



County of Los Alamos

BCC Meeting Minutes

Parks and Recreation Board

1000 Central Avenue
Los Alamos, NM 87544

Chair, Brian Watkins; Vice-Chair; Jerry Cowan; Jacob AlderseBaes; Paula Knepper; George Marsden; Summer Schaufler; and Ian Zollinger, Members

Thursday, October 23, 2025

5:30 PM

Council Chambers, Municipal Bldg 1st
Floor

Public Participation: in person or <https://us06web.zoom.us/j/85800662908>

<https://us06web.zoom.us/j/85800662908>

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Join via audio:

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1. CALL TO ORDER

Present 4 - Member Cowan, Member Watkins, Member AlderseBaes and
Member Marsden

Absent 1 - Member Zollinger

Remote 2 - Member Schaufler and Member Knepper

2. PUBLIC COMMENT

No Public Comment

3. BUSINESS

A. [20794-25](#) Brewer Arena Improvement Presentation

Presenters: Cory Styron and Wendy Parker

Attachments: [A - Brewer Arena Improvements Presentation](#)

Russell Naranjo, Project Manager with Public Works, presented to the Board an update on the Brewer Arena project.

4. PRESENTATIONS

A. [20801-25](#) Equestrian Livestock Working Group Presentation

Presenters: Jerry Cowan

Lisa Reader provided a presentation on behalf of the equine community.

Members of the Board, County staff and the equine community reviewed and discussed the Brewer Arena project after this presentation was held.

Public comment was made by: Lisa Reader, Wendy Burke-Ryan, Carol Bronisz, Peggy Dare, Krista Sawchuk, and Peggy Dare.

5. ADJOURNMENT

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the County Human Resources Division at 505-662-8040 at least one week prior to the meeting or as soon as possible.

Public documents, including the agenda and minutes can be provided in various accessible formats. Please contact the Community Services Department at 505-662-8241 if a summary or other type of accessible format is needed.

Brewer Arena Improvements

Russell Naranjo, Project Manager
Miguel Jimenez, Senior Project Manager
Wendy Parker, Parks Superintendent

Parks and Recreation Board
October 23, 2025

Presentation Agenda

- Project Area
- Project Background
- Public Engagement
- Project Design Status
- Questions/Comments Raised (at October 7, 2025 Council Meeting)
- Next Steps
- Discussion/Questions

Brewer Arena Project Area



Project Background

- November 2021 -- WT Engineering performed American with Disabilities (ADA) Audit & Transition Plan
 - Required under the ADA Title II enacted in 2010 which focused on recreational amenities
 - As part of this process, Brewer Arena public areas were evaluated
- September 2022 -- ADA Audit and Transition Plan adopted by County Council
 - Identified Brewer Arena as unique public facility
 - Identified key theme deficiencies at the Brewer Arena - Accessibility, Signage and Parking
 - Brewer Arena renovations moved up in priority to a short-term action item in the ADA Audit and Transition Plan and the Integrated Master Plan
- November 2023 -- County awarded a NM Department of Finance & Administration (DFA) grant for \$150,000 to plan and design improvements for Brewer Arena
 - Grant purpose: to improve accessibility, increase tourism, and/or provide access to underserved populations

Project Background (cont'd)

