



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, November 13, 2025

5:30 PM

1000 Central Avenue
Council Chambers / Zoom

<https://us06web.zoom.us/j/84296000599>

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Join via audio:

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+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

1. CALL TO ORDER

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

Absent 2 - Member Schaufler and Member Knepper

Remote 1 - Member Marsden

2. PUBLIC COMMENT

Public comment was made by Wendy Burke Ryan thanking Assistant Superintendent Emmanuel Abeyta for his help with stable lighting.

3. BUSINESS

[20810-25](#)

Approval of Minutes from the October 9, 2025 Meeting

Presenters: Parks and Recreation Board

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

Minutes for this meeting were tabled due to the first page missing from attachmennt.

20811-25 Approval of Minutes from the October 23, 2025 Meeting

Presenters: Parks and Recreation Board

Attachments: [A - Minutes from the October 23, 2025 Meeting](#)

Vice Chair Cowan motioned to approve. Member AlderseBaes seconded. Minutes approved 5-0.

20848-25 Parks and Recreation Board 2026 Meeting Calendar

Presenters: Parks and Recreation Board

Attachments: [A - Draft 2026 PRB Meeting Calendar](#)

Member AlderseBaes motioned to approve. Member Zollinger seconded. Calendar approved 5-0.

20847-25 Discussion of Upcoming Work Plan

Presenters: Parks and Recreation Board

Attachments: [A - Draft 2026 Work Plan](#)
[B - 2025 Final Parks & Recreation Work Plan](#)

The Board discussed the approach for updating the work plan ahead of the next meeting and identified interim responsibilities for preparing revisions.

4. PRESENTATIONS, PROCLAMATIONS, & RECOGNITIONS**20849-25** Brewer Arena Improvement Presentation

Presenters: Russell Naranjo

Russell Naranjo, Project Manager with Public Works, presented updates on the Brewer Arena project.

Public comment was made by Wendy Burke-Ryan, Lisa Reader, and Carol Bronicz

5. BOARD/STAFF COMMUNICATIONS**20842-25** Chairman's Report

Presenters: Brian Watkins

Chair Watkins presented the Chair Report

20843-25 Staff Report

Presenters: Katherine Hudspeth and Wendy Parker

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

Katherine Hudspeth and Emmanuel Abeyta presented updates on CSD projects.

[20844-25](#) 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](#)

6. COUNCIL COMMUNICATIONS

Councilor Reagor shared updates from Council.

7. PREVIEW OF NEXT MEETING - December 11, 2025

8. 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
November 13, 2025

Objective

- Inform PRB of feedback received from LASOA (Stable Licensees)
- Present the project team's assessment of this input
- Request a recommendation from PRB for County Council

Discussion with LASOA & Users

Meeting held on November 3, 2025, Sheriff's Posse Lodge

Discussion Items

- Grandstand & Pavilion (Shade Structure)
- ADA Parking
- Crow's Nest
- Restrooms & Screen
- Sidewalk
- Other
 - Lighting
 - Visit to Rodeo de Santa Fe

Grandstand & Pavilion

Input

- 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 (per PRCA)
 - 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

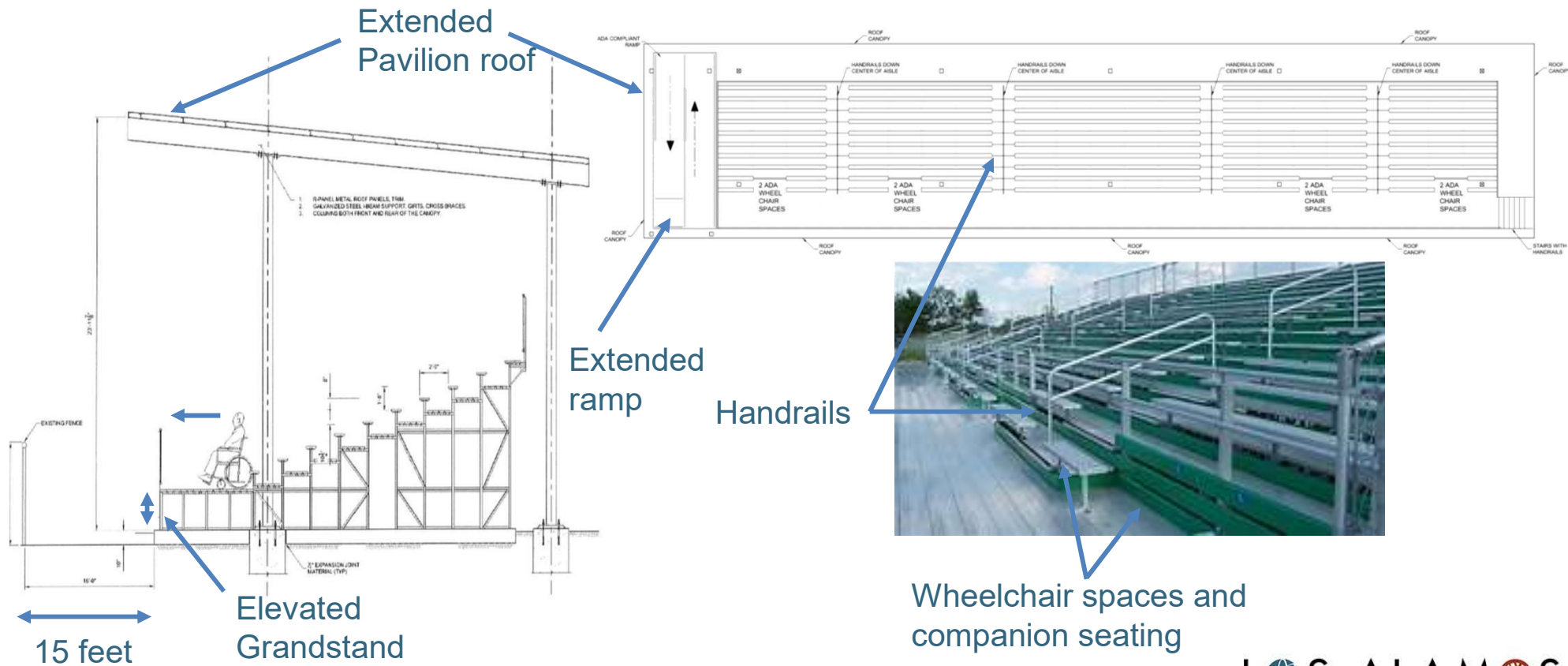
- Increase Grandstand elevation
 - Extend ADA Ramp
- Center Grandstand on the 50-yard line
- Place Grandstand 15’ from arena fence
 - Ensure access gates unobstructed
- Seating incline meets standards
- Enlarge Pavilion

