



# 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; David Bowman; Paula Knepper; and George Marsden, Members*

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Thursday, December 11, 2025

5:30 PM

1000 Central Avenue  
Room 110

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**Public Participation: in person or <https://us06web.zoom.us/j/84296000599>**

Join Zoom Meeting : <https://us06web.zoom.us/j/84296000599>  
Meeting ID: 842 9600 0599

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#### 1. CALL TO ORDER

Member Schaufler's term ended Nov. 30, 2025, but in attendance until position filled.

Present 5 - Member Cowan, Member Watkins, Member Knepper, Member Marsden and Member Bowman

Absent 1 - Member AlderseBaes

#### 2. PUBLIC COMMENT

No public comment.

#### 3. BUSINESS

[20887-25](#) Approval of Minutes from the October 9, 2025 Meeting

**Presenters:** Parks and Recreation Board

**Attachments:** [A - Minutes from the October 9, 2025 Meeting](#)

Member Marsden motioned to approve the minutes. Vice Chair Cowan seconded. Motion passed 5-0.

[20903-25](#) Approval of Minutes from the November 13, 2025 Meeting

**Presenters:** Parks and Recreation Board

**Attachments:** [A - Minutes from the November 13, 2025 Meeting](#)

Member Bowman motioned to approve the minutes. Member Marsden seconded. Motion passed 5-0.

**20959-25** 2026 PRB Work Plan Draft Discussion and Approval

**Presenters:** Parks and Recreation Board

**Attachments:** [A - Draft 2026 Work Plan](#)

Member Marsden motioned to approve the minutes. Vice Chair Cowan seconded. Motion passed 5-0.

**approval**

Absent: 1 - Member AlderseBaes

**PRESENTATIONS, PROCLAMATIONS, & RECOGNITIONS**

**20915-25** Certificates of Appreciation for Outgoing PRB Members

**Presenters:** Brian Watkins

Chair Watkins mentioned that he had Certificates of Appreciation for the outgoing Board members.

**20850-25** North Mesa Recreation Area Master Plan Update Presentation

**Presenters:** Wendy Parker

**Attachments:** [A - North Mesa Recreation Master Plan Final Rendering](#)

Site Southwest presented updates to the North Mesa Recreation Area Master Plan.

Public comment was made by: Carol Bronicz, Jodi Smith, Lisa Reader, Wendy Burke-Ryan, Luke Frash, Taryn Dickman.

**approval**

Yes: 5 - Member Cowan, Member Watkins, Member Knepper, Member Marsden and Member Bowman

Absent: 1 - Member AlderseBaes

**20955-25** Open Space Working Group Presentation

**Presenters:** Parks and Recreation Board

**Attachments:** [A - Multi-use Trail for Winter Use](#)

**20886-25** Brewer Arena Improvements Presentation and Possible Recommendation

**Presenters:** Wendy Parker and Russell Naranjo

**Attachments:** [C - Brewer Arena Improvements Oct23 PRB](#)  
[A - Brewer Arena Improvements Presentation](#)  
[B - Brewer Arena Improvements Nov13 PRB](#)

Member Schaufler's term ended November 30, 2025 but is sitting until filled. Member Schaufler voted "Yes"

**approval**

Yes: 3 - Member Watkins, Member Knepper and Member Marsden

Absent: 1 - Member AlderseBaes

No: 2 - Member Cowan and Member Bowman

**20904-25** Equestrian and Livestock Working Group Presentation

**Presenters:** Parks and Recreation Board

Lisa Reader presented an updated LASOA and ELWG presentation

**4. BOARD/STAFF COMMUNICATIONS**

**20889-25** Chairman's Report

**Presenters:** Brian Watkins

Chair Watkins presented the Chairman's Report.

**20945-25** Staff Report

**Presenters:** Katherine Hudspeth and Wendy Parker

**Attachments:** [A - PRB Monthly Updates](#)

Parks and Recreation Superintendent's Wendy Parker and Katherine Hudspeth presented staff updates. Sr. Mgmt. Analyst Linda Lindstrom updated the Board on the Golf Course Restaurant Lease.

**20901-25** Work Group and Task Force Assignments and Updates

**Presenters:** Parks and Recreation Board

**Attachments:** [A - Open Space Working Group Report to Parks and Recreation Board](#)

Vice Chair Cowan mentioned that he didn't have a report this month.

**5. COUNCIL COMMUNICATIONS**

Councilor Reager presented Council updates and recommendations.

**6. PREVIEW OF NEXT MEETING - January 8, 2026**

Agenda setting meeting on December 18th.

Chair, Vice Chair and working group appointments.

**7. 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  
December 11, 2025

Attachment A

1 LOS ALAMOS

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## Objective

- Update the PRB regarding engagement and ongoing input received from LASOA, ELWG, and arena users
- Review the project team's recommendations
- Request a recommendation from PRB for County Council

Attachment A

2 LOS ALAMOS

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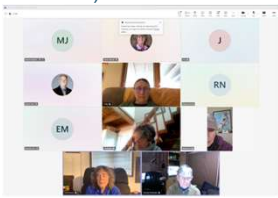
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## Ongoing Discussion Items

- Grandstand & Pavilion (Shade Structure)
- ADA Parking
- Crow's Nest
- Restrooms & Privacy Screen
- Lighting
- Sidewalk Material



LOS ALAMOS

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### Grandstand & Pavilion

**Input (Nov. 3, 2025)**

- Adjust elevation so that first row has unobstructed view over arena fence
- Center the seating on the "50 Yard Line"
- Grandstand to be 15' away from arena fencing
  - West side arena access gates need to be unobstructed
- Make seating steps shallower/less steep and with handrails
- Extend the pavilion to provide cover for the entire seating, access ramp, and walkway

**Possible Action (Nov. 13, 2025)**

- Raise Grandstand elevation (requires extension of ADA ramp)
- Center Grandstand on "50 Yard Line"
- Place Grandstand 15' from the arena fencing
  - Ensure access gates are unobstructed
- Seating incline and handrails meets standards
- Correct obstruction of arena access gates if needed
- Enlarge Pavilion
- Estimated Budget Impact: \$320,000

**Additional Feedback from Equestrian Working Group**

- Provide a breakdown of the cost increase
 

|                               |                  |
|-------------------------------|------------------|
| Grandstand elevation increase | \$ 90,000        |
| Pavilion extension            | \$192,000        |
| ADA Ramp extension            | <u>\$ 38,000</u> |
| TOTAL:                        | <u>\$320,000</u> |
- Support raising the grandstand and adjusting the ADA ramp
- Support not extending the pavilion roof to reduce impact on project budget
- No consensus regarding appropriate grandstand capacity (next two slides)

Attachment A

4 LOS ALAMOS

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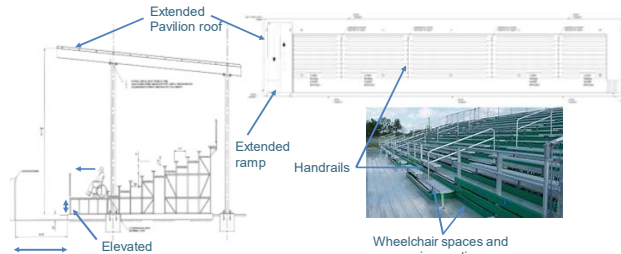
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### Grandstand w/Enlarged Pavilion (Option)



Extended Pavilion roof

Extended ramp

Handrails

Wheelchair spaces and companion seating

15 feet

Elevated Grandstand

Attachment A

5 LOS ALAMOS

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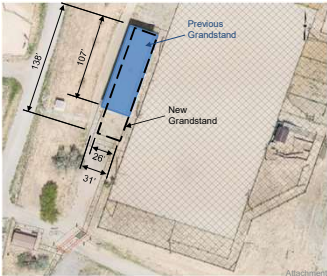
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### Grandstand Seating Capacity



**Presented to PRB on Oct. 23, 2025**

Seating capacity will not be increased

**Previous Grandstand:**  
 15 rows – 1,500 linear feet seating  
 Approx. 1000 seats (18-inch/person)  
 Footprint - 107' x 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' x 26' (3,600 sq. ft.)

