



County of Los Alamos

BCC Meeting Minutes

Parks and Recreation Board

1000 Central Avenue
Los Alamos, NM 87544

*Ramiro Pereyra, Chair; David Hampton, Vice-Chair; Jaime Aslin; Darren Meadows;
Christopher Olsen; Jody Schwartz, and David Teter, Members*

Thursday, July 14, 2022

5:30 PM

Hybrid Meeting
1000 Central Avenue, Council Chambers
Zoom (see agenda for the link)

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1000 Central Avenue, Council Chambers
Zoom (see agenda for the link)

This meeting will be hybrid. It will be conducted in-person and remotely through Zoom.
The in-person portion will be in the Council Chambers in the Municipal Bldg. The Zoom link is below.
You are invited to a Zoom webinar.
When: Jul 14, 2022 05:30 PM Mountain Time (US and Canada)
Topic: PRB Board Meeting

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/88454053716>

Or One tap mobile :

US: +12532158782,,88454053716# or +13462487799,,88454053716#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 253 215 8782 or +1 346 248 7799 or +1 669 444 9171 or +1 720 707 2699 or +1 301 715 8592 or +1
312 626 6799 or +1 646 558 8656 or +1 646 931 3860

Webinar ID: 884 5405 3716

International numbers available: <https://us06web.zoom.us/j/88454053716>

1. CALL TO ORDER

Present 6 - Member Hampton, Member Olsen, Member Pereyra, Member
Meadows, Member Teter and Member Aslin

Remote 1 - Member Schwartz

2. PUBLIC COMMENT

No public comment.

3. BUSINESS

A. [16123-22](#) Approval of Minutes from the June 9, 2022 Meeting

Presenters: Ramiro Pereyra

Attachments: [A - Minutes from the June 9, 2022 Meeting](#)

Member Meadows - Move, Member Hampton - 2nd. Approved 7-0.

B. [16124-22](#) Bomber Field Turf Project

Presenters: Parks and Recreation Board

Attachments: [A - Bomber Field Project Presentation](#)

Jason Martines presented his presentation on the Bomber Field Turf Project. Discussion was had. Jason answered questions from the Board.

C. [16125-22](#) Continuation of the Integrated Master Plan Findings and Discussion with RRC Consultant, Lucy Harbor

Presenters: Cory Styron

Attachments: [C - Los Alamos County Community Services Department Survey Comments](#)
[B - Los Alamos Co GRASP LOS Findings Presentation](#)
[A - LAC CSD Survey Findings Presentation](#)

Cory Styron introduced Dave Peterson from BerryDunn and Katrina Arndt from MRWM who continued the Integrated Master Plan Findings Presentation from July 13th. Questions from the Board were answered. Discussion was had. There was public comment from Cheryl Kuske.

D. [16126-22](#) Golf Course Improvements Update

Presenters: Cory Styron

Cory Styron introduced Anthony Strain from Public Works and Forrest Richardson from Icon Golf who presented the Golf Course Improvements Update and Todd Schroeder and Jeff Danner who were present virtually to answer questions. Questions from the Board were answered. Public comment was made. The Board moves to advise County Council to option A with an amendment to include hikers in the decision and advise County Council to look at a mitigation strategy on the removal of trees. Approved 6-1, with 1 abstaining.

4. BOARD/STAFF COMMUNICATIONS**A. [16127-22](#) Chairman's Report**

Presenters: Ramiro Pereyra

Vice Chair Hampton provided the Chairman's report in Chair Pereyra's absence.

B. [16128-22](#) Staff Report

Presenters: Cory Styron

Attachments: [A - PROS Staff Report](#)
[B - Project Updates](#)

Director Cory Styron provided project updates on the projects provided on the attached spreadsheet.

C. [16129-22](#) Parks & Recreation Subcommittee & Task Force Updates

Presenters: Parks and Recreation Board

ACAS - Member Schwartz - Did not meet.

ELAS - Vice Chair Hampton - Gave updates.

GCAS - Member Aslin - Did not meet.

IRRA - Member Meadows - Gave updates.

OSAS - Member Olsen - Gave updates.

Tourism - Member Teter - Gave updates.

ESB - Dina Pesenson - Not present, no updates.

5. COUNCIL COMMUNICATIONS

Councilor Izraelevitz provided Council updates.