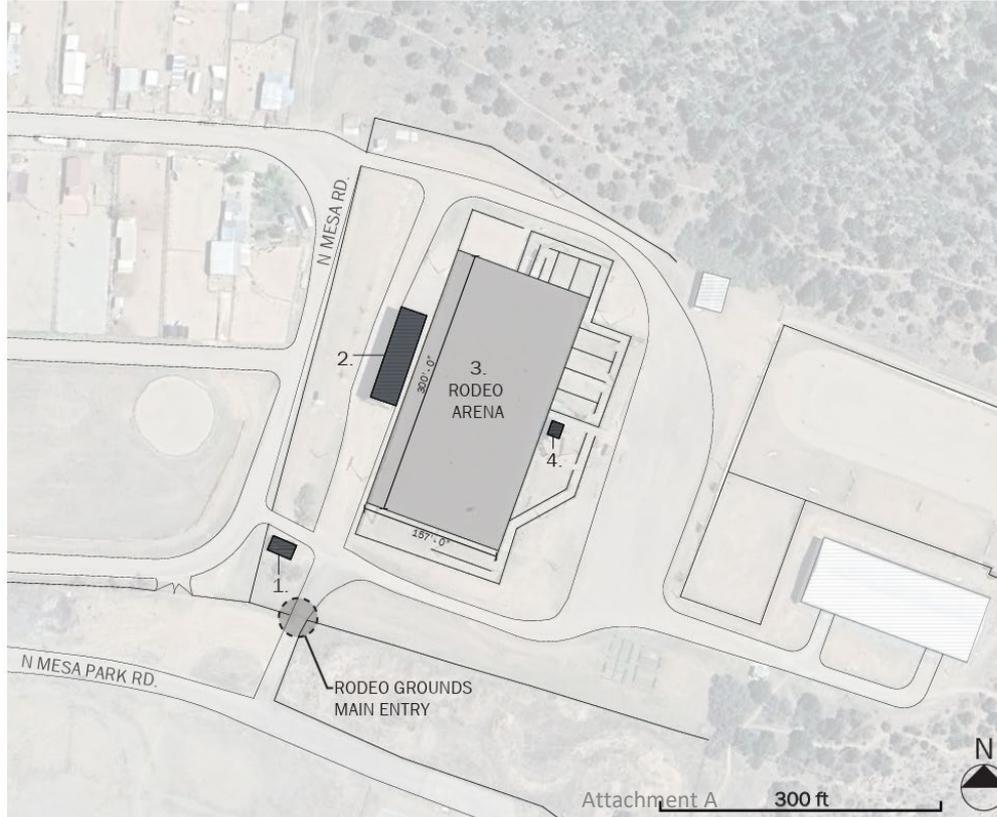
- March 2024 -- Scope of Work developed for professional assessment and design services
- May 2024 -- Task Order executed with Wilson and Company
 - Assessment of existing structures
 - Design of renovations and accessibility improvements
- July 2024 -- Assessment Completed
 - Structural deficiencies and significant safety concerns found
 - Determined Pavilion and Grandstand no longer safe for public use
 - Parking areas, pedestrian circulation routes and restroom facilities require upgrades to meet current ADA accessibility standards and building codes
- December 2024 -- Demolition and removal of the deficient structures completed; temporary structures utilized to accommodate past two rodeos in the interim
- September 2025: Construction Documents Completed; Contractor Proposals Requested
 - New Pavillion
 - ADA Compliant Grandstand, Restrooms, Pedestrian Circulation Routes and Parking
 - Announcer's Box (Crow's Nest) with walkway designed to minimize contact with the animals in the pens

Public Engagement

- August 6, 2024: Assessment Report Released
- August 7, 2024: Listening Session
- January 16, 2025: Listening Session
- Jan–Sept, 2025: Design in process, plans finalized, construction bids received
- In Process:
 - October 23, 2025 Parks & Rec. Board
 - November 13, 2025 Park & Rec. Board

Project Design Status

LOS ALAMOS BREWER ARENA - EXISTING SITE PLAN



PROJECT SITE (190,000 SQ. FT)