Attachment A

6 LOS ALAMOS

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### ADA Parking

Investigate ADA parking on the north and south of the seating area (Nov. 3, 2025)



- **Pros**
  - Create a parking that is closer to the grandstand
  - Potentially reduce sidewalk area
- **Cons**
  - Pedestrian / traffic conflicts
  - Connectors between Grandstand and restroom still needed
  - Vehicle/equestrian flow interference
  - Additional site work required
  - Additional cost
- **Project Team Recommendation (Nov. 13, 2025)**
  - Maintain ADA parking on the southside as designed
  - Complies with code requirements
  - No further feedback received

Attachment A

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### Crow's Nest

#### Input

- Delete HVAC (cost savings)
- Same size and location over chutes
- Upward sliding windows on all four sides
- Awning type closure arena facing windows
- 12" counter tops
- Investigate if Lightning Protection is needed

#### Possible Action

- Delete HVAC
- Crow's Nest will be at the same location
- Add windows (more cost)
- Add security swing up awnings (more cost)
- Specify 12" countertop
- Lightning protection is not required by code (engineering & additional budget required)

LOS ALAMOS

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### Restrooms

#### Input (Nov. 3, 2025)

- Sink placement does not allow turnaround wheelchair access
- Restroom capacity will not satisfy the full demand

#### Possible Action (Nov. 13, 2025)

- Restroom upgrades meet ADA requirements
- Restroom capacity can be increased through the placement of temporary facilities when needed

Note: Project uses existing bathroom building

#### Feedback from LASOA & ELWG

- Requested code analysis
- Architect of record states that the restroom design is conducted in accordance with ADA standards *ANSI A117.1* as adopted by the State of New Mexico and as listed in the *2021 International Building Code*. Specific ADA of A117.1.

LOS ALAMOS

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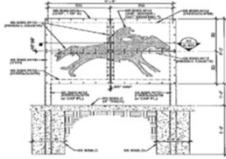
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### Restroom Privacy Screen

**Input (Nov. 3, 2025)**

- Privacy Screen is too expensive
- Can this be an art in public places project?



**Possible Action (Nov. 13, 2025)**

- Delete Privacy Screen
- Update: Project team recommends installation of a privacy screen and will evaluate less expensive alternatives, either using the proposed image or a simpler, cost-effective design

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### Lighting

**Input (Nov. 3, 2025)**

- There are areas of the arena property are not well lit
- Safety concerns were discussed

**UPDATE**

Lighting has been installed!

**Result (Nov. 13, 2025)**

- LAC agreed to install solar lighting fixtures on existing utility poles along the roadway to the arena

LOS ALAMOS

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### Sidewalk Material

**Input (Nov. 3, 2025)**

- No sidewalk behind the grandstand
- Walkway made of a horse friendly material
  - Needs to be wide for runaway horses
  - Rubberized or Asphalt material preferred
- Move sidewalk further west

**Additional Feedback from LASOA & ELWG**

- Need a slip resistant surface beyond regular asphalt

**Possible Action (Nov. 13, 2025)**

- Delete sidewalk behind Grandstand
- Use asphalt on entire walkway
  - Provides a good balance between horse friendliness, accessibility, and durability
  - Eliminates need to move sidewalk away from arena gate
- Relocating the sidewalk further west not recommended, results in substantial cost increase:
  - Additional survey
  - Steep grade transition, challenging for ADA
  - Drainage complexities

LOS ALAMOS

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### Sidewalk Material – Slip Resistant Surface

Horses slip and fall on wet or frozen asphalt roads



Video shared by Larry and Carol Bronisz (LASOA & ELGW)

Attachment A

LOS ALAMOS

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### Sidewalk Material – Slip Resistant Surface

1. **Hot Mix Asphalt** is a durable paving material used in roads, multiuse trails and walkways. Consists of approximately 95% stone aggregate bound together by asphalt cement. Aggregate roughness provides friction properties.



Attachment A

14 LOS ALAMOS

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### Sidewalk Material – Slip Resistant Surface

2. **Chip Seal** (Recommended) is a durable, textured asphalt coating with increased friction characteristics. The friction layer consists of 1/4 - 3/8 inch crushed/fractured face stone aggregate compacted over a thin layer of asphalt binder.



Attachment A

15 LOS ALAMOS

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### Sidewalk Material – Slip Resistant Surface

3. **Stamped Asphalt** is a finish procedure that provides texture in the form of brick or other shapes. Surface friction properties are comparable to hot mix asphalt; however, patterns provide channels for drainage.



Attachment A

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### Feedback on Asphalt Options

- Asphalt options shared with LASOA and ELWG
  - Chip seal a good balance between horse friendliness, friction surface properties, accessibility, durability, and maintenance
  - 10 responses all in favor of chip seal on walkways
- Video conference discussion with ELWG
  - Attendants also support using chip seal for walkways

Attachment A

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### Next Steps

**If PRB recommends moving forward with project**

- Dec. 2025 to Jan. 2026 - Get updated project cost from contractor
- January to February 2026 – Present Task Order to County Council for Approval
- March to April 2026 – Start of construction (site work & restrooms)

**Outlook for the 2026 Rodeo**

- Grandstand, Pavilion & Crow's Nest will not be ready
- All "Flat-Work" and Restroom improvements expected to be complete

**Recommended Action**

- I move to recommend the Brewer Arena project as presented [or with the following changes: \_\_\_\_\_] to the County Council for their review and approval.

Attachment A

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Discussion/Questions

Attachment A 19 LOS ALAMOS

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### Code Analysis for Restrooms and Parking

Wilson & Co. conducted a code analysis

**Restrooms ADA requirements**  
 Design conducted in accordance with ADA standards ANSI A117.1 as adopted by the State of New Mexico and as listed in the 2021 International Building Code. Specific ADA Standards are as noted in Chapters 3, 4 and 6 of A117.1.

**Parking requirements**  
 Los Alamos County Zoning Code, current edition Section 16-29, Table 27 and 28:

Capacity  
 One parking space per 1000 SF of site area where people circulate, participate or watch activities. A site area of approximately 100,000 SF/1000 was assumed for a total requirement of 100 parking spaces.

Accessible Parking  
 Minimum Number of Accessible Parking Spaces required for 100 spaces is: 4

Accessible Parking Spaces and 1 Van Accessible Parking Space. Accessible parking requirements are as listed in ANSI A117.1, Chapter 5.