6. PREVIEW OF NEXT MEETING - August 11, 2022

Pickle Ball Courts

ADA Presentation

7. ADJOURNMENT

8:47 PM

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.



PARKS & RECREATION BOARD (July 14th, 2022)

- Summary of goals for the golf course work
- Review Re-configuration Options (A, B, C, D)
- Share public input from public meetings
(June 8th, June 22nd)
- Seek further public comment
- Discussion Q&A — Recommendations

LOS ALAMOS
Golf Course

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GOLF IMPROVEMENT PHASES

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1. Make improvements to golf features
Holes 4-18 — tees, bunkers, greens and permanent restrooms.
2. Determine a solution for rectifying golf practice area safety concerns by relocating golf holes (1-3) to allow for required practice area dimensions. *(Tonight)*

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MISSION STATEMENT

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The overriding goal is to improve the Los Alamos Golf Course in each area that we have been asked to address.

And — to accomplish this within budget and as efficiently as practical on behalf of the County and its residents.

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7 Goals

1. PRACTICE OPPORTUNITIES

The practice area should be lengthened and should have adjacent areas for short game practice and player development — With all areas appropriately buffered from each other and from adjacent golf holes.

2. CONDITIONS

We should strive for excellent conditions, healthy turf and an overall golf environment that supports these conditions with a sustainable and responsible approach.

3. SUSTAINABILITY

Our responsibility includes implementing long-lasting components and methods that conserve water, resources, labor and helps ensure an operation that is financially responsible.

4. SAFETY

We need to address the aspect of safety, providing the best possible golf experience that protects all users of public recreation — both the golfers and those using nearby trails and public spaces.

5. YARDAGE PRESERVATION & DIVERSITY

We recognize the need to preserve yardage for more accomplished players, yet we must implement appropriate tees and playability aspects that will attract new golfers and cater to a range of abilities.

6. POINT OF PRIDE

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An overriding goal is to make sure that our work preserves Los Alamos Golf Course as a “Point of Pride” for the community, its residents and the visitors who enjoy the area and its many opportunities.

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7. GOLF AS OPEN SPACE & MEETING SPACE

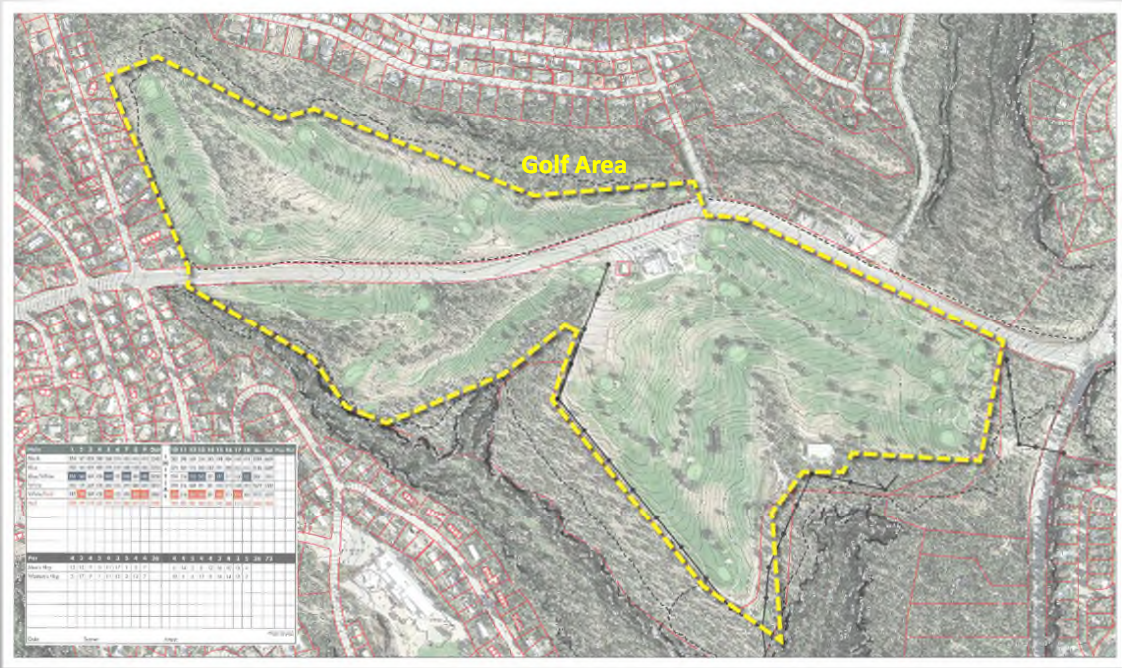
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At every turn we need to enhance the benefits and qualities that the golf course provides — and be sensitive to its open space, existing trails, naturalized areas and the facilities that host groups, activities and events for our community.