EXISTING

1. RESTROOMS.
2. GRANDSTANDS.
3. RODEO ARENA.
4. PRESS BOX.

SITE PHOTOGRAPHS



EXISTING GRANDSTANDS WITH CANOPY



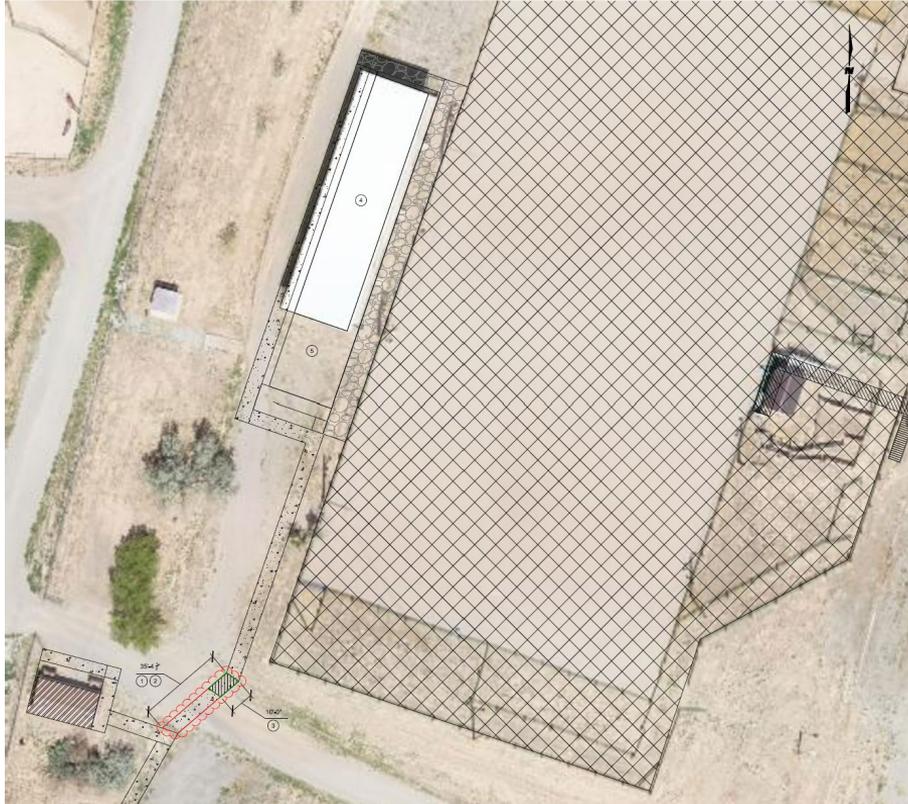
EXISTING RESTROOM



EXISTING PRESS BOX



Project Design Status

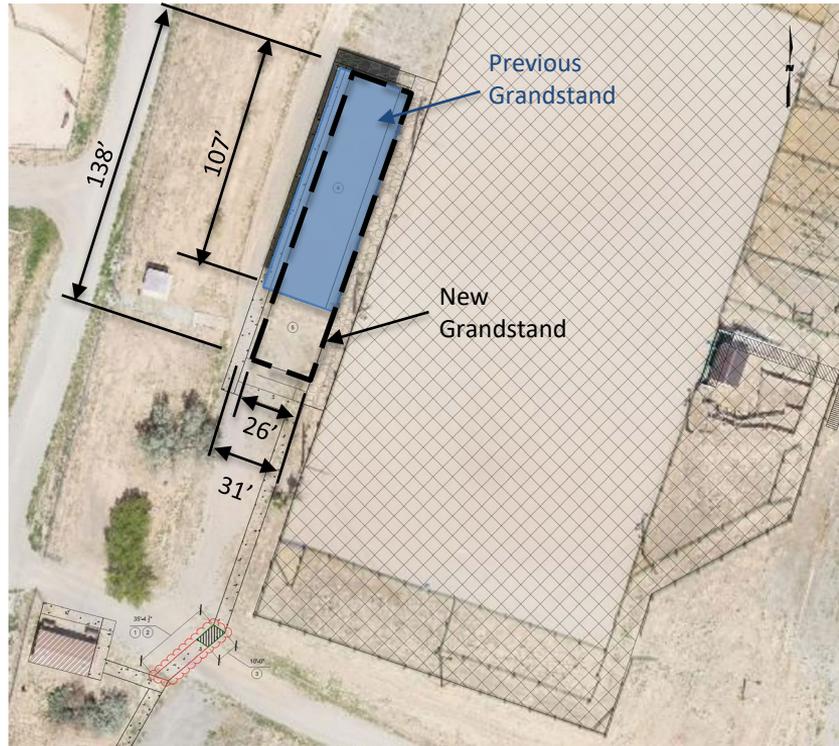


Attachment A

Proposed improvements

- New Grandstand & Pavilion/Canopy
- New Announcer's Box (Crow's Nest) with access bridge
- Complete restroom renovation with ADA upgrades
- Five ADA parking spaces
- ADA compliant access route from parking lot to Grandstand and restrooms
- New 6' Pedestrian chain link gate
- Receptacle station to power food trucks