Attachment A 20 LOS ALAMOS

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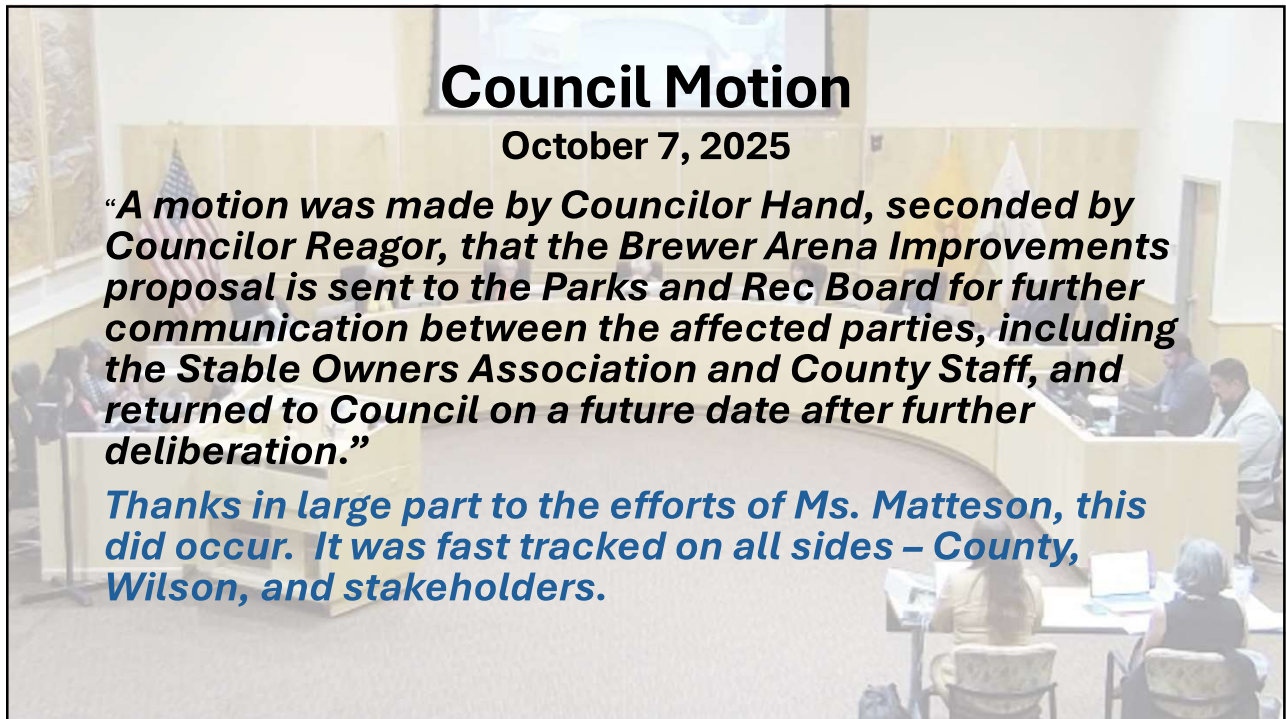
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# Requests

- Provide the previously requested documents
  - **DONE**
- answers to the previously asked questions
  - **DONE - ELWG and LASOA do not necessarily agree with the answers provided**
- Charette type meeting with Wilson and Staff similar to what was held for the North Mesa Park Master Plan
  - **DONE**
- Sufficient time after receiving all the above information to meet with both ELWG and general LASOA membership to formulate responses and meaningful recommendations.
 

**NOT QUITE**

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# UPDATE

- **November 3, 2025**
  - Meeting at Posse Lodge attended by County Staff, Wilson, and many local equestrians. Discussions included
    - Safe Sidewalk Surface
    - Crows nest details
    - Grandstand discussion
      - Size
      - Wheelchair visibility and subsequent ramp size
      - Covering size
    - Restroom
      - Plumbed vs vault
      - Sink accessibility
      - Screen cost

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## Based on the November 3<sup>rd</sup> Public Meeting

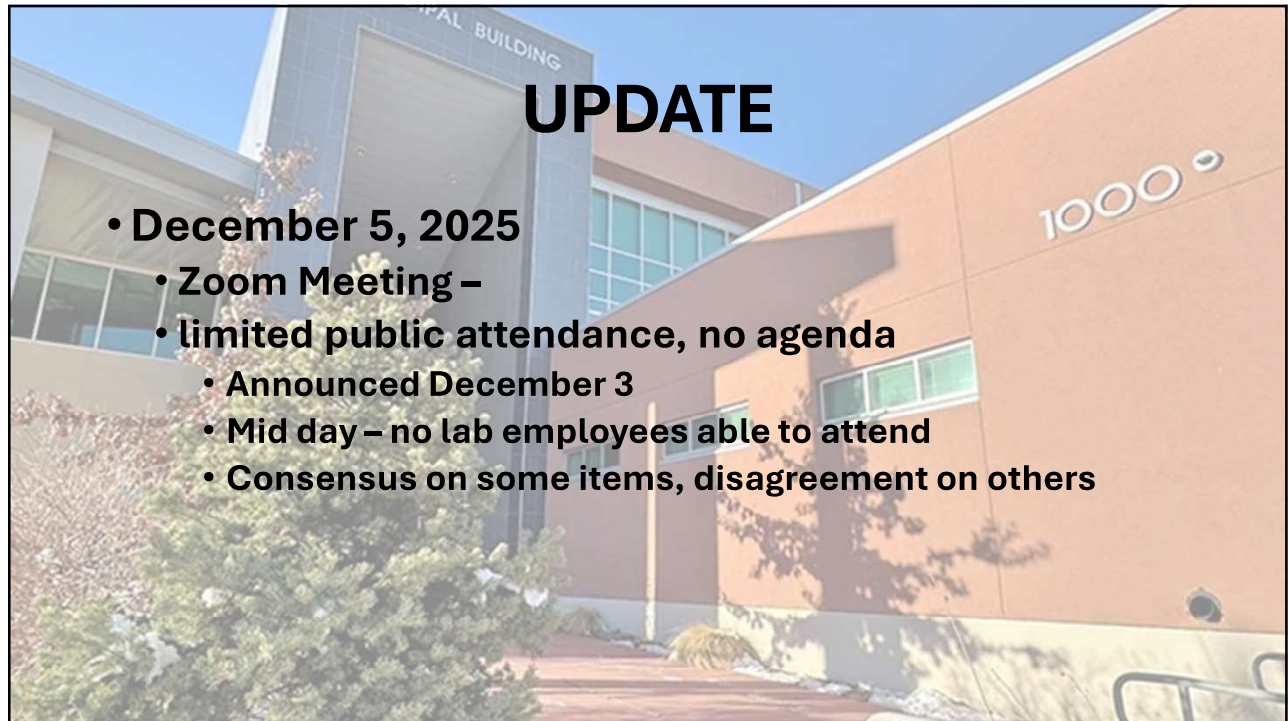
- It was understood that all of this was fast tracked to be able to get something before PRB and then to Council in November.
- Wilson and Staff would revisit and possibly revise the plan.
- The updated plan would be presented to PRB on November 13 as an action item for possible action
- ELWG requested to be on the agenda as well
- Information would be forthcoming to ELWG ASAP

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## What Really Happened

- ELWG met on Monday 11/10 to discuss presentation for Thursday 11/13
- PRB Agenda came out later on 11/10 with Brewer under Presentations, not Business. There was *NO* communication with ELWG, no communication with Vice Chair Cowan.
- Email to Ms. Matteson late Monday afternoon was not answered
- Holiday and internet outage affected communication
- Wednesday 11/12 late afternoon – response from Ms. Matteson indicating that ELWG *could* present as part of the county presentation
- There had been *NO* communication advising any of the stakeholders that there had been yet another change in plan, and that the Brewer project would *NOT* be an action item in November.
- ELWG chose not to produce a presentation for that November meeting

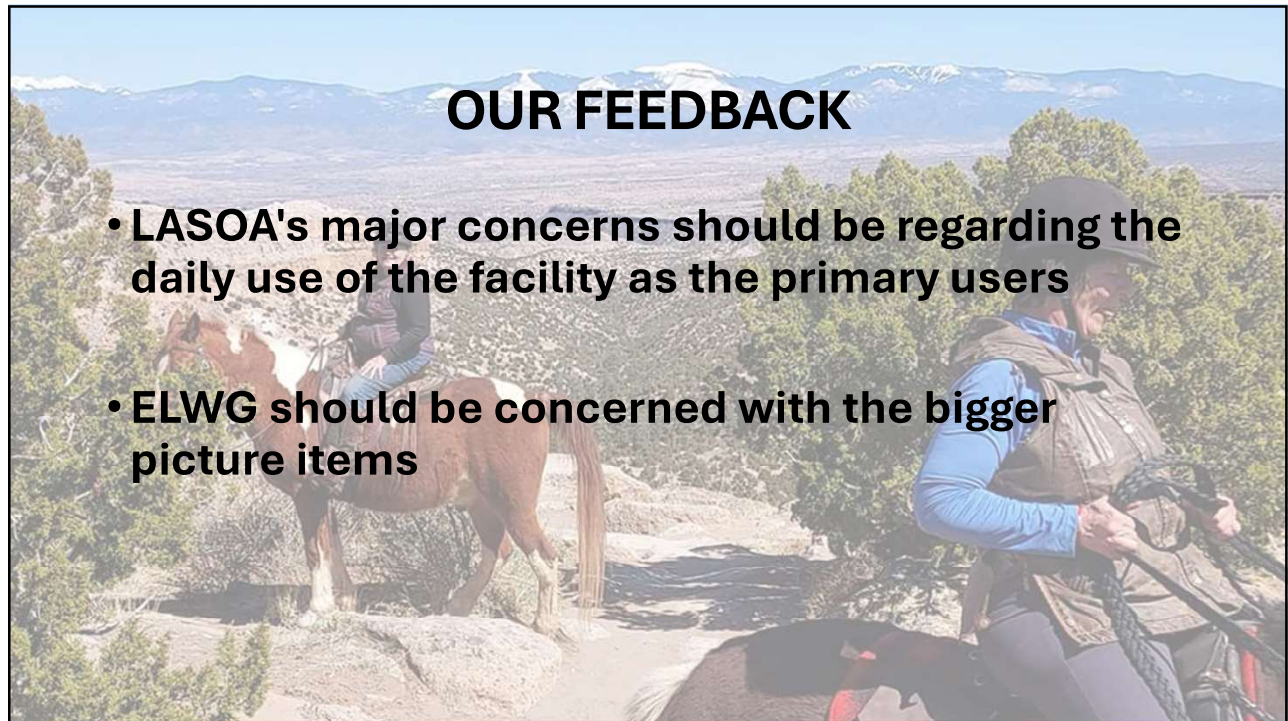
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## UPDATE