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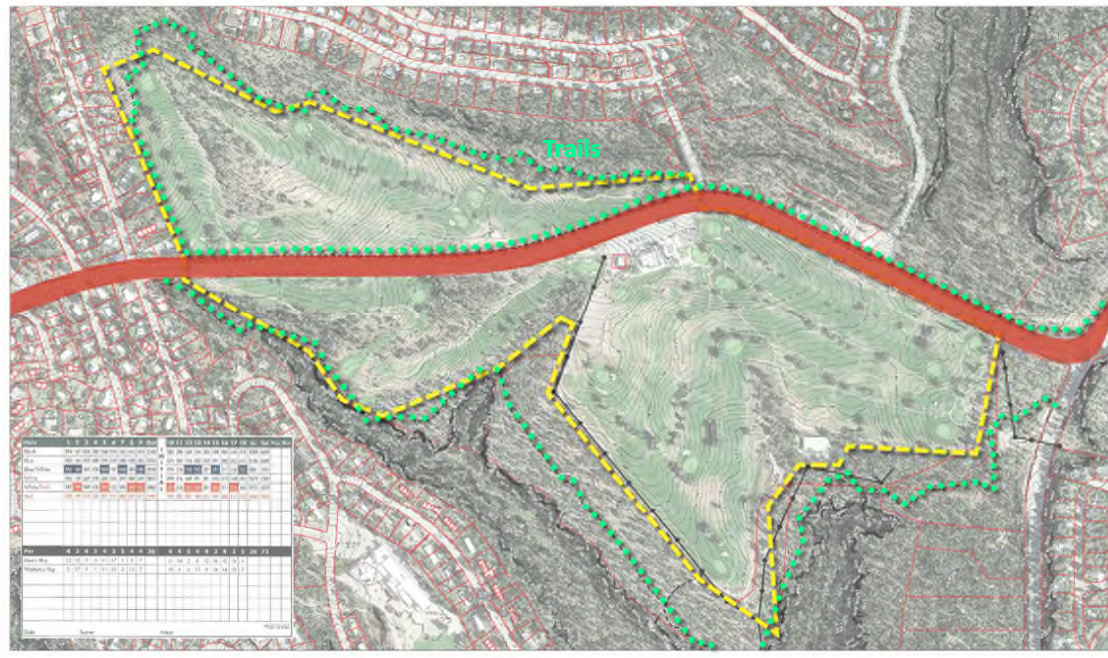


Golf Course Area: Currently 130 Acres (Entire Facility)



Adjoining
& Integrated Uses

Diamond Drive & Public Trails



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GOLF COURSE FOOTPRINT HISTORY