Estimated Budget Impact

A project cost increase of **\$320,000.00**

New total project cost: **\$3,052,599.96**

Grandstand & Pavilion Changes



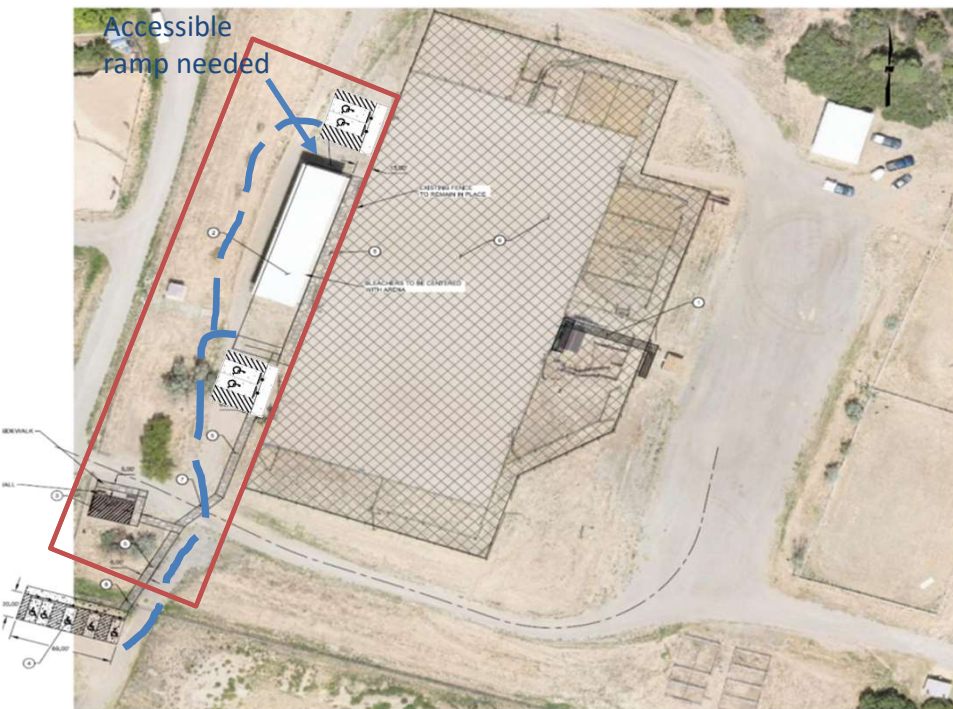
Attachment A

5

LOS ALAMOS

ADA Parking

Investigate ADA parking on the north and south of the seating area



Attachment A

- 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
- Recommendation
 - Keep ADA parking on the southside and utilize horse friendly materials on walkway

Crow's Nest

Input

- Delete HVAC (save \$)
- Same size and location over chutes
- Upward sliding windows on all four sides
- Awning type closure on arena facing windows
- 12" countertop to allow announcer lean over access
- 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
- Lighting protection is not required by code (Further engineering and additional budget required)

