were wrapped up.

**Dr. Bent moved to approve the agenda as amended. Ms. Conway seconded the motion and it passed by unanimous voice vote.**

#### **4. APPROVAL OF MINUTES – June 3, 2015**

Mr. Parker commented that on page 3, he had said that Steve was trying to have a more natural track and just told him that those who didn't like the improved trail could just ride on the other side. So Steve didn't take it on himself.

Dr. Bent said on page 6, the official map is from the County Growth Management Plan. As far as he knew, the official map was from 2013.

Ms. Lohmann said that was a good catch. There are actually two official maps, one from 2013 Growth Management Plan and one from the 2000 Plan.

**Ms. Kowalski moved to approve the minutes of June 3, 2015 as amended. Ms. Conway seconded the motion and it passed by unanimous voice vote.**

#### **5. MATTERS OF PUBLIC CONCERN**

Chair Dannenberg thanked everyone for being here and asked if they could extend the meeting to 8:15, if needed.

The Committee had no objection.

Ms. Kowalski updated the collection of money for the Bill Baxter trees. She has \$400 and it is enough for two trees and irrigation. It was easy.

Dr. Bent said he would still contribute.

Ms. Kowalski said they would have their archaeologist there when digging. There are actually cultural resources underground there.

**6. DISCUSSION ITEMS**

**A. Introduction to current open space management planning process Jan-Willem Jansens**

Chair Dannenberg welcomed former COLTPAC member, Mr. Jansens and explained that he has taken on the task of writing management plans for three County properties.

Mr. Jansens said he had things to share and his rehearsal with Santa Fé Brass was canceled. He said he was from Ecotone and they work with four other companies for comprehensive management of three open space properties and to advise the County on future approaches for managing them. They use an outreach document they use with communities that summarizes what they are doing in these locations. The properties are Los Portreros in Chimayó, La Cieneguilla, and 150 acres in San Pedro.

The charge is to learn about each of them, history, conditions, etc. and to hear from residents what they think should be the best uses for the properties and to develop a plan which consists of management and maintenance plans and recommendations for Master Plan implementation and, finally, recommendations for how the lessons learned will be consolidated.

Dr. Bent asked to whom they would make recommendations.

Mr. Jansens said it would be to County Staff and the BCC and COLTPAC is included in that process.

Bill Johnson joined the meeting.

Chair Dannenberg said it would be useful to give a fresh review of the properties, indicating the time frame and what will the end product will look like.

Mr. Taylor asked him to share some details about maintenance and maybe methodology.

Mr. Jansens said they just started in early June so they were now at the end of the second month. Through September is the data collection phase, what the properties are like and identify the stakeholders. They will negotiate with Ms. Lohmann about the second phase. Archaeology will cost \$10,000 but the budget is only \$30,000. They can accomplish most of the rest in-house. The 3<sup>rd</sup> phase is management phase and it will include meeting with the community on future uses. Currently we are talking about what is there now. And deduce from that how to proceed.

Starting in the fall, they will address any conflicts on ideas for use of property. Then

determine the funding needed for that and the source of funding and if they could generate funding or reduce the costs of management such as flooding or erosion.

They will project the cost of trail development or parking lots or interpretive planning and costs of infrastructure to put in place. They might have simple, advanced or more elaborate scenarios for infrastructure.

The properties, especially Chimayó and La Cieneguilla, were purchased to keep as undeveloped open space, the San Pedro has a request for trail development. Access will need work.

The only property that has some form of active use is Los Portreros. It is a grazing lease for only several months of the year.

Dr. Bent said Chimayó doesn't want a parking lot or a trail at all.

Mr. Jansens explained that all the properties lack maintenance - some as much as 16 years ago were purchased so there is deferred management on all three. Just today he started listing those tasks. Colleen Baker has listed some of them too. And they have feedback from stakeholder meeting so far. So that is it in a nutshell.

Los Portreros has maps drawn. There are three parcels, and the largest is 36 acres and 2/3 of it is wetlands and the southern part is grasslands. The central portion is a couple of acres and not owned by the County. 1/4 of the southern part is bottom land and over grown. There is no access point except by crossing the river and crossing a fence. There is no official access - no gate or anything. There are some stiles. The big light green area on the map is wetland and grass land. The southern part is permanently wet. The only access point is from the road.

He pointed out the central conservation easement and said the north and south are fee simple.

He said all the residents descended from a man (Bernardo Abeyta) 200 years ago who constructed the Santuario. But they have done so much building at Santuario that you can't really see this property. One of the main goals in the purchase was the view and setting of the grasslands for the Santuario which is largely undone now. There is one view place behind a structure there.

