

**MINUTES OF THE SANTA FE COUNTY
COUNTY OPEN LAND TRAILS AND PARKS ADVISORY COMMITTEE (COLTPAC)
Santa Fe County Administration Complex
100 Catron Street, Santa Fe, NM 87501
Wednesday, November 2, 2022 at 6:00 P.M.
Via Webex**

1. Call to Order

A quarterly meeting of the Santa Fe 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 Rubén Cedeño.

2. Roll Call

Roll Call indicated the presence of a quorum as follows:

Members Present

Rubén Cedeño, Chair
Linda Siegle, Vice-Chair ✓
Jan Cohen
Stephen Forde
Jean Pike
Christopher Mann
Sandra Madrid Massengill
Apple Snider
Genna Waldvogel

Members Absent/Excused

None

Staff Members Present

Adeline Murthy, Open Space/Trails Planner
Robert Griego, County Staff
Leandro Cordova, Deputy County Manager

Others Present

County Commissioner Hank Hughes
Roger Taylor
Raymond Bal
Mike Madden

3. APPROVAL OF THE AGENDA

Chair Cedeño asked the Matters of Public Concern be moved up to be Item 5.

Member Forde moved, seconded by Vice-Chair Siegle to approve the agenda as amended. The motion was approved by unanimous voice vote.

4. APPROVE OF PREVIOUS MINUTES

a. August 3, 2022 Regular Meeting

Vice-Chair Siegle moved, seconded by Member Forde to approve the minutes of August 3, 2022 Regular Meeting as submitted. The motion was approved by unanimous voice vote.

b. August 25, 2022 Special Meeting

Vice-Chair Siegle moved, seconded by Member Massengill to approve the minutes of August 25, 2022 Special Meeting as presented. The motion passed by unanimous voice vote.

5. MATTERS OF PUBLIC CONCERN

Ms. Murthy asked for comments regarding acquisition of properties.

A person from Chimayo said the owners of the open space at Chimayo felt it was time to open discussions with the County. They have worked with Santa Fe County before and look forward to doing it again.

Member Forde was informed this property was a donation to the County and asked for its location.

The man from Chimayo explained there about 50 acres behind the Santuario and he currently owned 20 acres of it.

There were no other matters of public concern.

6. DISCUSSION ITEMS

a. Review of San Pedro Expansion Application

Ms. Murthy shared the screen from Board docs and reviewed the procedures in the resolution.

She noted this is now at Stage 3 – COLTPAC Review. At this meeting, this is only for discussion. Then a site visit would be required.

It is San Pedro Expansion. Robert Gately of Campbell Ranch is the owner.

She shared the basic property details, including the current value of the 2 parcels at \$119,985 and \$60,000. The funding is to purchase one or both parcels. (120 acres and 40 acres.) They are held as a quit claim deed to Campbell Ranch. The letter agreeing to negotiation was signed by Robert Gately. Area Maps (3) were attached. First was a survey of the 120-acre parcel. Tract B was the 40-acre parcel. She described the attributes of the property which has a utility easement and a telephone easement. The water rights are for a domestic well with 0.25 acre-feet limit for Tract B and 0.75 acre-feet for Tract A. The mineral rights will be conveyed with the property.

The property has no known hazards or encumbrances. The grazing contract is to be terminated at the time of sale. Legal access is by a mile of frontage road.

Attachments 6 and 7 listed cultural resources and natural resources, cultural and historic sites, and trails.

Vice-Chair Siegle asked if the County has the funds to purchase it now.

Mr. Griego said the cost is not yet identified - only the land value.

Ms. Murthy said the appraisal would only happen if COLTPAC approves a purchase. The appraisal would cost several thousand dollars.

Member Waldvogel asked about trail maps to show how they would connect.

Ms. Murthy showed the official map and the proposed trail corridor going through San Pedro and Cedar Grove to Edgewood in the BLM section. County Staff has been working on the alignment with the State Plan. It gets around tribal areas that don't want public access on their lands.

If procured by the County, it would have frontage on the trail, which is a positive with potentially 3-5 miles on the BLM property.