- **December 5, 2025**
  - **Zoom Meeting –**
  - **limited public attendance, no agenda**
    - **Announced December 3**
    - **Mid day – no lab employees able to attend**
    - **Consensus on some items, disagreement on others**

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## OUR FEEDBACK

- **LASOA's major concerns should be regarding the daily use of the facility as the primary users**
- **ELWG should be concerned with the bigger picture items**

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# LASOA

- LASOA agrees with the asphalt/aggregate (chip seal) as discussed
- LASOA would like to be certain that the W access gates to Brewer will not be impeded by sidewalks (or should be the aggregate asphalt)
- LASOA – restrooms at Brewer would be nice for stable licensees to use as we have none on our lots, but if they are too expensive, and are closed 5 months per year, it doesn't meet our needs
- LASOA - crows nest is not an issue
- LASOA - grandstand - size and cost not an issue except as it relates to safe arena access
- LASOA - parking - should not negatively impact stable owners during rodeo

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# ELWG

- ELWG as far as RODEO weekend or other equestrian activities
- Crows nest modifications are good
- Restroom - seems like too much \$ for something closed 4-5 months per year and not used as frequently
- Restroom - screen - too much \$ -was Art in Public Places investigated?
- Restroom - apparently meets ADA requirements even though not W/C user friendly design
- Parking - seems to meet ADA requirements and is appropriate per Wilson
- Parking - sidewalk access - support aggregate/asphalt (chip seal) as proposed
- Grandstand - smaller footprint with portables that can be used at other facilities
- not to get hung up on #'s and former size - see budget below
- Grandstand – obviously support change in elevation so W/C users can see
- Grandstand – support the 15' setback from arena fence for safety and W/C access

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## BUDGET

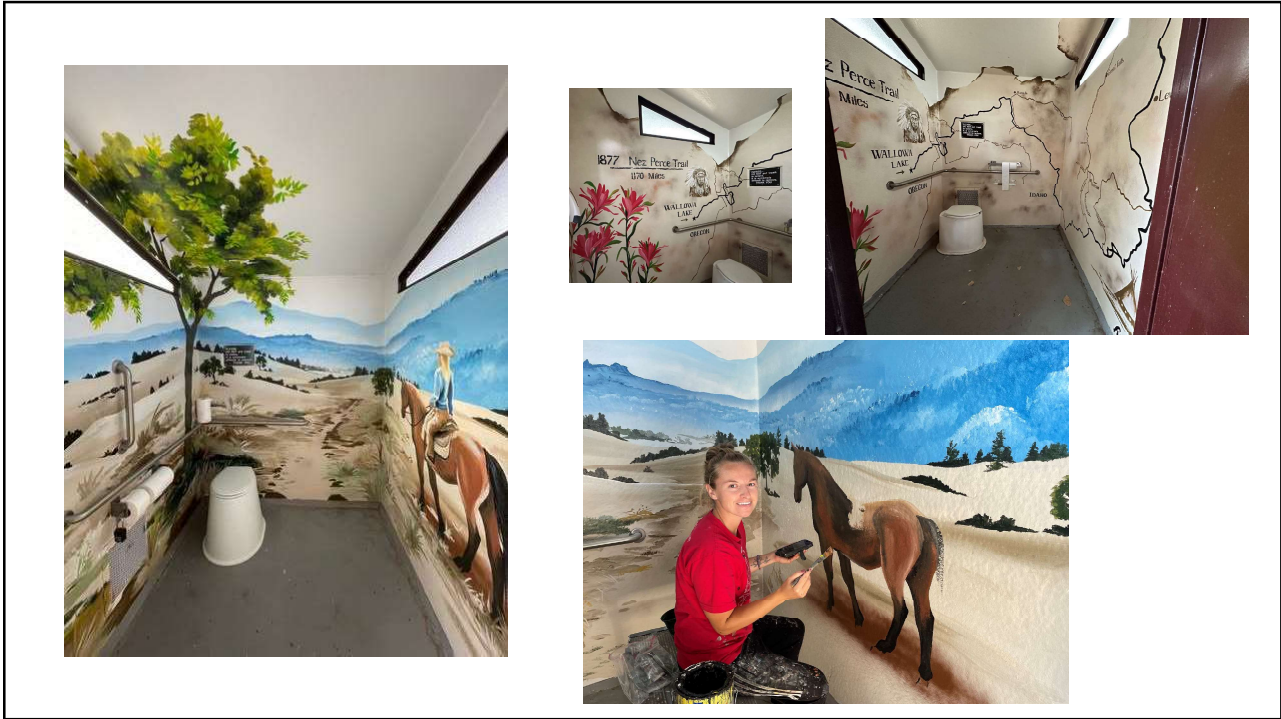
- **Budget - too much of the CSD IMP and ADA Council approved budget of 8.9 million over 4 years is being proposed for this project –**
- **With the changes in the grandstand elevation increasing the budget to approximately 3.1 million, that is more than 30% of the Council approved ADA compliance budget on a facility used at this level for 2 days a year.**
- **Gymkhanas, Roping, Horse Shows and Clinics will never see attendance at the level of the Rodeo**
- **PRB should be aware of the ADA deficiencies at ALL the Parks and Recreation facilities identified in the Audit and help to prioritize that 8.9 million.**
  - **Is there another pot of money from which to draw?**

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## CLOSING

- **ELWG and LASOA have done their due diligence**
- **Thank you to county staff for their assistance**
- **PRB should consider**
  - **Use of the facility**
  - **Cost of upgrade**
  - **Consider a motion to send to Council with specific concerns noted**

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LOS ALAMOS COUNTY

# North Mesa Recreation Area Master Plan

December 11, 2025

**LOS ALAMOS**  
where discoveries are made



## Tonight's Presentation

- Project Introduction
- Community Engagement
- Final Concept Design
- Revised Final Concept Design
- Costs and Phasing
- Questions

# Project Area



## Plan Purpose

The purpose of the plan and the planning process was to document the community's vision for the space, analyze existing conditions (including site constraints and opportunities), and provide a conceptual framework for future preservation and/or improvements.

**We want to accommodate the recreation needs of all users.**

# Community Engagement



## Listening Sessions

- March
- In-person & online
- 125 attendees



## Community Workshop

- April
- In-person & online facilitation
- 50 attendees



## Open House & Survey

- July
- In-person & online facilitation
- 70 attendees
- 190 responses



## Final Concept Design

# Community-shaped (almost-final) Conceptual Master Plan



**3-acre Bike Park**



**Sand Volleyball Courts**



**Children's Nature Play Area**



**Multi-Use Pavilion**



**Food Truck Court**



**Updated, Accessible Community Garden**

**NORTH MESA RECREATIONAL AREA**

**FINAL PREFERRED OPTION**

**CONCEPTUAL MASTER PLAN**

Los Alamos, New Mexico  
Conceptual Design  
September 18, 2025

*(As previously presented)*

LOS ALAMOS  
where discoveries are made



## ...Refined Again with Further Community Input



Retain existing community garden, with slight alteration to meet ADA compliance. Keep a portion of the new proposed space for future expansion.