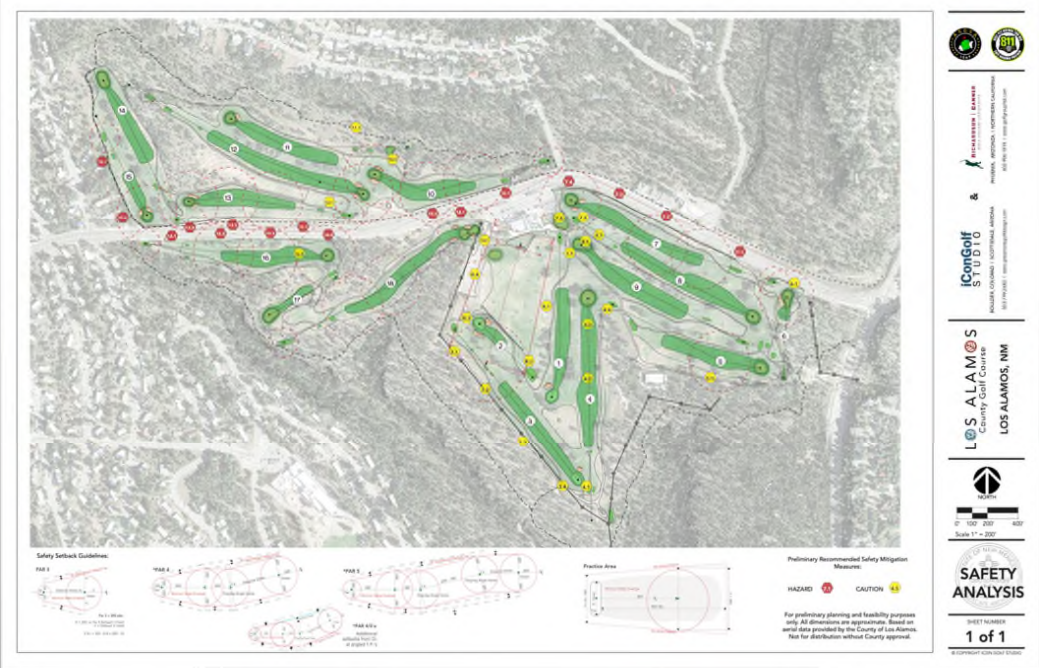
- Diamond Drive impacted the golf course footprint when it converted from two lanes
- Bike lanes (both sides) and trail (north side) now require >112 feet (width)
- Golf course acreage loss following road and trail widening has been ± 6.0 acres total
- Hole Nos. 7, 8, 9, 10, 13, 15, 16 and 18 were impacted most (*safety concerns*).

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Formal Safety Analysis

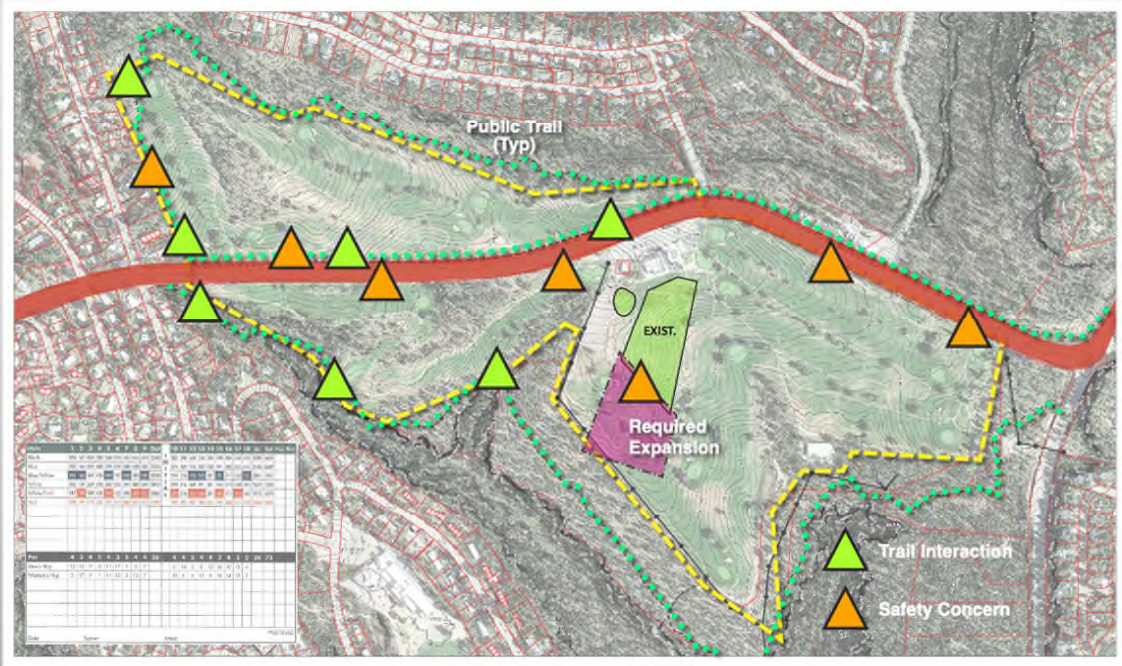


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Areas of Safety Concern — Internal & External