Mr. Taylor suggested the management might include helping to make more of it viewable.

Mr. Jansens agreed that is a question to be answered. It might include changes on the Santuario property.

Dr. Bent talked about how in Vermont they strip the development rights and then sell it to someone else to manage.

Mr. Jansens said that is a possible scenario possible if management is something the County cannot afford. That will be considered in January or February and it is not useful to get there yet.

Chair Dannenberg asked what the rationale was for buying the property.

Ms. Lohmann said it was for preserving the view and for agriculture.

Mr. Johnson said it was a fair allocation of funds.

Mr. Jansens said the goals were view shed and preservation of traditional historic use of grasslands and the connection with BLM. It was also to fend off a potential threat for possible urban development. That was the impetus for acquisition.

Mr. Parker noted that some other development ideas were floated in that area near the Santuario - the retreat center.

Mr. Jansens said the southern part could possibly be developed and that was a threat. The north is not.

Chair Dannenberg asked about the BLM access.

Mr. Jansens said it was a trail that went to the north along the road but it has not been maintained.

Ms. Lohmann agreed.

Mr. Jansens added that the trail has been more developed toward Santa Cruz Lake.

Ms. Lohmann said she and Terry Lease talked about getting a billy goat out there and he was not talking about an animal.

Mr. Jansens said the Chimayó Conservation Corps made those trails six years ago. There are other ideas for agriculture uses and all forms of recreation, and an idea to create platforms for viewing wildlife there. But access is a major problem and also terrain conditions. The northern part is overgrown with lots of weeds. There is unstable terrain leading to major erosion all the way down into the wetlands. Grazing affects the quality of the wetlands and lack of water for the cattle so it is not ideal.

There are issues of water on the parking lot causing erosion and lots of flooding

problems. Also there is a fire hazard with lots of dead wood. Those are things we are looking at for the short term right now.

The community members are concerned and they need a survey plat so they don't cut trees on private land. There is an old plat but it needs survey markers on the property. That survey needs to be translated on the ground with markers and use GPS again. That won't happen in this project. We need to develop a plan for local steward involvement.

Ms. Kowalski asked if BLM has a plan for it.

Mr. Jansens said no plans right now.

Mr. Jansens is planning three public meetings in September for the public and will present certain findings with maps and ask the attendees to give feedback on what they've missed and then in January or perhaps December they will have at least two more meetings in each community, based on the particular makeup of each community to be most interactive with them.

It is a focus type meeting and some form of Charette to look at certain scenarios. And then try to put things on paper and sketch what the future would look like.

Dr. Bent asked if he would share the dates with the Committee.

Mr. Jansens agreed. They would then get some feedback in May or June.

He shared the La Cieneguilla property. There is a horse park to the boundary and merges with the Santa Fé River just south of the open space and on the southeast the Santa Fé river corridor. It is at most 500 feet wide and at narrowest about 200 feet. A fire road was put in last fall. And then there are volcanic cliffs on the BLM land. Vegetation here was planted around 2007 by Wildlife Guardians so it is devoid of any views. Here and there you can peek at the River and other places up to the cliff.

Dr. Bent asked if there will be a river trail.

Ms. Lohmann said that was not a goal at the time of purchase which was one of the earliest purchases. That might not be what the community wants so we will have to see.

Mr. Jansens noted the higher area to the north was once an orchard. The trees were taken out and now it is populated with 35-40 Junipers growing in each of the tree holes. He wasn't sure of the story but thought they might have been planned. The problem with 1300 Junipers there, is that they are drinking up a lot of water. In the future it might lead to erosion.

In the northern part is a prairie dog colony. The community uses the river for walks and indirectly is an infiltration zone with the sewage treatment plant up there.

There is underground water and this was acquired for water retention for downstream and also to stop development there and third to connect trails with BLM to the west of there. There is also wildlife and archaeology preservation. At the northern tip is a series of archaeological sites from early Native Americans and Hispanic settlements and two Tierra Adentro intersections with El Camino Real so it is important for the historic cultural site. A lot of interpretive education could be done there.

Mr. Taylor said River Source has done work in there.

Mr. Jansens said there is a lot of monitoring with students there. This section is County land but upstream and downstream are inhabited by beaver. Ms. Lohmann suspected about 100 beaver were there.

Ms. Lohmann said about 20 were on the County portion.

Mr. Jansens said management issues include all kind of debris, pollution material from horse park construction dumped materials and issues of erosion the ecosystem impoverishment and lots of problems with density of vegetation, part of which is dead because of water table fluctuations. Flooding from obstructions or beaver dams is an issue. The combination of constrictions there leads to flooding.