**3-5-acre Bike Park**



**Expanded overflow parking with six ADA parking spots**



**NORTH MESA RECREATIONAL AREA**

**FINAL PREFERRED OPTION**

**CONCEPTUAL MASTER PLAN**

Los Alamos, New Mexico  
Conceptual Design  
November 19, 2025

LOS ALAMOS  
where discoveries are made





# Phasing & Cost Estimates

## Phasing Priorities



**Bike Park  
(Pump  
Track/Skills  
Area)**



**West Side  
Paths &  
Parking**



**Sand  
Volleyball &  
Dog Park  
Improvements**



**Community  
Gardens**

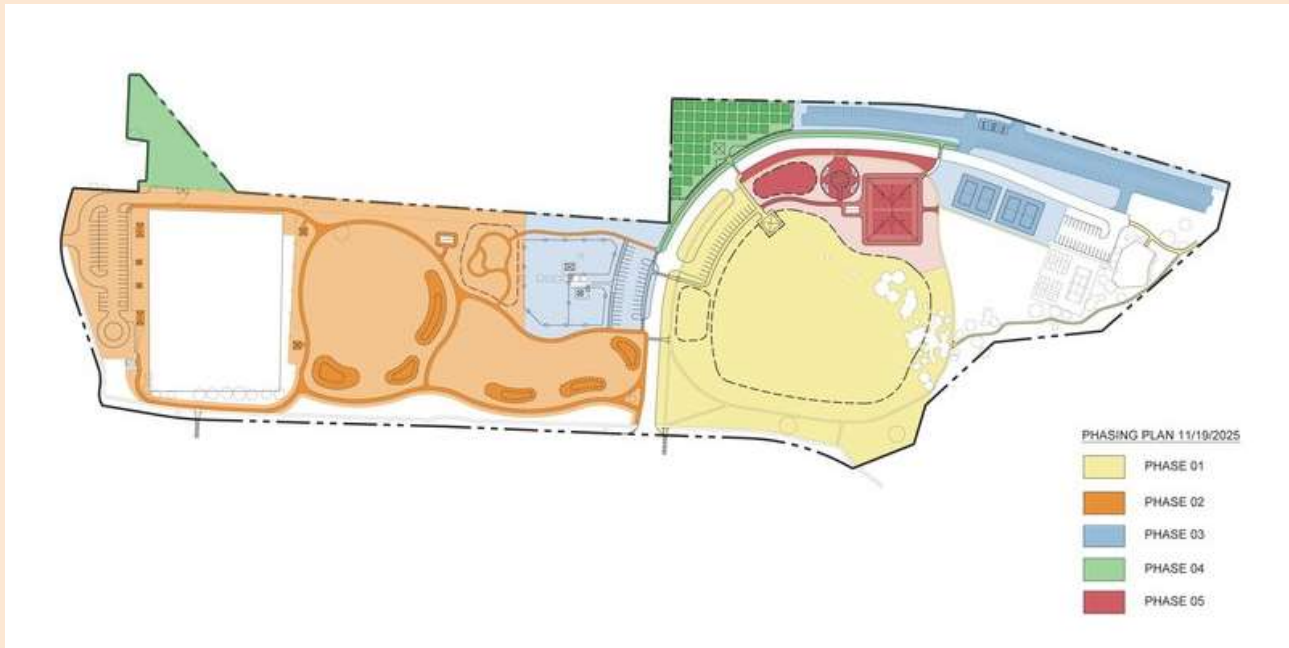


**Multi-Use  
Pavilion &  
Food Truck  
Plaza**

**Flexible/  
Ongoing**

**Playgrounds &  
Related  
Amenities**

# Phasing Map



| PHASE 1 - BIKE PARK                                     |                     |
|---|---------------------|
| Item Description  | Total               |
| <b>GENERAL</b>  | <b>\$250,000.00</b> |
| Construction Mobilization/Demobilization                | \$120,000.00        |
| Construction Staking                                    | \$10,000.00         |
| Allowance for NPDES Erosion Control Plan and Management | \$20,000.00         |
| Allowance for Landscape and Engineering Design Fees     | \$100,000.00        |
| <b>DEMOLITION</b>                                       | <b>\$26,250.00</b>  |
| Clearing and Grubbing                                   | \$9,500.00          |
| Remove and Dispose of Existing Trees & Shrubs           | \$16,750.00         |
| <b>ROADS AND PARKING</b>                                | <b>\$116,732.50</b> |
| Blading and Shaping New Parking Area at Bike Park       | \$14,040.00         |
| Subgrade Prep, 12" for New Parking                      | \$11,700.00         |
| Base Course, 6" Thick for New Parking                   | \$23,400.00         |
| 3" SP-IV Hot Mix Asphalt for New Parking                | \$46,800.00         |
| Pavement Striping incl Pedestrian Crossing Stripes      | \$342.50            |
| Handicapped Symbol Pavement Marking, CIP                | \$200.00            |
| ADA Parking Sign with Post and Footing                  | \$1,000.00          |
| Concrete Curb and Gutter or Header Curb                 | \$19,250.00         |
| <b>SIDEWALKS AND WALKWAYS</b>                           | <b>\$109,300.00</b> |
| 4" Compacted, Stabilized, Crusher Fines Path            | \$20,500.00         |
| 6" x 12" Concrete Concrete Edger                        | \$7,500.00          |
| 3/16" x 4" Aluminum Edging                              | \$22,800.00         |
| Resurface Existing 4' Asphalt Path                      | \$58,500.00         |

|  |                       |
|--|-----------------------|
| <b>STRUCTURES &amp; SITE FURNISHING</b>  | <b>\$159,800.00</b>   |
| Bike Shed, 32' x 32'   | \$105,000.00          |
| 4" Concrete Pad for Bike Shed  | \$19,800.00           |
| Allowance for Benches, Trash Receptacles, Pet Waste Station, Bike Rack         | \$20,000.00           |
| Drinking Fountain w/ Bottle Filler & Dog Bowl, Including Waterline Connections | \$15,000.00           |
| <b>BIKE PARK (Initial phase)</b>   | <b>\$2,000,000.00</b> |
| Pump Track / Skills Area, incl design, construction (3 - 5 ac)                 | \$2,000,000.00        |
| <b>LANDSCAPE PLANTINGS AND GROUNDCOVERS (Optional for this phase)</b>          | <b>\$67,500.00</b>    |
| Trees, 2" cal.   | \$7,500.00            |
| Shrubs, 5 gal.   | \$2,250.00            |
| Native Vegetation Hydroseeding (Re-establish meadow adjacent to bike park)     | \$39,000.00           |
| Landscape Gravel Mulch   | \$18,750.00           |
| <b>IRRIGATION (Optional for this phase)</b>                                    | <b>\$90,000.00</b>    |
| New Irrigation System  | \$65,000.00           |
| Solar Lighting   | \$25,000.00           |
| <b>SUBTOTAL</b>  | <b>\$2,819,582.50</b> |
| 15% Contingency  | <b>\$422,937.38</b>   |
| NMGRT Los Alamos (7.0625%)   | <b>\$229,002.97</b>   |
| <b>TOTAL PHASE 1</b>   | <b>\$3,471,522.84</b> |