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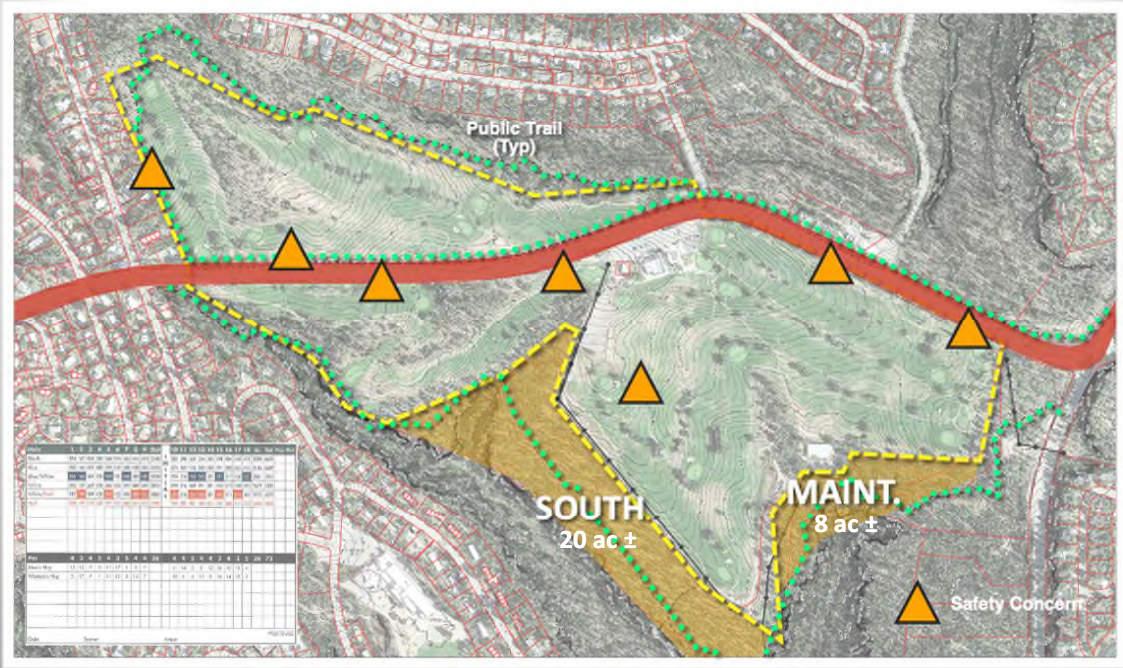


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MAINTENANCE AREA — South of Existing Maint. Yard



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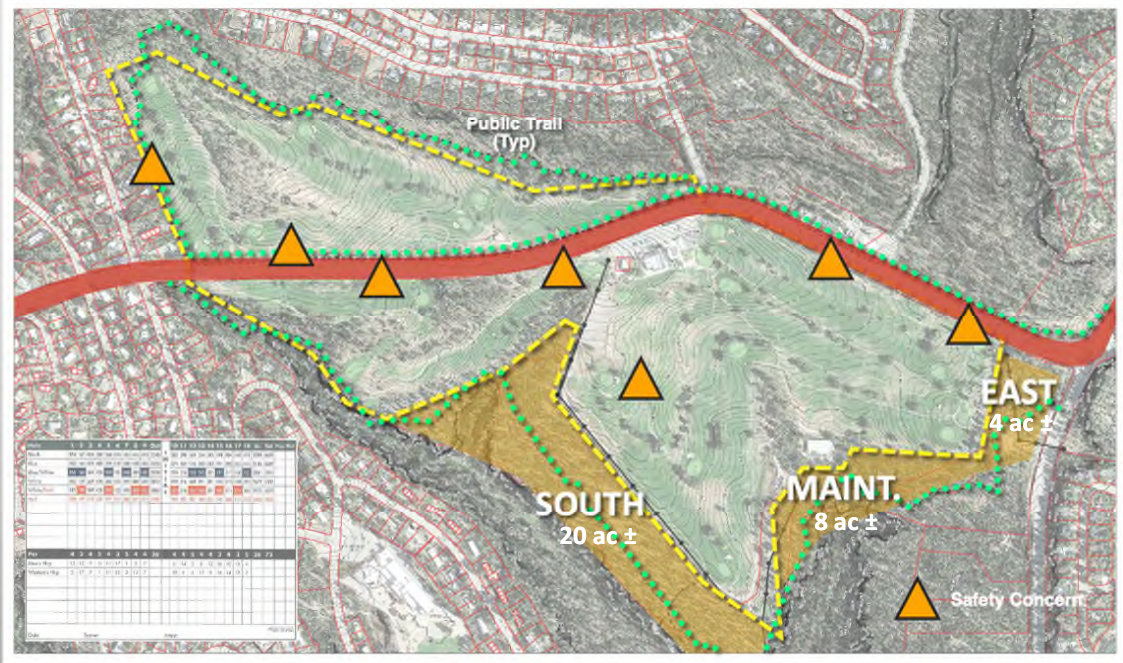