Chair Dannenberg asked if someone is monitoring the beavers upstream.

Ms. Conway mentioned a guy had said there was none.

Ms. Lohmann said that he has been talking with Staff. He is an adjacent owner and the city is upstream and BLM downstream.

Ms. Conway asked what is going to be done with the beaver issue.

Ms. Lohmann said they are a big deal and are the scapegoats right now.

Ms. Kowalski said no one wants to kill the beavers.

Ms. Lohmann agreed. There is no good way to deal with them except making the environment less hospitable. We cannot trap them on County property.

Mr. Jansens said they have looked at it from several sides. The beaver are not the problem - the problem is flooding and repairs needed as a result. So0 vegetation management and debris management are the important things. There is an abundance

of water there. If we manage the vegetation we can deal with the beaver. The community downstream wants adequate water for irrigation. Historic water management doesn't jibe with their water supply. We need to avoid that because it won't help much. Maybe interpretive education over several years is part of management of this site. It has to be collectively learned in terms of terrain management.

Mr. Jansens went on to the San Pedro site at the corner of 14 and 344. The property is a hilly area with Piñon and Juniper on 60% and grass on 40% with sandy loam. The soil type and hydrology defines the terrain. On the eastern edge is the veins where people want to mine. The historic village of San Pedro is on BLM land. A series of roads and trails and mine pits are in several areas. Most of the mine pit holes are the size of this room. There are many that are dozens of feet deep.

The views are spectacular during beautiful weather. The property was acquired in 2011 with the purpose of having a property in the southern part of the county; creation of a trail head for BLM land and cultural history related to mining.

Dr. Bent said that is the property that two men came to talk with the Committee about. Ms. Lohmann agreed.

Mr. Jansens said access is quite a problem. There is an easement over the private land 100 feet into a meadow on the land. There are other opportunities for a parking area.

Ms. Lohmann said that picture is deceiving because there is a large hump of land there.

Mr. Jansens agreed and the easement is an easier access point. They found a pathway on the eastern side but it goes through a mining area and is a safety hazard. All of that needs to be addressed before making it an open space.

Mr. Johnson asked if BLM has been working on it.

Mr. Jansens said they have two more years to go on the AML process and BLM has to sort out hundreds of mining claims. They are enormously understaffed so they are waiting until the AML is finished before taking any action.

Dr. Bent asked about something he heard the other day about federal access.

Ms. Lohmann explained that was what the County got a grant for (FLAP) and the County is not quite ready to apply for another grant yet.

Mr. Taylor said that was called the East Mountain Regional Trail Council. They have a good concept on connecting those trails. He wondered if that is a pipe dream

because of the AML.

Mr. Jansens said it is a long-term vision. They would use County property only as a trail hub. It is south of the deep arroyo and through the meadow. It is several years out before they can even begin mapping.

Ms. Lohmann added that there are pockets throughout the BLM land that are private mining claim lands.

Mr. Jansens said it is very complicated and there is only a loop trail that goes through the area. They are poised to think of a short-term plan through the area. Some trails are as much as 100 years old and could be quickly updated. But the trails on grass lands are all on eroding land. There is a call for woodland management and a proposal for thinning. He doubted that would be the best thing to do. There is more need for infiltration and grassland management, soil and hydrology improvements to achieve the fire management. Issues on fencing exist there too. Lots of the fencing is missing. Highway 344 is not wildlife friendly with that fence and poses increased hazard of collision with cars. Access with BLM must be dealt with first.

Chair Dannenberg thanked Mr. Jansens for his presentation and asked him to let the Committee know when the public meetings will happen.

Mr. Jansens said they would start in the first half of September for all of them. Chimayó might be the week of the 8<sup>th</sup>. He agreed to provide a monthly update and deliverables. They would provide a lot of answers on scope and what they've done so far.

Ms. Lohmann agreed to distribute them.

Chair Dannenberg complimented Ms. Lohmann on the quality of the map.

**7. MATTERS FROM THE COMMITTEE**

**A. Follow up on priorities as presented to BCC**

The presentation to the BCC was three months ago. Chair Dannenberg had a handout on the presentation. It included Thornton Ranch, Romero Park and the refreshed Open Space, Trails and Parks Master Plan. Phase 1 at Romero Park now needs to get to another phase.

Mr. Taylor asked about getting money allocated.

Chair Dannenberg said they could discuss that but he asked how we can nudge the County for Romero Park.

Ms. Kowalski asked about the engineering.

Ms. Lohmann said they are setting the groundwork for the other phases - putting in irrigation, etc. All the work isn't for a brand new facility but groundwork for future phases.