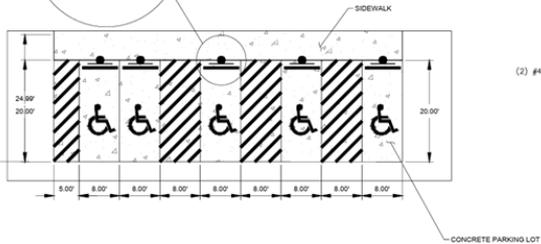
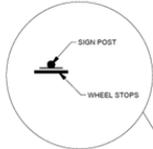
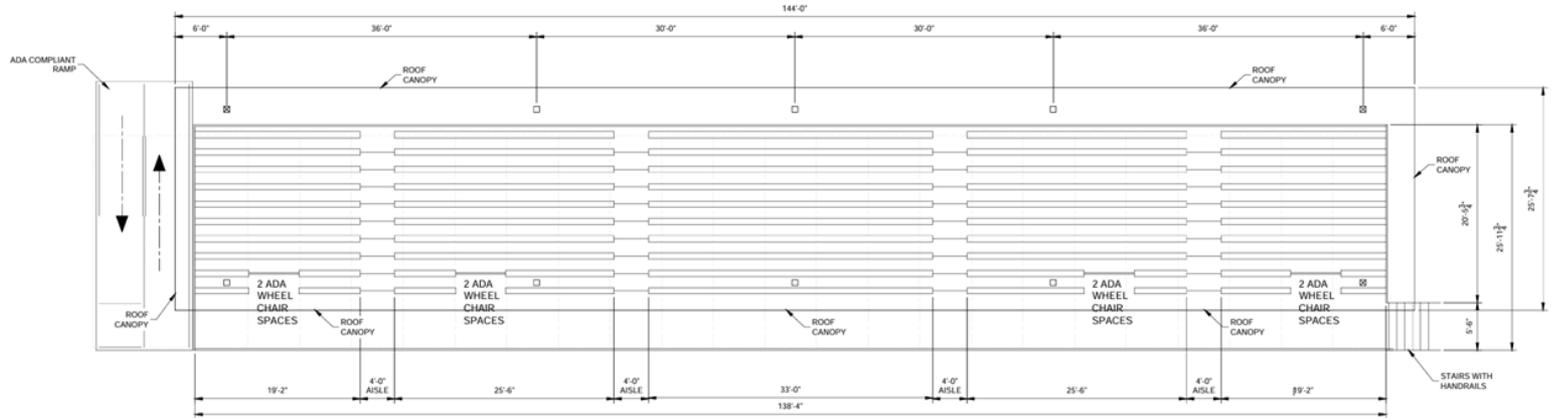
Project Design Status



- Expansion of grandstand footprint accommodates ADA entrance ramp and re-distributes seating w/fewer but longer rows

Project Design Status

Grandstand & ADA Parking



PARKING LOT LAYOUT

SCALE: NONE

Questions/Comments Raised (at October 7, 2025 Council Meeting)

- **Q1. Project Cost**
- Q2. Capacity
- Q3. Restrooms
- Q4. Use of concrete sidewalk

Project Cost and Budget

PROJECT BUDGET SPREADSHEET Brewer Arena Improvements	
Budget	Amount
New Mexico Department of Finance Administration Recreation Grant	\$ 150,000.00
FY 2026 CIP, CSD Infrastructure - Improvements and ADA	\$ 2,560,000.00
Total Recommended Budget	\$ 2,710,000.00
Expenses	Amount
Brewer Arena Improvements - All-Rite Construction Inc. (Task Order#29)	\$ 1,934,399.74
NMGRT 7.0625%	\$ 136,616.98
Total Bid w/Tax	\$ 2,071,016.72
Contingency, ~18%	\$ 373,805.64
Subtotal	\$ 2,444,822.36
Condition Assessment & Construction Docs (NMGRT inclusive)	\$ 171,099.49
Pavillion and Grandstand Demolition (NMGRT inclusive)	\$ 94,078.15
Total Expenses	\$ 2,710,000.00
TOTAL PROJECT BUDGET	\$ 2,710,000.00

Assessment, Design & Demo
Expenses to Date:
\$265,177.64

Budget for Improvements:
\$2,444,822.36

Total Project Budget = \$2,710,000

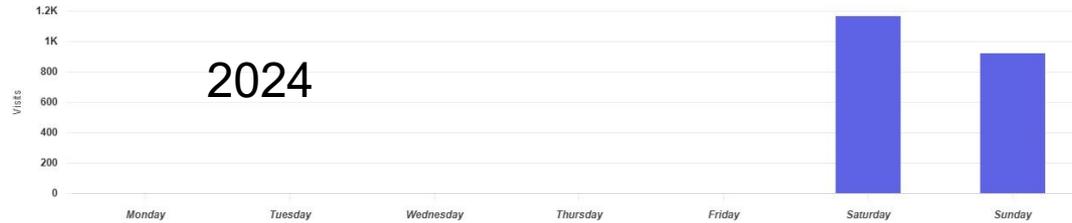
- Includes all Construction Costs
- Includes Condition Assessment and Design Expenses
- Demolition Expenses

Questions/Comments Raised (at October 7, 2025 Council Meeting)

- Q1. Project Cost
- **Q2. Capacity**
- Q3. Restrooms
- Q4. Use of concrete sidewalk