| <b>PHASE 2 - WEST SIDE PATHS, PARKING, LANDSCAPING</b>  |                     |
|---|---------------------|
| <b>Item Description</b>                                 | <b>Total</b>        |
| <b>GENERAL</b>  | <b>\$169,000.00</b> |
| Construction Mobilization/Demobilization                | \$60,000.00         |
| Construction Staking                                    | \$10,000.00         |
| NPDES Erosion Control Plan and Management               | \$20,000.00         |
| State and Local Permitting, Testing (Restroom, etc)     | \$4,000.00          |
| Landscape and Engineering Design Fees                   | \$75,000.00         |
| <b>DEMOLITION</b>                                       | <b>\$9,500.00</b>   |
| Clearing and Grubbing, Sidewalk Removal                 | \$9,500.00          |
| <b>ROADS AND PARKING</b>                                | <b>\$386,830.00</b> |
| Blading and Shaping for Improving Existing Parking Area | \$55,200.00         |
| Subgrade Prep, 12"                                      | \$42,000.00         |
| Base Course, 4" Thick                                   | \$63,000.00         |
| 3" SP-IV Hot Mix Asphalt                                | \$160,000.00        |
| Pavement Striping                                       | \$430.00            |
| Handicapped Symbol Pavement Marking, CIP                | \$200.00            |
| ADA Parking Sign with Post and Footing                  | \$1,000.00          |
| Concrete Curb and Gutter or Header Curb                 | \$65,000.00         |
| <b>SIDEWALKS AND WALKWAYS</b>                           | <b>\$125,400.00</b> |
| 4" Concrete Sidewalk or Slab                            | \$32,400.00         |
| 4" Compacted, Stabilized, Crusher Fines Path (No Edger) | \$93,000.00         |

|   |                       |
|---|-----------------------|
| <b>STRUCTURES AND SITE FURNISHINGS</b>                      | <b>\$639,200.00</b>   |
| Restroom (16' x 32'), CIP                                   | \$179,200.00          |
| Small Shelter, 12' x 12'                                    | \$30,000.00           |
| Shelter, 18' x 18'  | \$70,000.00           |
| Group Shelter, 16' x 32'                                    | \$110,000.00          |
| Allowance for Tables, Benches, Trash Receptacles, Pet Waste | \$100,000.00          |
| Drinking Fountain w/ Bottle Filler & Pet Bowl, Including    | \$30,000.00           |
| Solar Lighting (optional - Parking and Paths)               | \$120,000.00          |
| <b>LANDSCAPE PLANTINGS - BIOSWALE, BOTANIC GARDEN,</b>      | <b>\$275,800.00</b>   |
| Trees, 2" cal.  | \$10,000.00           |
| Small Trees, 2" cal.  | \$2,000.00            |
| Orchard Trees   | \$5,400.00            |
| Shrubs, 5 gal.  | \$7,500.00            |
| Wildflower/Butterfly/Pollinator Seeding (Newly              | \$43,000.00           |
| Native Vegetation Seeding (Overseed Existing Open Areas)    | \$103,000.00          |
| Landscape Gravel Mulch                                      | \$9,750.00            |
| Earthwork, Grading <2' depth (Berms, Swales)                | \$27,150.00           |
| Bioswale Soil Amendments (18" depth)                        | \$68,000.00           |
| <b>IRRIGATION</b>   | <b>\$75,000.00</b>    |
| New Irrigation System for Botanic Garden Area               | \$75,000.00           |
| <b>SUBTOTAL</b>   | <b>\$1,680,730.00</b> |
| 15% Contingency   | \$252,109.50          |
| NMGRT Los Alamos (7.0625%)                                  | \$136,506.79          |
| <b>TOTAL PHASE 2</b>  | <b>\$2,069,346.29</b> |

| <b>PHASE 3 - SAND VOLLEYBALL &amp; DOG PARK IMPROVEMENTS</b> |                     |
|--|---------------------|
| <b>Item Description</b>                                      | <b>Total</b>        |
| <b>GENERAL</b>   | <b>\$90,000.00</b>  |
| Construction Mobilization/Demobilization                     | \$35,000.00         |
| Construction Staking   | \$10,000.00         |
| NPDES Erosion Control Plan and Management                    | \$15,000.00         |
| Landscape and Engineering Design Fees                        | \$30,000.00         |
| <b>DEMOLITION AND EARTHWORK</b>                              | <b>\$60,700.00</b>  |
| Clearing and Grubbing, Sidewalk Removal                      | \$7,600.00          |
| Regrade Overflow Parking                                     | \$15,000.00         |
| Remove and Salvage Existing Chainlink Fencing                | \$7,500.00          |
| Remove and Relocate Fabric Shade Canopy (Small Dog Park)     | \$5,000.00          |
| Regrade Dog Park (to eliminate ponding area and improve      | \$10,000.00         |
| Excavate Sand Volleyball Pits                                | \$15,600.00         |
| <b>ROADS AND PARKING</b>                                     | <b>\$263,625.00</b> |
| Blading and Shaping New Parking Area at Dog Park             | \$18,000.00         |
| Subgrade Prep, 12" for New Parking                           | \$14,750.00         |
| Base Course, 4" Thick for New Parking                        | \$22,125.00         |
| 3" SP-IV Hot Mix Asphalt for New Parking                     | \$58,000.00         |
| Pavement Striping incl Pedestrian Crossing Stripes           | \$450.00            |
| Handicapped Symbol Pavement Marking, CIP                     | \$200.00            |
| ADA Parking Sign with Post and Footing                       | \$1,000.00          |
| Concrete Curb and Gutter or Header Curb                      | \$32,500.00         |
| Subgrade Prep and Base Course, 4" Thick, Overflow Parking    | \$116,600.00        |

|   |                       |
|---|-----------------------|
| <b>SIDEWALKS AND WALKWAYS</b>                                     | <b>\$53,150.00</b>    |
| 4" Concrete Sidewalk  | \$14,400.00           |
| 4" Compacted, Stabilized, Crusher Fines Path                      | \$8,000.00            |
| 6" x 12" Concrete Concrete Edger                                  | \$30,750.00           |
| <b>STRUCTURES AND SITE FURNISHINGS</b>                            | <b>\$166,875.00</b>   |
| Allowance for Tables, Benches, Trash Receptacles, Pet Waste       | \$50,000.00           |
| Drinking Fountain w/ Bottle Filler & Pet Bowl, Including          | \$30,000.00           |
| Chain Link Fencing, 6' ht w/ gates (Dog Park)                     | \$76,875.00           |
| Solar Lighting  | \$10,000.00           |
| <b>SPORTS COURTS</b>  | <b>\$51,000.00</b>    |
| 18" depth light colored volleyball sand, naturally weathered,     | \$8,000.00            |
| 2" Drainage Gravel, 4" depth, with filter fabric, CIP (Volleyball | \$28,000.00           |
| Fixed Installed Equipment Sand Volleyball (posts, nets, rubber    | \$15,000.00           |
| <b>LANDSCAPE PLANTINGS AND GROUNDCOVERS</b>                       | <b>\$75,650.00</b>    |
| Trees, 2" cal.  | \$8,500.00            |
| Small Trees, 2" cal.  | \$4,000.00            |
| Shrubs, 5 gal.  | \$2,750.00            |
| Native Vegetation Seeding   | \$55,650.00           |
| Landscape Gravel Mulch  | \$4,750.00            |
| <b>IRRIGATION</b>   | <b>\$20,000.00</b>    |
| Repair, Adjust Existing Irrigation System (if present) as         | \$20,000.00           |
| <b>SUBTOTAL</b>   | <b>\$1,032,500.00</b> |
| 15% Contingency   | \$154,875.00          |
| NMGRT Los Alamos (7.0625%)  | \$83,858.36           |
| <b>TOTAL PHASE 3</b>  | <b>\$1,271,233.36</b> |

