

Pojoaque Valley Planning Committee Meeting Notes
October 14th, 2004, 6:30-8:30pm
Intermediate School Library

The meeting was moved from the original location of the Administrative Building, to the Intermediate School Library because of a burned out water pump at the Jacona campus. The meeting commenced at 6:40pm and was chaired by David Dogruel. He was assisted by Jack Kolkmeier, Santa Fe County Planning Director, and Renee Villarreal, Community Planner. David asked if Diane Boissevain could update the committee on the potluck that was held at her house on Sunday. She said that 47 people RSVPed, and 35 people showed up. It went really well and there were a lot of good cooks that contributed to the delicious food. Renee thanked Diane for doing a great job decorating and setting up for the potluck.

David asked if anyone attended the 1000 Friends of NM sponsored water forum, held earlier that afternoon in Santa Fe. Stephen Benjamin, Doug Crosby and Renee gave a brief update on the lecture. The main topic was about resolving water conflicts in New Mexico and the complexities involved with water law, history and culture. The panelists included David Benavides, a lawyer who primarily works with acequias, Emlen Hall, a water lawyer at UNM, and author of *High and Dry*, and Charlie Nylander, Water Research Technical Assistance Office for Los Alamos National Laboratory. Stephen said that Mr. Benavides discussed problems with water laws in New Mexico. Mr. Hall looked at the fundamentals of land grant and water laws and the types of ownership associated with them. They also discussed the Meechem Doctrine that specifically addressed the adjudication of water to the Pueblos. Mr. Nylander then gave a brief overview of hydrology in the area and the connection between surface and ground water. He also talked about old water in the Valley, and how the old water tables show stronger traces of uranium and arsenic found in the basin than other areas.

Renee said it was interesting hearing Benavides talk about water rights and acequias. She said she spoke with him, and he would be willing to come speak with the planning committee about the connection between acequias as it relates to water use and the Aamodt case if we would like. Jack added that we will have Stephen Wust, head hydrologist for SF County, as a guest for the next committee meeting. He will discuss hydrology as it relates to zoning and will be going over the results of the water fairs held in the Valley.

Stephen also mentioned that there were a couple of people from Concerned Citizens for Nuclear Safety at the meeting that objected strenuously that LANL is acting as the Technical assistant for the Española Basin Regional Planning Issues Forum concerning regional water/wastewater initiatives.

Jack said that this is why we need to come up with a strategy on water. Our analysis of the water situation in the Valley is what needs to go into the SWOT. Our opinions about what we think is important is crucial. We need to look at wells and water systems and which would be best for the Valley. Stephen asked what we can come up with since there are already groups dealing with the settlement and the water issues. Jack said

that we need to look at what problems we need to solve. Who is supposed to solve it and how? David agreed with Jack and added that the overview of this material is important especially to get the information clear and the facts straight. After we lay out everything on the table we will need to look at things in further detail and try to get more people at the table to participate.

Jack announced that the Intergovernmental agreement for the Regional Transit District would be swearing in the representatives from each governmental entity that have agreed to participate. The ceremony will be held October 15th at the Pojoaque Pueblo Hotel starting at 9:00am. Commissioner Montoya is our official representative for Santa Fe, and Jack will be the alternate.

Jack then talked about the revised schedule that he passed out. The next two meetings we will be discussing water. We will have these meetings back to back on October 28th and then the next week on November 4th. We did this because of the Veterans Day holiday. November 18th we will come back, and then the following week is Thanksgiving. In December we will then bring in the best strategic planner and facilitator to assist us with the scenarios, stakeholder assessment, and formulating strategies. He has worked with Santa Fe County before and assisted the Planning division with other community plans and is really good at what he does. We are formulating the contract now to work with him. He will be able to bring in past work, put it back on the table, and work with us to figure out how it fits in with real strategies and scenarios. We will try to get each of the scenarios to one page each and look at most desirable settings.

After December 9th, we will take a break until the new year. After the first of the year we will then have our community-wide meeting, and then set up meetings with the Pueblos. We will need Commissioner Montoya's help to put this together in order to follow protocol. We are on track and doing exactly what you wanted to do from the inception of the plan.

Chuck asked if Jack was serious about getting the scenarios down to one page. Jack said yes, but it will depend on what we feel it needs to say and focus on. He added that Carl has a lot of great techniques, is effective and practical about scenario formulation. Chuck asked if we could get a one-page scenario example to look at. Jack said we could do that. Chuck also asked if the committee would be taking all four scenarios and narrowing them down to one. Jack said not necessarily – we would be choosing the most desirable scenario. It may be longer than one page, but it will depend on what the overall group wants. We will need to get feedback from other people that worked on the scenarios and also from the current participants.

David D. said the last meeting spent time on Public Places and Open Space. He asked if there were any other additions or changes to the SWOT. The last discussions were about open space and the opportunities to purchase land or utilize what open space we already have in the Valley. Jack added that we need to consider the role of the old school building because it is a centralized location and there are some opportunities there. Carlos Ortiz asked under what terms would the land be donated to the school on the old campus. Commissioner Montoya stated that the school purchased the land with

the exception of a small portion, which was donated. David added there are six acres available, a third is owned by Pojoaque Pueblo. Four acres might become available. This also includes the tennis courts and old baseball fields that could possibly be leveraged for other uses.

Stephen Benjamin asked if anyone knew about the gym that will be constructed at the River of Life church. David D. said that a groundbreaking ceremony took place. The gym is supposed to be built behind the church. It will be used as a multi-purpose, smaller-sized gymnasium.