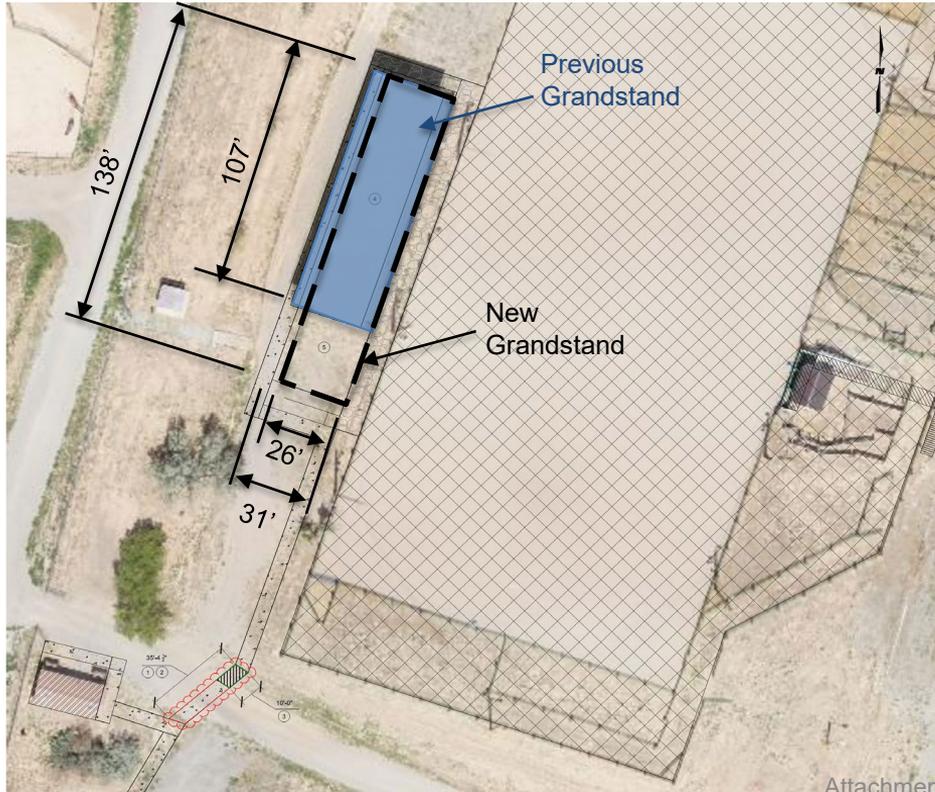
Seating Capacity Analysis

Event Attendance Data



Attachment A

Seating Capacity



Attachment A

Previous Grandstand:

15 rows – 1,500 linear feet seating
Approx. 1000 seats (18-inch/person)
Footprint - 107' × 31' (3,320 sq. ft.)

New Grandstand:

10 rows – 1,178 linear feet seating
Approx. 768 seats (18-inch/person)
plus 8 – wheelchair spaces
Footprint – 138' × 26' (3,600 sq. ft.)

Seating Capacity



Sample of other stands similar to one in Brewer Arena design

- Wheelchair spaces with companion spaces

Questions/Comments Raised (at October 7, 2025 Council Meeting)

- Q1. Project Cost
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- **Q3. Restrooms**
- Q4. Use of concrete sidewalk

Restroom Design

- Location of Restroom
 - Remain at current location
- Type of Restroom
 - Vault toilet was considered
 - Demo of existing restrooms would be an additional cost
 - Restrooms with running water accommodates state and federal food vendor code requirements

Per NMED Food; Title 7 Health; Chapter 6 Food Handling; Part 2 Food Service and Processing

7.6.2.9 Mobile Food Establishments:

F. Mobile food establishments shall be operated within 200 feet of toilet facilities as specified on Sections 5-203.11 and 5-203.12 of the food code, when ever the unit is stopped to operate for more than a two-hour period.

Sections 5-203.11 Handwashing sinks and 5-203.12 Toilets and Urinals are referencing the FDA Food Code 2022. Additional codes for consideration are 5-204, Location and Placement for Handwashing Sink and 5-205, Operation and Maintenance.

Restroom Cost

- **Golf Course Project:**

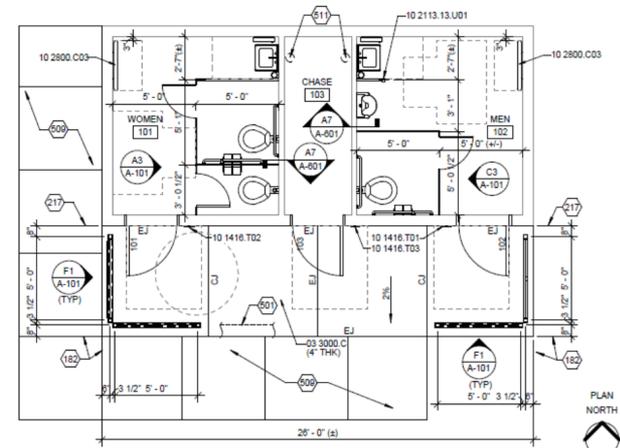
Cost of a single occupancy vault bathrooms, approx. \$220K