Restrooms

Input

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

Possible action

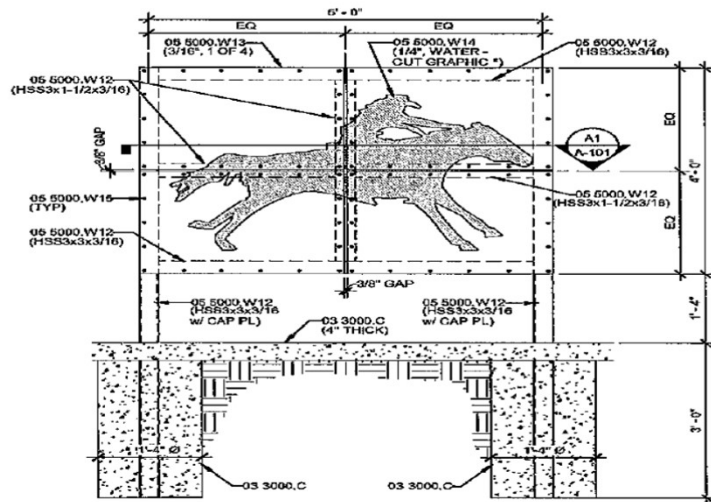
- Restroom upgrades meet ADA requirements as designed
- Restroom capacity can be increased through the placement of temporary facilities when needed

Note: Project uses existing bathroom building

Restroom Screen

Input

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



Possible action

- Delete privacy screen
- Evaluate less expensive alternative (more time)

Note: Architect's understanding from listening sessions:

- Request from the community
- Enhances the professional and cohesive appearance of the rodeo grounds
- Transform a basic restroom into a visually intentional public facility
- Aesthetic appeal to reflect history of the arena

Sidewalk

Input

- 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

Possible action

- 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

Other - Lighting

Input

- There are areas of the arena property are not well lit

Result

- Safety concerns were discussed
- The County agreed to install solar sensor lights on existing utility poles along the roadway to the arena

Visit to...



Attachment A

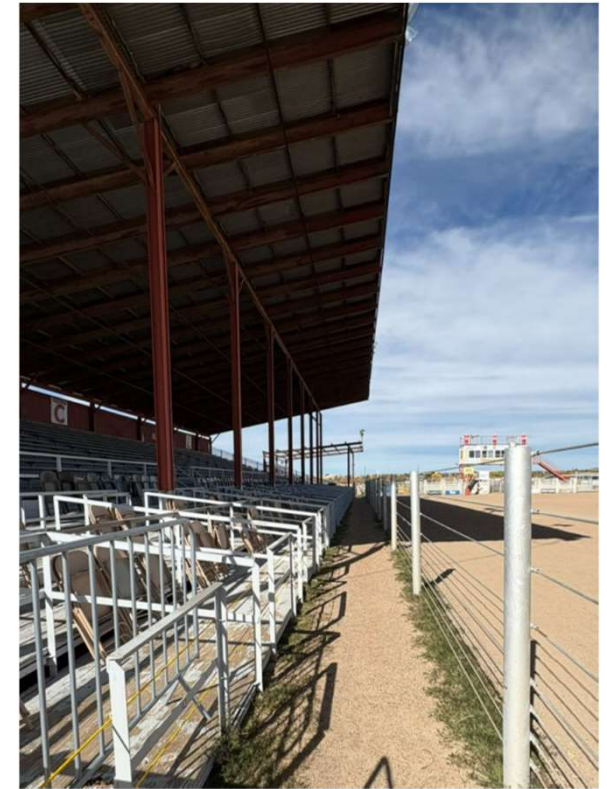
Los Alamos/Santa Fe Comparison

Grandstand	Los Alamos	Santa Fe
Design	Pre-Engineered	Custom
Materials	Aluminum and steel	Wood and steel
Seating capacity	10 rows – 138'	5×(14 rows – 50')
Wheelchair spaces	yes	yes
Distance from barrier	~ 12'-0"	5'-0"
Steps	8.8" × 24" (rise by thread)	~ 8" × 22" (rise by thread)
Entry point width	5'-6"	3'-0"
Distance between seating rows	2'-0"	3'-0"
Storage under seating	No	Yes

Visit to Rodeo de Santa Fe



Attachment A



Los Alamos/Santa Fe Comparison

Crows Nest	Los Alamos	Santa Fe
Design	Custom	Custom
Materials	Steel	Steel
Dimensions	6' x20'	N/S
Height above ground	12'-0"	At least 14'-0"
Openings	4 front – 1 side	4 front, 1 back
Operable windows	Yes	Yes
Catwalk width	6'-0"	3'-0"
HVAC	?	Yes
Bridge	side	Front and side

Visit to Rodeo de Santa Fe

Announcers Booth

4 sets of windows on the front/ side to side opening 71" wide

1 sliding window on the back (air flow)

Seems to be about 14-18 feet off the ground

Catwalk is a little over 3' wide & the steps are 7" high

HVAC is part of the structure (roof top and window units)



Next Steps

- Pending PRB recommendation
- Acquire updated project cost from contractor
- Present PRB recommendation & Task Order to Council for approval
- February 2026 – Start Construction
- Pending contractor's revised schedule, items may not be ready for the 2026 Rodeo

Discussion/Questions

Backup Slides

Code Analysis

Wilson & Co. conducted a code analysis

Bathroom renovation

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.