Dr. Bent said the Agua Fria Association put in a proposal.

Mr. Taylor said multiple surveys went out and they got a few of them submitted. They were well done. So it isn't a design issue but how to fund it in a way to get the things done. The first step is to create the infrastructure. You can go there and you can park. And there will be a little playground so there is still 50 acres vacant. The details are there but it takes money to implement the plan and more to maintain it.

Chair Dannenberg said the Committee got excited with the first funding. But it needs community backing to go ahead with it. We told the BCC what we would do and now it is a question of how we will do it.

Mr. Parker asked if there is a neighborhood association there. Mr. Taylor agreed.

Dr. Bent suggested that Chair Dannenberg and Mr. Taylor set up a meeting with the Commissioner.

Chair Dannenberg pointed out that Commissioner Chavez is pretty frugal and doesn't want to jump in without community backing. He asked how the Committee wants to pursue it.

Mr. Taylor said he would set up a meeting with Commissioner Chavez as a representative of COLTPAC.

Chair Dannenberg emphasized that it won't move forward beyond the first phase without our push.

Ms. Lohmann added that the other phases are big ticket items so there has been talk about separating them into more acceptable chunks. Staff hasn't done that.

Ms. Kowalski asked if there is money for the next phase.

Ms. Lohmann said the next phase is \$12 million.

Chair Dannenberg said the request is to chop that up into more manageable portions.

Ms. Conway said \$1 million is a better portion.

Chair Dannenberg asked if this is something for a subcommittee.

Dr. Bent said the subcommittee now is Mr. Taylor.

Ms. Kowalski said she might be able to help with phase 2.

Chair Dannenberg urged putting time into a subcommittee meeting.

Ms. Kowalski said they could look at federal money if Congress funds the Land and Water Conservation Fund.

Ms. Lohmann thought that program was for a land and water conservation project for acquisition but not for development.

### **B. Future topics and agenda.**

Chair Dannenberg handed out a list of topics. The yellow ones are really associated with Thornton Ranch and the refresh of the Master Plan. He asked if the Committee could get presentations on them.

Ms. Lohmann said there isn't much to present on Thornton Ranch. There is no concrete plan in the works yet. The consultation is wrapping up but that introduced more questions than answers. It might not be in September but maybe a few months later.

Ms. Kowalski said they did the study.

Ms. Lohmann agreed but they are doing the Thornton Ranch Master Plan in parallel.

Chair Dannenberg asked if it makes sense to have a short presentation from those guys.

Mr. Parker thought so, once they are prepared to do it.

Ms. Lohmann said they could make a presentation but not with answers to questions.

Chair Dannenberg said the whole draft Petroglyph Hill protection plan needs to be presented because it was a mess. So those would be the two topics for September and

get the resource management plan wrapped up for the property.

The next one on the list was the open space plan. Ms. Lohmann brought her work list that showed she was up to 180% so she had to put 0% for the open space plan.

Chair Dannenberg recalled this started with Lisa Roach who had a pretty big plan and she got bounced into other things and then Ms. Lohmann did too. So the Committee should talk about how to get resources to get the plan done.

Dr. Bent thought it should wait until the County gets through the SLDC. They've been working until 10 pm every night.

Ms. Lohmann agreed - especially getting to the end of the moratorium. Paul Olsen has just been transferred to Planning and he possibly will help. He is finishing up the SLDC stuff right now and has already been helping her a lot. She said it would help to have Robert Griego and Penny Ellis-Green know this is a priority. So COLTPAC pointing that out would be helpful.

Chair Dannenberg said a year ago it would be a complete rewrite and lots of consultants, etc. But the 2000 plan is still pretty good so a refresh of that would help.

Mr. Parker pointed out that it was supposed to have been done already.

Ms. Lohmann agreed. It should be done every ten years. It is still relevant and the plan doesn't address all the issues we would like to be addressed so we refer back to it a lot. So just update it and integrate it.

Chair Dannenberg thought COLTPAC can make this happen next month and tell Robert Griego we need to get it done.

The next item is Major Program status tracking. We've seen a number of programs that have slipped and we should be on top of at least those of high priority. The Rail Trail, Romero Park, and Thornton Ranch have languished. Those folks need to be accountable and move forward. It is difficult to expose that.

Mr. Parker agreed and said COLTPAC needs to be part of the accountability. There are good tools to track projects.

Ms. Lohmann said there is not really a tool available. They have a work order system and maintenance guys get it and check out to see if it is done or not. The County does need to use a tool to track it all with a work order system.

Mr. Taylor asked if they could get a short quarterly update from Colleen Baker. The Committee could then be an advocate for her.