- Size: Approx. 120 sq. ft. each
- Cost of installation alone, including shipping, cranes, & on-site supervision: \$86K

- **Brewer Arena:**

Cost of Restroom Renovation, ~\$200K (labor and materials)

- Size: Approx. 280 sq. ft. with separate men's/women's, and capacity for two users each
- ADA compliant Renovation includes:
 - Interior Demo
 - Plumbing, electrical & mech. improvements
 - Accessories and fixtures
 - Interior/exterior finishes
 - Privacy screen



Questions/Comments Raised (at October 7, 2025 Council Meeting)

- Q1. Project Cost
- Q2. Capacity
- Q3. Restrooms
- **Q4. Use of concrete sidewalk**

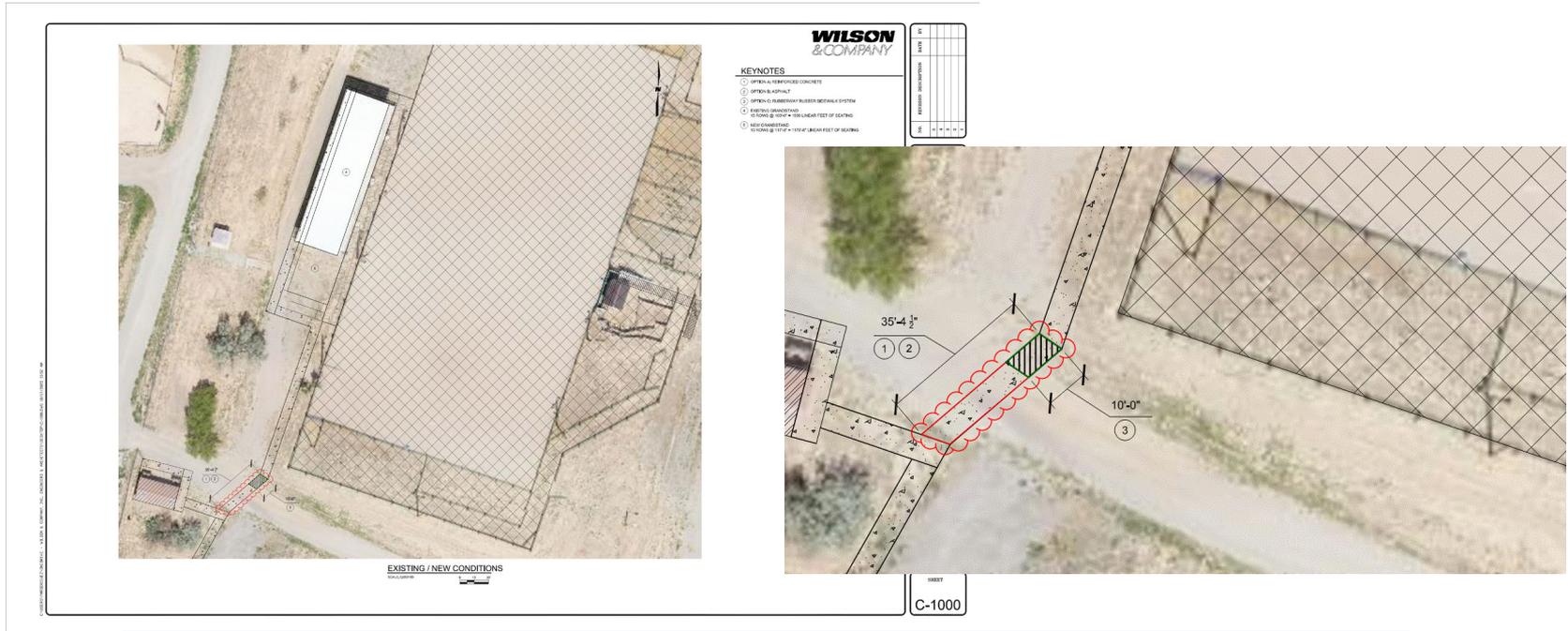
Use of Concrete Sidewalk

- Project goal includes improving ADA accessibility
- Design includes walkway/sidewalk from and between handicap parking spaces, restroom, and arena
- Design shows concrete as sidewalk material but concerns from equestrian community have been raised
- Other materials now being considered: asphalt and rubberized surface