The group started on the SWOT for Economic Development. Jack said that we need to keep in mind what do we need as it relates to economic development, and what do we want to do to? Carlos said that the areas that are still left in the Valley for commercial purposes need to be utilized effectively. Stephen added that he would like to see the Pueblos leverage for T1 lines and internet access for the Valley.

Jack mentioned that there are a number of properties that are vacant that still may be available. Should these areas available be zoned differently? Where are these properties located? We especially need to consider the businesses off of 502 and 285/84. Chuck Berger added that we should think about office commercial space as well. Or even the possibility of starting a business incubator in the area.

David mentioned that currently there is a learning center at the Pojoaque Pueblo Industrial Park. He added that there has been talk of commercializing some of the LANL development offices. They are looking for firm commitments from groups to start housing these commercial entities. If there was an area, like the industrial park, but was already built out (that is, having infrastructure in place and an existing building structure in place) then more businesses might come to the area. Levi Valdez added that we just need to figure out what we really want for the area; whether we are content being a bedroom community, or if we want more development and services in the area.

Renee explained the handouts she created. There were a couple tables that estimated the population of the Pojoaque/Nambe area and the projections that were made to the population 60 years out. Renee also put together a spreadsheet of PV Economic Indicators taken from the 2000 Census so people would have an idea of what industries and occupations the populations of the Valley work in, their means of transportation, and travel time to work. She added that this data can help us see trends in the Valley as they relate to economic development and jobs. She also provided a list of businesses located in the Valley; only those businesses that have applied for a business license through the County were listed.

David said he would like to see other data that specifically explains what trades, services, retail and hard goods that are being sold in the area. He said identifying what types of industries the home businesses fall under would be interesting and helpful to capture a representative sample of the area.

Renee added that with the Economic Development SWOT that the group formulated, we need to look at the strengths, weaknesses, opportunities and threats as it relates to

the mission and vision. We need to think about those connections, and if there is a need to update the mission and vision. The group talked about what was stated in the vision and mission.

Stephen asked what we are aiming for as it relates to economic activity. His sense is that we would like to develop the commercial corridor activities, but also have the small farm and rural setting set apart from this area.

Carlos said that we need to think about what is here for our children. We should have controlled growth and zoning. Right now the only people that are developing is Pojoaque Pueblo and they have the leadership to do so. All of this is happening around us and the traditional communities are going to be left behind. He said that he feels like we should plan for controlled growth. Jack asked him if he meant commercial growth. He said that people in the Valley cannot afford housing so why not consider more apartment complexes. He added that some people try to keep things status quo, but that is not going to happen, and we can't expect it to happen.

Jack asked if this should be considered an opportunity. He also added that we should look at the vision three times during the planning process; at the beginning, middle, and end of the process. Hearing all the comments made shows that needs to be a shift in the vision, because ideas and concepts move parallel in relation to the vision and mission. Carlos added that we should not be limited to just the corridor for development. Being able to buy land or working collaboratively with the Jacona land grant is a possibility, but wherever we decide to develop, we need to have controlled growth.

Steen Rasmussen said software development and high tech is an option for this area. He said that if we have high speed internet access this could spark more higher paying jobs in the mentioned industries. But there is no way we can capture the market for this. Keeping the rural feel is important, but it should not keep us from job opportunities for the Valley. Also bio-tech is another option. The reason why it does not explode in this area is because of education – this is a big factor. He asked if the group agreed or disagreed and added that if you have an attractive area like the Valley, you risk giving some things up for jobs.

Jack added that we cannot solve this alone. We need to focus on how we can make this happen and who will take the lead. A community development corporation could form a non-profit entity that could assist us with these kinds of issues and opportunities.

Steen continued saying that one reason that we don't get these industries because we don't have the skills; we don't have the critical mass. The public schools aren't that strong and private schools are not an option.

Narciso Quintana asked if Steen was saying that the schools are not good here as compared to where. Steen said that they are not competitive in general compared to other schools out of state. Narciso did not agree. Doug added that we need to have a tax base in order to have good schools and we don't have that in the Valley. Someone in the group said that Carlos made a good point – one hundred years ago cannot be

brought back. We cannot maintain a small town feeling and provide for all the residents needs here. Chuck added that we would need to become incorporated to do so. Levi added that we need to remember that the County is our government. Through them we need to work together. David asked how we could direct, shape and encourage this. We need to have incentive to do so. Jack asked the group to consider how we could look at ways that Pojoaque Pueblo development could spark other economic activities. Carl Berney said maybe we should look at Las Vegas, NV as a case study and see what other types of industries they have incorporated. Diane said that companies that are being formed there are running out of space to operate from. They are jacking up the rents because of the limited space, which has in effect driven out some businesses.

Jack said that this raises the issue if there is property to be utilized in the Industrial Park for multi-use entrepreneurial uses. We need to consider the options there. He added that as we start to strategize, we need to collaborate and work with the Pueblo and the school district. We need to start honing in on who can do what and how we can move forward together.

David said he thinks that the plan we come up with should encourage and facilitate the growth that we want. The plan has to identify general areas to work with, and mechanisms and trends that we could utilize.

Jack added that we need to think about what actions we need to take and we will need more input to articulate what we are trying to achieve with economic development in the Valley.

David wrapped up the meeting, and offered to bring a snack for the next meeting. Thanks David! The meeting concluded at 8:40pm.

Notes taken by R.V.