Ms. Lohmann said she could talk with Robert Griego about it but not Mark Hogan. It might be trickier than anticipated because Open Space is now in several departments.

Ms. Kowalski said in light of what happened with the City it would be good to ask Mr. Hogan for an accounting.

Mr. Johnson pointed out that there are 19 open space properties.

Ms. Lohmann agreed and 46 in total. Colleen Baker is managing 12 projects where most project managers handle 5 and one of hers is Thornton Ranch.

Chair Dannenberg said he would meet with Mr. Taylor and Ms. Lohmann and discuss how to do that. The other two topics are non-controversial

## **8. MATTERS FROM COUNTY STAFF**

### **A. Housekeeping - attendance requirements**

Ms. Lohmann explained that there are no requirements that members must be at so many meetings. It is an honor system. But action can be taken to remove a member for excessive absences. But she asked that she be notified ahead of time when a member cannot attend so she doesn't have to cancel a meeting. It isn't a problem but it was just a frantic day to hear from everybody about not attending last time.

Mr. Parker added that it is hard for us who have adjusted our schedule to be here.

Chair Dannenberg said when we don't we often have to reschedule and it causes a problem for others.

Ms. Lohmann pointed out that Mr. Parker has had perfect attendance.

Mr. Taylor said with two young kids and a job it is hard to make it happen always. He asked if there are excused absences and a valid excuse for being absent.

Ms. Kowalski thought there was a rule about it.

Ms. Lohmann clarified that the resolution just says attendance is required and action could be taken with three unexcused absences. She went through the minutes to check the attendance records. Pretty much everyone has missed a couple of meetings and some as much as four meetings. But if we have to cancel more meetings we need to do something about it.

Ms. Kowalski asked if we should be looking for someone who could be here more often.

Chair Dannenberg asked if that could be delegated to Ms. Lohmann, who agreed.

Chair Dannenberg asked if COLTPAC needed to keep the subcommittees running or not.

Dr. Bent wanted to keep Map Subcommittee open until it gets approved.

Ms. Lohmann said section 3 of the Rail Trail is ready for a grand opening and ribbon cutting.

Chair Dannenberg suggested wrapping up the Outreach Subcommittee.

The Committee discussed having more general minutes and not so much detail.

### **B. Open Space Staff Updates**

Ms. Lohmann said they need to schedule the Rail Trail grand opening and ask what COLTPAC wanted for a date.

Mr. Parker suggested a weekend. So working people can attend. It also depends on the location.

Mr. Taylor agreed.

Ms. Lohmann said the 9 mile trail head is the best access point but that is from Eldorado. She and Tim Rogers talked about a bike ride through the ribbon.

Mr. Parker said 9 mile road might be the best place. He asked if it is a half hour drive from town.

Ms. Lohmann agreed.

After further discussion COLTPAC decided on August 27<sup>th</sup> for the grand opening at 5:00 p.m.

### **B. Open Space management plan priority criteria**

This was not considered because it was past the agreed upon ending time.

**C. Revisit focus group topics and potential stakeholders**

This was not considered because it was past the agreed upon ending time.

**9. ACTION ITEMS**

There were no action items to consider.

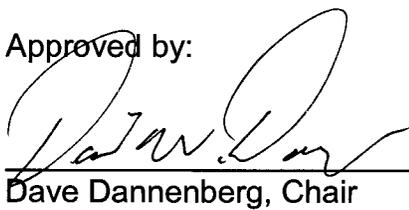
**10. NEXT MEETING: Wednesday, September 2, 2015**

**11. ADJOURNMENT**

**Mr. Parker moved to adjourn the meeting. Dr. Bent seconded the motion and it passed by unanimous voice vote.**

The meeting was adjourned at 8:20 p.m.

Approved by:



Dave Dannenberg, Chair

Attest:

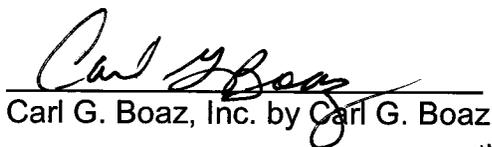


Geraldine Salazar, County Clerk

10-16-2015



Submitted by:

  
Carl G. Boaz, Inc. by Carl G. Boaz

COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss

COLTPAC MINUTES  
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I Hereby Certify That This Instrument Was Filed for  
Record On The 16TH Day Of October, 2015 at 11:32:35 AM  
and Was Duly Recorded as Instrument # 1777273  
of The Records Of Santa Fe County



Witness My Hand And Seal Of Office  
Geraldine Salazar

Deputy  County Clerk, Santa Fe, NM