There were no other questions for clarification.

Ms. Murthy described the next steps, including the special meeting for a site visit. There would be public comment at the next regular or special

meeting, followed by discussion and action. The public can be present or submit questions for consideration. She estimated it could be done in about 90 days.

7. MATTERS FROM THE COMMITTEE

Chair Cedeño noted the press release brought up by Jan at the last meeting.

Member Cohen thought it was water under the bridge. She had suggested last time for support on the bond issue that's on the ballot now. She didn't know if there was a press release with the statement on how to consider the criteria to protect public lands by the County. Nobody replied to her email, and she thought it was moot at this point.

Chair Cedeño asked if it would be relevant after the election.

Member Cohen agreed. To protect public land in an advanced way forward. We will see what happens in the election. Our intention going forward is to protect the public land the public has paid for. She thought the Committee should wait for BCC to approve the TDR policy statement. And if approved, the Committee needs to announce it.

The Committee would put together an improved way to protect County open land and other property the County may acquire. She hoped it would raise confidence in the process.

Member Snider said the BCC should announce the date when they will consider citizen input and notify the public when it will have a hearing so they can participate.

Chair Cedeño agreed. He recommended that following up on Member Cohen's recommendation and have her and Ms. Murthy work on the press release to get the best wording.

Member Massengill disagreed. She felt it was not in our balliwick. The BCC or the County Manager's Office should put out the press release.

Ruben suggested a conference call on Friday of this week to determine what is best to do.

8. MATTERS FROM COUNTY STAFF

- a. Potential LWCF Grant Opportunity

Ms. Murthy explained the opportunity for a grant from the Land and Water Conservation Fund, which is designated funding for parks, recreation, open space and to preserve public spaces in perpetuity. In applying for the fund, they can partner with others and bring them to the table. It is managed by State Parks Division and requires a 50% local match. About \$20 million has already been awarded to acquire lands, build recreation facilities, etc. The application is due November 15 for this year but there is a potential for next year also.

Mr. Griego added that the County did submit for a grant in the past.

b. 10 Little Hills Acquisition Update

Ms. Murthy reported that the COLTPAC already voted to recommend acquisition of that property, but it was not on the BCC agenda. Mr. Griego and Ms. Murthy asked the State Parks Director to provide a letter of support and the Director agreed but was reluctant for a JPA with the State Park. So a title company will be hired to find out who owns the parcel in between. The woman who owned the property north of 10 Little Hills passed away.

There were no questions from the Committee.

c. Open Space Conservation and Transfer of Development Rights Program Update

Mr. Griego explained the recommendation will be provided to the BCC as shown in BoardDocs for their November 15 meeting. COLTPAC members are encouraged to attend the meeting.

Ms. Murthy said she would do a head count to avoid a quorum.

Mr. Griego added that it is an action item and COLTPAC could make a presentation.

Mr. Griego asked Vice-Chair Siegle to also be present and coordinate our time on it.

Mr. Griego said County Staff is also presenting a recommendation for initiation of a pilot program for TDR for consideration. It is prioritized based on property rights and acreage, geographic location, etc. The County is also looking at revisions in the program in strategic plans.

9. **NEXT REGULAR MEETING: Wednesday, February 1, 2023**

Ms. Murthy said the February 1 meeting will be Chair Cedeño's, Vice-Chair Siegel's and Jean Pike's last meeting. New Officers will be elected at the meeting.

Mr. Griego said they would reach out for nominations for COLTPAC members.

10. **ADJOURNMENT**

Upon motion by Member Pike and second by Member Cohen, the meeting was adjourned at 7:26 p.m.

Approved by:



Rubén Cedeño, Chair

Submitted by:




Carl G. Boaz, Inc.

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

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I Hereby Certify That This Instrument Was Filed for
Record On The 7TH Day Of June, 2023 at 09:32:28 AM
And Was Duly Recorded as Instrument # 2013372
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Deputy  Witness My Hand And Seal Of Office
Katharine E. Clark
County Clerk, Santa Fe, NM