| <b>PHASE 4 - COMMUNITY GARDENS</b>                                     |                    |
|--|--------------------|
| <b>Item Description</b>  | <b>Total</b>       |
| <b>GENERAL</b>   | <b>\$82,500.00</b> |
| Construction Mobilization/Demobilization                               | \$30,000.00        |
| Construction Staking   | \$7,500.00         |
| NPDES Erosion Control Plan and Management                              | \$15,000.00        |
| Landscape and Engineering Design Fees                                  | \$30,000.00        |
| <b>DEMOLITION</b>  | <b>\$11,300.00</b> |
| Relocate existing planting bed soil to new garden location             | \$7,500.00         |
| Clearing and Grubbing, Existing Stockpile Removal/Relocation           | \$3,800.00         |
| <b>ROADS AND PARKING (Existing Garden Area)</b>                        | <b>\$45,000.00</b> |
| Base Course, 4" Thick, if desired for Maintenance Yard                 | \$45,000.00        |
| <b>SIDEWALKS AND WALKWAYS</b>  | <b>\$88,875.00</b> |
| 4" Compacted, Stabilized, Crusher Fines Path (excl garden bed squares) | \$68,625.00        |
| 6" x 12" Concrete Concrete Edger                                       | \$0.00             |
| 6" x 6" Concrete Concrete Edger  | \$0.00             |
| 3/16" x 4" Aluminum Edging   | \$20,250.00        |

|  |                     |
|--|---------------------|
| <b>STRUCTURES &amp; SITE FURNISHINGS</b>   | <b>\$357,500.00</b> |
| 6' Fencing with (2) Double Gates (Deer-proof)                                    | \$127,500.00        |
| Signage  | \$5,000.00          |
| Allowance for Tables, Benches, Trash Receptacles, Pet Waste Station              | \$20,000.00         |
| Large Shade Canopy for Educational Gathering, 24' x 24'                          | \$60,000.00         |
| Wheelchair-accessible Raised Garden Planting Bed (18' X 6')                      | \$70,000.00         |
| 18' x 18' Raised Garden Planting Bed Retaining Wall (Timber)                     | \$75,000.00         |
| <b>LANDSCAPE PLANTINGS AND GROUNDCOVERS</b>                                      | <b>\$59,500.00</b>  |
| Trees, 2" cal.   | \$22,500.00         |
| Small Trees, 1.5" cal.   | \$12,000.00         |
| Planting Soil for Raised Garden Beds (assumes 50% reuse of existing garden soil) | \$25,000.00         |
| <b>IRRIGATION</b>  | <b>\$20,000.00</b>  |
| Add quick coupler irrigation for hoses   | \$20,000.00         |
| <b>SUBTOTAL</b>  | <b>\$664,675.00</b> |
| 15% Contingency  | <b>\$99,701.25</b>  |
| NMGRT Los Alamos (7.0625%)   | <b>\$53,984.07</b>  |
| <b>TOTAL PHASE 4</b>   | <b>\$818,360.32</b> |

| <b>PHASE 5 - MULTI-USE PAVILION AND FOOD TRUCK PLAZA</b>           |                     |
|--|---------------------|
| <b>Item Description</b>  | <b>Total</b>        |
| <b>GENERAL</b>   | <b>\$120,500.00</b> |
| Construction Mobilization/Demobilization                           | \$25,000.00         |
| Construction Staking   | \$7,500.00          |
| NPDES Erosion Control Plan and Management                          | \$15,000.00         |
| Landscape and Engineering Design Fees                              | \$50,000.00         |
| Allowance for State and Local Permitting (Pavilion, Restroom, etc) | \$8,000.00          |
| Los Alamos Electric Company Service Connection                     | \$15,000.00         |
| <b>DEMOLITION</b>  | <b>\$6,840.00</b>   |
| Clearing and Grubbing  | \$6,840.00          |
| <b>HARDSCAPES, PAVING, PATHS</b>                                   | <b>\$206,890.00</b> |
| 4" Concrete Sidewalk or Slab                                       | \$69,300.00         |
| 6" Concrete Sidewalk or Slab (Food Truck Crossing)                 | \$16,800.00         |
| 4" Compacted, Stabilized, Crusher Fines Path                       | \$5,500.00          |
| Permeable Concrete Pavers, Vehicular                               | \$87,200.00         |
| Gravel Base for Concrete Pavers                                    | \$10,000.00         |
| 6" x 6" Concrete Landscape Edger                                   | \$11,250.00         |
| 3/16" x 6" Aluminum Edging   | \$6,840.00          |

|  |                       |
|--|-----------------------|
| <b>STRUCTURES AND SITE FURNISHINGS</b>                                       | <b>\$2,784,200.00</b> |
| Restroom, CIP (16' x 32')  | \$179,200.00          |
| Pavilion with Roll-up Doors, CIP (114' x 140')                               | \$2,394,000.00        |
| 6" Concrete Slab for Pavilion  | \$51,000.00           |
| Electrical Outlets for Food Trucks   | \$20,000.00           |
| Allowance for Tables, Benches, Trash Receptacles, Bike Racks                 | \$75,000.00           |
| Drinking Fountain w/ Bottle Filler, Pet Bowl, Including Waterline Connection | \$15,000.00           |
| Lighting Package   | \$50,000.00           |
| <b>LANDSCAPE PLANTINGS AND GROUNDCOVERS</b>                                  | <b>\$78,750.00</b>    |
| Trees, 2" cal.   | \$7,500.00            |
| Small Trees, 2" cal.   | \$6,000.00            |
| Shrubs, 5 gal.   | \$3,000.00            |
| Native Vegetation Hydroseeding   | \$43,000.00           |
| Landscape Gravel Mulch   | \$19,250.00           |
| <b>IRRIGATION</b>  | <b>\$75,000.00</b>    |
| New Irrigation System for Shade Trees, etc.                                  | \$75,000.00           |
| <b>SUBTOTAL</b>  | <b>\$3,272,180.00</b> |
| 15% Contingency  | <b>\$490,827.00</b>   |
| NMGRT Los Alamos (7.0625%)   | <b>\$265,762.37</b>   |
| <b>TOTAL PHASE 5</b>   | <b>\$4,028,769.37</b> |

| FLEXIBLE/ONGOING - (AS BUDGET ALLOWS)  |                     |
|--|---------------------|
| Item Description   | Total               |
| <b>GENERAL</b>   | <b>\$95,000.00</b>  |
| Construction Mobilization/Demobilization                                       | \$40,000.00         |
| Construction Staking   | \$5,000.00          |
| Landscape and Engineering Design Fees  | \$50,000.00         |
| <b>DEMOLITION</b>  | <b>\$1,900.00</b>   |
| Clearing and Grubbing  | \$1,900.00          |
| <b>STRUCTURES AND SITE FURNISHINGS</b>   | <b>\$150,000.00</b> |
| Steel Shade Canopy (16' x 16' with concrete slab)                              | \$50,000.00         |
| Community Art  | \$10,000.00         |
| Allowance for Additional Tables, Benches, Trash Receptacles, Pet Waste Station | \$50,000.00         |
| Enhanced Pedestrian Crossing (HAWK or RRFB Signal and Striping)                | \$40,000.00         |

|  |                       |
|--|-----------------------|
| <b>PLAYGROUNDS AND EXERCISE EQUIPMENT</b>                        | <b>\$251,500.00</b>   |
| 2-5 Year-Old Playground Elements for Nature Play                 | \$30,000.00           |
| 5-12 Year-Old Playground Elements for Nature Paly                | \$40,000.00           |
| Ninja Exercise Course Equipment                                  | \$90,000.00           |
| Allowance for Replacing / Renewing Existing Playground Equipment | \$50,000.00           |
| Concrete Edger at Playground & Ninja Course                      | \$17,500.00           |
| Engineered Wood Fiber Resilient Surfacing, 12" Depth             | \$24,000.00           |
| <b>LANDSCAPING</b>   | <b>\$375,000.00</b>   |
| Allowance for Additional Trees, Shrubs, Seeding                  | \$75,000.00           |
| <b>IRRIGATION</b>  | <b>\$150,000.00</b>   |
| Allowance for Irrigation as Needed                               | \$150,000.00          |
| <b>SUBTOTAL</b>  | <b>\$1,023,400.00</b> |
| 15% Contingency  | \$153,510.00          |
| NMGRT Los Alamos (7.0625%)                                       | \$83,119.27           |
| <b>TOTAL FLEXIBLE ONGOING</b>                                    | <b>\$1,260,029.27</b> |