Walkway Surface Material Alternatives

- **Concrete**
 - Pros:
 - Cost Effective.
 - Most Durable/Minimal Maintenance
 - Cons:
 - Equestrian community expressed concerns about horses crossing concrete
- **Asphalt**
 - Pros:
 - Depending on the surface treatment, it may be a less slippery surface for horses to cross when compared to concrete.
 - Cons:
 - It will be more expensive per square foot than concrete because there is a small amount required, so there are no economies of scale savings.
 - More maintenance than concrete
- **Rubberized Surface**
 - Pros:
 - Most likely the least slippery surface for pedestrian or equestrian crossing.
 - Cons:
 - More expensive than concrete or asphalt in addition to the rubber sidewalk system.
 - Given that such a small amount of the product will be required, there will be no economies of scale cost savings. Using multiple products will also complicate the design and the construction and therefore increase the cost.
 - Maintenance cost unknown

Preliminary revisions show one horse crossing, but input is needed to determine if more crossings are necessary.



Questions: Location of crossing, width of crossing, other crossings?

Next Steps

- October 23, 2025: PRB Informational Meeting
- Questions/Concerns from Stable Owners and Equine/Livestock Working Group collected and answered
- Changes, if necessary, made to design
- Updated design sent to PRB, E/L Working Group and Stable Owners
- November 13, 2025: PRB Meeting for recommendation of project/design to Council
- November 18, 2025: Council to consider project/design and Task Order award

Project Schedule

If contract is approved before November 25, 2025: Deliverable by August 2026	If contract is approved after November 25, 2025: Deliverable by August 2026	If contract is approved in 2026:
Bleachers	ADA Restroom Improvements	Improvements will not be completed for 2026 County Fair/Radio
ADA Restroom Improvements	Concrete Work	Added cost for temporary/portable bleachers to be brought in for event
Concrete Work	(No Bleachers, Canopy Or Announcer's Booth)	No ADA improvements will be made for event
(No Canopy Or Announcer's Booth)	*Pricing may have to be revisited	*Pricing will have to be revisited

Discussion/Questions



Brewer Arena Project

LASOA Board/ELWG Presentation

to

Parks and Recreation Board

October 23, 2025

PURPOSE of ELWG and LASOA

- **ELWG was established by the Parks and Recreation Board in its FY 2024 Work Plan. The purpose of ELWG is to assist and advise the Parks and Recreation Board to review current parks and recreation programs and facilities in the county, to determine and advise additional needs, and submit recommendations pertaining to parks and recreation guidelines, policies, facilities and user fees to the PRB for further consideration and possible action.**
- **LASOA Purpose in part – Promote partnerships with the county to ensure that the stable area continues to be an asset to the community. Provide a forum for current license holder to express their concerns and desires for improvements to the area.**
- **ELWG and LASOA have faced many challenges in trying to perform these duties, mostly due to lack of information and transparency from staff.**

Council Motion

October 7, 2025

“A motion was made by Councilor Hand, seconded by Councilor Reagor, that the Brewer Arena Improvements proposal is sent to the Parks and Rec Board for further communication between the affected parties, including the Stable Owners Association and County Staff, and returned to Council on a future date after further deliberation.”

LASOA/ELWG Interpretation of Council's Motion

- The ball was in the court of the Parks and Recreation Board. They met two days after this but were unable to take any action as it was not on the business agenda.
- Vice Chair Cowan met with the LASOA Board, and our plan was that we would meet to determine the information we would need to call a full meeting of the LASOA membership. This was communicated by Mr. Cowan to Ms. Matteson. LASOA has bylaws and meeting notification requirements, so we wished to have the information necessary before calling a meeting
- Vice Chair Cowan, in his capacity as Acting Chair, would task the Equine and Livestock Working Group to meet and come up with an official recommendation. Note that ELWG would require the same information requested by LASOA. Also note that ELWG has voiced concerns about this project in several of it's reports to PRB.
- It was determined that it would be more efficient to have LASOA and ELWG work together on this.
- Both LASOA and ELWG would then present to PRB in November
 - Note that this would be a difficult timeline, but we were planning to try!