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EAST — South of Diamond Drive East of Hole 6



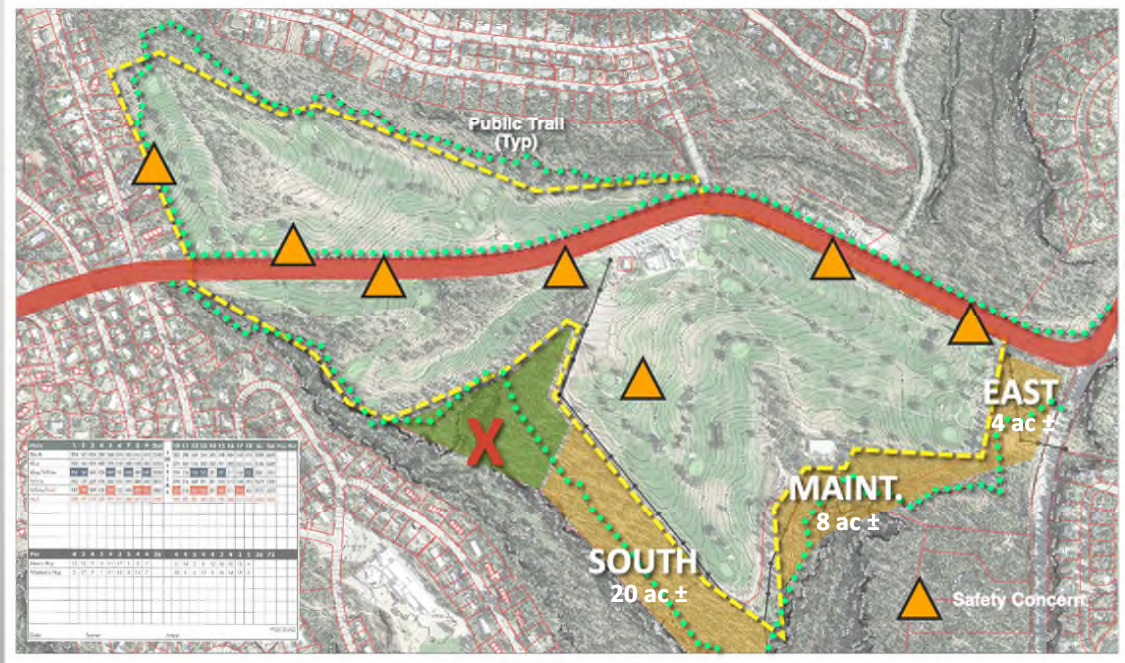
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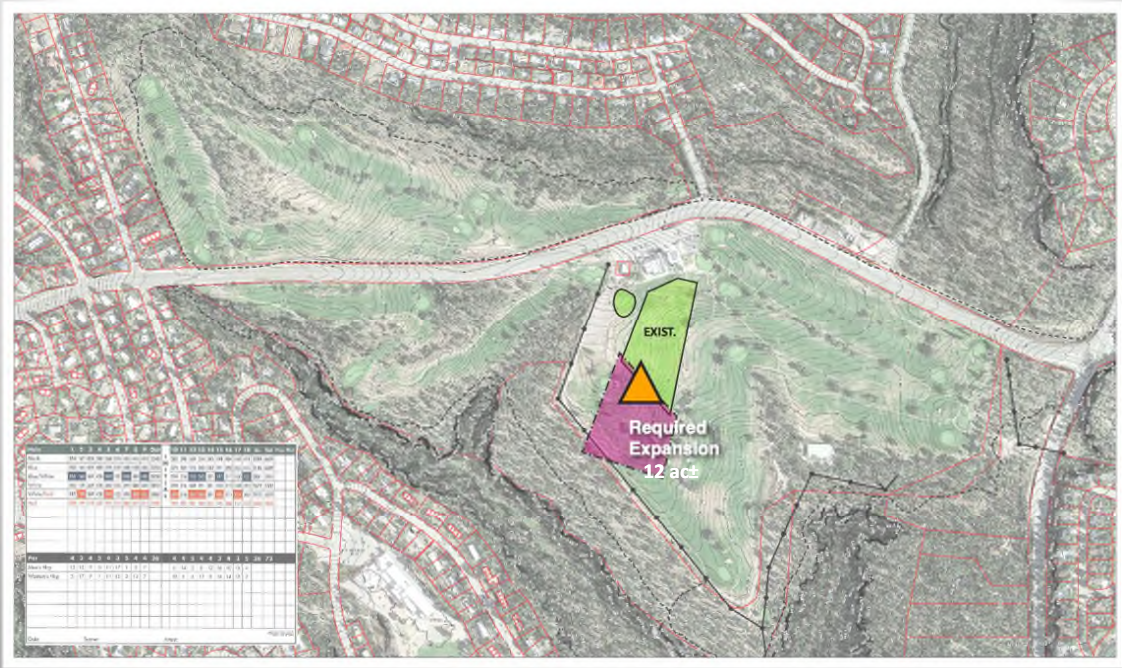