## Cost Estimates (Approximate)

### Phase 1 Bike Park

**Total:  
\$3,500,000**

### Phase 2 West Side Paths & Parking, Landscaping

**Total:  
\$2,100,000**

### Phase 3 Sand Volleyball & Dog Park Improvements

**Total:  
\$1,300,000**

### Phase 4 Community Gardens

**Total:  
\$800,000**

### Phase 5 Multi-Use Pavilion & Food Truck Plaza

**Total:  
\$4,000,000**

### Flexible/ Ongoing Playgrounds & Related Amenities

**Total:  
\$1,300,000**

**Grand Total for Entire Project: \$12,900,000**



**Questions?**

## Lindstrom, Linda

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**From:** Joanna Casson <jlcasson87@gmail.com>  
**Sent:** Tuesday, December 9, 2025 5:38 PM  
**To:** Parks & Recreation Board  
**Subject:** Brewer Arena

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the PRB,

Although I am not a license holder at the North Mesa Stables, I keep a horse there and frequently (almost daily in the winter) use the indoor arena and use the road that goes between Brewer Arena and the bathrooms. Yesterday I became aware through the Los Alamos Stable Buddies Facebook page that the County had sent out an email addressed to the Users of Brewer Arena asking for comments on the type of paving material that the County was considering between the grandstands and the bathrooms. The poster on Facebook asked us to send our comments to Wendy Parker, but I had not received the email. I do not know who Wendy sent the email to but presumably only the license holders since they are the only people who the County has emails for. By sending the email to only licensees, you are not getting any comments from all the other people that ride their horses on that road. There are many more users of the stable arenas than just those that hold licenses. Perhaps a notice could be put up on the indoor arena door, by Brewer Arena, on the notice board at the entrance to the stables, so that those without licenses could be aware of the changes the County intends to make at the stable area. We are also stakeholders. I also looked at the County page for the Brewer Arena Improvement and saw no mention of the paving options or providing input to the County. I will also be sending an email to Wendy Parker.

Thank you for your time.

Joanna Casson  
1905 Camino Mora

## Lindstrom, Linda

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**From:** Parker, Wendy  
**Sent:** Thursday, December 11, 2025 7:55 AM  
**To:** Parks & Recreation Board  
**Subject:** FW: Approval of North Mesa Park Master Plan

Good morning PRB Members –

Below is an email received from Georgia Strickfaden with her comments on the North Mesa Master Plan.

Thanks - Wendy

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**From:** Williams-Hill, Julie <julie.williams@losalamosnm.gov>  
**Sent:** Wednesday, December 10, 2025 4:21 PM  
**To:** Strickfaden, Georgia <actours2017@gmail.com>  
**Cc:** Lindstrom, Linda <linda.lindstrom@losalamosnm.gov>; Styron, Cory <cory.styron@losalamosnm.gov>; Parker, Wendy <wendy.parker@losalamosnm.gov>  
**Subject:** Re: Approval of North Mesa Park Master Plan

Thank you Georgia. I am including Wendy Parker, Cory Styron, and Linda Lindstrom.  
Best regards,  
Julie

Julie Williams-Hill (she/her)  
Public Information Officer  
**Incorporated County of Los Alamos**  
1000 Central Ave., Ste. 350, Los Alamos, NM 87544  
o: 505-662-8083  
c: 505-709-8659  
e: [julie.williams@losalamosnm.gov](mailto:julie.williams@losalamosnm.gov)\*  
w: <https://losalamosnm.us>



*\*My email address has changed! Please update your records to reflect the new address. Thank you.*

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**From:** G Strickfaden <[actours2017@gmail.com](mailto:actours2017@gmail.com)>  
**Sent:** Wednesday, December 10, 2025 3:43 PM  
**To:** Williams-Hill, Julie <[julie.williams@losalamosnm.gov](mailto:julie.williams@losalamosnm.gov)>  
**Subject:** re: Approval of North Mesa Park Master Plan

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Julie!

I will not be able to be present at the PRB meeting Dec. 11, due to other commitments.

I'm hoping that somehow, these sentiments can be relayed to the PRB before their meeting.

Thank you!  
Georgia Strickfaden

To: Members of the Parks and Recreation Board.

Re.: Consideration on Dec. 11 of approval of the North Mesa Master Plan.

By approving the plan as presented which includes the development of a bike park east of N. Mesa Park road, the neighborhoods on North Mesa will lose an open space that serves their recreational needs. Please take that into consideration in your decision.

In the North Mesa Park proposed Master Plan dated Nov. 2025) "*existing conditions*" identified on p. 12, include "*Paved Walking Trail—A narrow loop through the field approximately 4' wide: heavily used by walkers, joggers, and dog owners...*", and on p. 13, "*the site serves a diverse set of users. Youth Athletes, Everyday Users—Residents frequently walk, jog, and bike through the site, using it both as a recreation destination and connection to trail systems.*" In the Pedestrian Master Plan it appears as part of the Kwage Mesa Trail network

The native vegetation there includes forbs, grasses, and piñons, juniper, and oak. The asphalt paved path has very little elevation change and is accessible, though narrow. The Parks Department supposedly is trying to develop more accessible trails in the County. By putting a bike park and ancillary parking and structures detracts from the area's current use by the neighborhood folks (and others) as native open space.

The advocates for building a bike park within the pristine open space encircled by an accessible path have other choices in the County for a bike park. Though being lead to believe that little piece of open space to be vacant, barren and available for development of a bike park, in actuality, it is already being "heavily" used by the North Mesa residents, as described in the existing conditions report.

I find this proposal to be unjust since the regular users of that open space are in affordable, rather crowded living areas. North Mesa Park is their neighborhood park. The path gives them easy access to an undisturbed open space "wilderness experience" needed for re-creation and regeneration and in general mental health. There are other choices for the bike park advocates, but they "like the North Mesa site best". I believe that if they understood their choice will displace existing users of this neighborhood park, they would no longer view it as "available vacant land" and reconsider their other choices, like Overlook Park.

An unexplored option, since the Middle School Mountain Bikers are so successful at the moment, is to negotiate with the Los Alamos Public Schools for 5-acres in the highly disturbed vacant school land immediately east of LA Middle School between the Mid School and ball parks. Realizing that LAPS Board has earmarked that area for housing, the bike park can be situated on that much large tract in such a way that if/when housing is built, there will be already a park there for the development.

Thank you for your time and effort on behalf of all LAC residents.

Georgia Strickfaden, long-time Los Alamos resident and advocate and user of Open Spaces.



## Lindstrom, Linda

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**From:** Brian Watkins <watkinsnm@yahoo.com>  
**Sent:** Thursday, December 11, 2025 9:28 PM  
**To:** Holsapple, Kevin; Parks & Recreation Board  
**Cc:** Maire O'Neill; ~County Council; Carol Clark  
**Subject:** Re: Public Comment for the Parks & Recreation Board Meeting This Evening

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Holsapple,

Thank you for your input and thoughtful write up.

Brian

On Thu, Dec 11, 2025 at 4:46 PM, Kevin Holsapple  
<cubfansla@gmail.com> wrote:

I heard an interesting idea from one of your PRB members several weeks ago that I found smart and intriguing. I think it deserves full consideration and vetting by your Board and other County Forums. I have prepared a write-up from looking at the idea more closely and reviewing the recently released County PIIP. The write-up is shared with you at

<https://drive.google.com/file/d/1DCzXb7qGlBxmJsoqCJEES5DgUQawUakM/view?usp=sharing>.

In the write-up, I have requested two County actions that, if undertaken, I believe will result in better public understanding and acceptance of the project and possibly result in a smarter outcome. I ask the PRB to consider this input and request as you go about your work.

As a side note, I find it disappointing that consultation with the OSWG is not an early step in the PIIP or in development of the PIIP. I suggest that the OSWG be involved early in all County projects concerning open space and trails.

I would come and make this comment in person at your meeting tonight during public comment, but I am unable to attend. I request that you treat this comment as public comment for that section of your agenda.

Thank you

Kevin Holsapple  
Los Alamos