Timeline

Combined ELWG and LASOA

- **2024**

- **Not sure when the Consulting agreement was signed. 138K to Wilson and Company. Can not access the AGR's to see the actual contract or the full scope of work.**
- **June 3: On agenda at Stables Quarterly Meeting- limited information provided**
- **Aug 6: Existing Conditions Report by Wilson**
- **Aug 7: First Listening Session – Virtual**
- **Aug ELWG report to PRB notes that there are issues with the grandstand proposal and the bike park proposal and suggested that the staff should facilitate between their hired consultants.**
- **Sept 30: On agenda at Stables Quarterly Meeting – no information provided**
- **Oct 17: Request for information – none forthcoming**
- **Nov 8: Conflicting Announcements of Demolition of grandstands**
- **Nov 11-13(?): Demolition of grandstand**

Timeline

- **2025**

- **Jan 16: Public Meeting and presentation by Wilson and Co at Fuller Lodge**
- **Feb 24: On agenda at Stables Quarterly meeting – no information provided**
- **June 9: On agenda at Stables Quarterly meeting –no information provided**
- **June 25: Email to Parks specifically requesting plans**
- **June 25: Email from Parks stating a plan will be sent “tomorrow”**
- **July 8: Single page footprint was emailed to ELWG and LASOA**
- **August ELWG report to PRB noted concerns about restrooms, sidewalk, and grandstand, and noted that not enough information had been provided to make specific comments.**

Timeline

- **2025**
 - **September ELWG report to PRB again notes that despite repeated requests, no plans have been provided**
 - **Oct 7: Item placed on County Council Consent agenda for approval. Item was removed from consent agenda and discussion ensued. Item was sent to PRB.**
 - **Oct 9: PRB Meeting – Item was not on agenda so no action could be taken. Public comment was made. Pressure on PRB to schedule a special meeting on 23 Oct – not scheduled at that time.**
 - **Oct 10: Construction documents provided to licensees and posted on project page.**
 - **Oct 15: LASOA Board meeting – VC Cowan invited – LASOA plan devised and Mr Cowan conveyed the information to Ms. Matteson, Deputy County Manager.**
 - **Oct 17: Announcement of special PRB meeting on 23 Oct – against wishes of LASOA and ELWG.**
 - **Oct 20: Joint ELWG and LASOA Board meeting**
 - **October 23, 2025 - Special Parks & Recreation Board meeting to discuss Brewer Arena - 5:30 p.m. in Council Chambers.**

Project Scope of Work (as listed on LAC Projects site)

“Los Alamos County selected Wilson and Company, Inc., Engineers and Architects, to plan and design ADA Improvements to the Brewer Arena. These professional services include evaluating the existing grandstand expansion and ADA upgrades to the announcer’s box, restrooms, and parking areas. The services also include evaluating the facility for various programs throughout the year and expanding seating to accommodate crowds of up to 700.”

Information Requested

- **In order to make a reasonable evaluation of this project and provide meaningful feedback the following information is requested/required.**
 - **Original RFP/Scope of work**
 - **Contracts AGR 22-21 and AGR 23-52**
 - **Construction Plans (minimum 60% design)**
 - **ADA Plan for Brewer Arena**
 - **ADA Budget for this project and total county ADA budget**
- **Other helpful information includes**
 - **Difference between a Feasibility Study, Conceptual Design and Master Plan**
 - **Where does this project fit?**

Questions

- **Why was this project not presented to PRB from the onset?**
- **Why was a company with limited experience with this type of project selected?**
- **Who reviewed the engineering design?**
- **Why were stakeholders not included in the initial scoping of this project?**
- **Why was the rodeo stock contractor not consulted?**
- **Why were PRCA guidelines and best practices not considered?**
- **Why is this project called Brewer Arena Improvements?**
- **Why is there no coordination between the North Mesa Park Master Plan, Brewer Arena, Field Re-alignment study and the North Mesa Picnic Grounds Plan?**
- **Is there/should there be a Master Plan for the equestrian park (all arenas)?**
- **Why was this issued as a Task Order instead of an RFP?**

Stables

Questions (continued)

- Based on the “scope of work statement”, Wilson was to evaluate the facility for various programs throughout the year, and expanding the seating to accommodate crowds up to 700.
 - Where is the full report/recommendations from Wilson?
 - Where did the 700-seating number come from?
 - What other “programs” were identified and evaluated in support of this project?

Requests

- **The above-mentioned documents**
- **Answers to the above questions**
- **Charette type meeting with Wilson and Staff similar to what was held for the North Mesa Park Master Plan**
- **Sufficient time after receiving all the above information to meet with both ELWG and general LASOA membership to formulate responses and meaningful recommendations.**

Closing

- **It is not our intent to get into individual detailed concerns with this project at this meeting**
- **Staff has not been forthcoming in releasing plans and information requested by user groups and the general public**
- **Lack of transparency, lack of communication, unclear process, and very limited acceptance of user input has led to negative feelings surrounding this project**
- **Delays and financial impacts**
 - **Do you just want to do it, or do you want to do it well?**