WEST PORTION — Removed from Consideration



Existing Practice Area Deficiencies



Required Practice Area Dimensions



Routing Options

(Refined Alternatives)

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± 4.5 Acres of ± 20.0 Acres (SOUTH)

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6,750 Yards (+120±), Par-72

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A

PHASES 1 & 2

± 3.5 Acres of ± 12.0 Acres (MAINT. & EAST)

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B

PHASE 2

6,700 Yards (+70), Par-72

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New Hole No. 4 — 135 Yards (Option B)

± 2.8 Acres of ± 12.0 Acres (MAINT. & EAST)



6,555 Yards (+25), Par-72

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PHASES 1 & 2



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New Hole No. 4 — 165 Yards (Option C)

± 1.4 Acres of ± 4.0 Acres (EAST)



6,570 Yards (-60), Par-72/71

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New Hole No. 1 — 540 Yards (Option D)



COMPARISON

	A	B	C	D
Range Req's	Yes	Yes	Yes	Yes
New Greens	2-3	4	4	3
Yardage	6,750 (+120)	6,700 (+70)	6,655 (+25)	6,570 (-60)
Par	72	72	72	72/71
Expansion Area	± 4.5 ac.	± 2.8 ac.	± 2.8 ac.	± 1.4 ac.
Trail Relocation	± 800 l.f.	± 680 l.f.	± 680 l.f.	± 350 l.f.
Tree Removal (Est.)	± 135	± 84	± 84	± 42
New Restroom	Yes (\$)	Yes (\$)	No	No
Ranking (GCAs)	4th	3rd	1st	2nd

Avg. 30 trees per acre basis (calculated on south, maintenance and east areas)



PROBABLE COST COMPARISON (Phase 2)

	A	B	C	D
Golf Holes	\$ 1,450,000	\$ 2,150,000	\$ 2,250,000	\$ 2,300,000
Range	1,100,000	1,100,000	1,100,000	1,100,000
Short Game Area	400,000	400,000	400,000	400,000
Total Est. (Phase 2)	\$ 2,950,000	\$ 3,650,000	\$ 3,750,000	\$ 3,800,000
Restroom (Phase 1)	+\$ 150,000	+\$ 150,000	– 0 –	– 0 –
	\$ 3,100,000	\$ 3,800,000	\$ 3,750,000	\$ 3,800,000

Probable cost estimate using prevailing wage assumptions. Preliminary only based on conceptual designs.

Permanent Restrooms (Concepts)



Diamond Drive Set-back Mitigation

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+ \$375,000 (Est.)

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A
DIAMOND DR.
MITIGATION

+ \$375,000 (Est.)



(B)

DIAMOND DR.
MITIGATION

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+ \$375,000 (Est.)



(C)

DIAMOND DR.
MITIGATION

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+ \$375,000 (Est.)

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NEXT STEPS

- Public Input – Q&A (July 14th)
- Parks & Recreation Board (July 14th) Recommendation(s)
- Phase 1 Progress (Costing, Scheduling)
- Council Presentation

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