

SANTA FE COUNTY
BOARD OF COUNTY COMMISSIONERS
REGULAR BCC MEETING
March 10, 2026

Justin Greene, Chair - District 1
Adam Johnson, Vice Chair - District 4
Camilla Bustamante - District 3
Hank Hughes - District 5
Lisa Cacari Stone - District 2



SFC CLERK RECORDED 04/01/2026

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REGULAR MEETING

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1. A. This regular meeting of the Santa Fe Board of County Commissioners Board was called to order at approximately 2:00 p.m. by Chair Justin Greene in the County Commission Chambers, 102 Grant Avenue, Santa Fe, New Mexico.

B. Roll Call

Roll was called by Celeste Garcia from the County Clerk's Office, and indicated the presence of a quorum as follows:

Members Present:

Commissioner Justin Greene, Chair
Commissioner Adam Johnson, Vice Chair
Commissioner Camilla Bustamante
Commissioner Hank Hughes
Commissioner Lisa Cacari Stone

Members Excused:

None

C. Pledge of Allegiance

D. State Pledge

E. O'ga P'ogeh Owingeh Land Acknowledgement

F. Moment of Reflection

The Pledge of Allegiance and the State Pledge were led by Chair Greene. He acknowledged that this building and Santa Fe County as being in the original homeland of the Tewa people also known as O'ga P'ogeh Owingeh, "White Shell Watering Place." The Moment of Reflection was led by Gabriel Bustos of the County Manager's Office.

[Chair Greene read the agenda captions throughout the meeting.]

G. Approval of Agenda

CHAIR GREENE: Manager Shaffer, any changes that you would like to make?

GREG SHAFFER (County Manager): Chair Greene and Commissioners,

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I'd just note at the outset that the initial agenda for today's meeting was posted last Tuesday and the amended agenda was posted on Friday at or about 2:40 p.m. which is in excess of 72 hours in advance of today's meeting as required by the Open Meetings Act.

In terms of the changes to the amended agenda as presented because packet material was added to two consent agenda items, being item number 4.D and item number 4.F, staff would just prophylactically recommend that those be removed from the consent agenda and added to miscellaneous action items, either at the beginning of miscellaneous action items or at the end would be my recommendation given some of the other topics that we have to get through under miscellaneous action items. So, again, recommendation is to remove two items from the consent agenda 4.D and 4.F.

And secondly, there is a request from the applicant that one of the land use cases, public hearing item 13.D, case number 25-5161, there was a request, which staff supports, that, that matter be tabled until a future Board meeting. Thank you, Chair.

CHAIR GREENE: I am going to take the recommendation to move those two items to after the consent agenda. And someone can make a motion to that affect if they would like. Sorry, at the end of the miscellaneous.

COMMISSIONER JOHNSON: Yes, so moved.

COMMISSIONER HUGHES: Second.

The motion to approve the agenda as amended passed by unanimous [5-0] voice vote.

H. Years of Service, Retirement, and New Hires Recognitions

CHAIR GREENE: County Manager Shaffer.

MANAGER SHAFFER: Thank you, Chair. We wanted to take a moment to recognize both new hires, retirements as well as years of service.

So I'll start actually with new hires in terms of folks that are hired in the month of January that are currently County employees, as well as, wanting to recognize several volunteer firefighters who have advanced to the level that they are eligible for stipends that can be provided for responding to a call.

So in the County Clerk's Department I wanted to welcome Caleb McGuire, an administrative assistant. In the County Manager's Office, Candace Trujillo an HR administrator in our HR and Risk Department. Three volunteer firefighters: Cynthia Hanna, Ian Hanna and Caleb Unseth. In the Community Services Department two new employees Ivan Velzco and Longino Montoya. In the Land Use Department, Anna McMahan. And in our Public Works Department, Malvern Dongo. In the RECC, I want to welcome, Kiesha Chavez, who is the deputy director. In the Sheriff's Department, Jose Garcia, and also in the Sheriff's Department, Jasmine Salazar. And then finally, in our Utilities Division Ramiro Pereyra.

So those are all of our current new hires for the month of January 2026.

We did have one retirement in the month of January. And that is Alex Dominguez, who retired from the Community Services Department.

In terms of employees who are recognizing significant anniversaries with the County during the current month of February, we have three employees who have been with us for or five consecutive years and that is Denise Benavidez who we'll be seeing a

lot of today. Aryana Quintero and Dakota Moore, congratulate each of them for celebrating five years with the County. And then those that are recognizing 10 years of consecutive service with the County include all actual firefighters, Aaron Western, Robert Bell, Maria-Elena Cordova, Christopher Griego, Alonzo Rodriguez, Otis Tincher and Clayton Wallis.

So again, we want to congratulate Alex Dominguez on his retirement. We want to welcome all of the new hires and want to celebrate those employees who have been with us for a significant number of years specifically celebrating 5 and 10 years. Thank you, Chair.

CHAIR GREENE: Thank you very much. Any comments from the Board? I enjoyed working with Alex in his years here, and I'm sad to see him go, but happy that he achieved retirement. May we all be so blessed. Yes, ma'am.

COMMISSIONER CACARI STONE: Thank you, Chair. Also, I was surprised Alex retired, but glad and happy for him and really appreciate his deep knowledge, commitment to community and really advancing behavioral health for Santa Fe and Santa Fe County. So I didn't get a party invite, so I don't know what's going on there, but I wish him well and I hope I can contact him. Thanks.

CHAIR GREENE: Yes, sir.

COMMISSIONER JOHNSON: Yes, just to briefly echo what the Chair and Commissioner Cacari Stone said. I appreciated working with Mr. Dominguez in the short time that I've been here I also want to congratulate this sort of tenure class in the Fire Department. That's spectacular. So congratulations to all. Thank you.

CHAIR GREENE: Thanks. Yes ma'am.

COMMISSIONER CACARI STONE: Thanks, Chair. And I meant to recognize and congratulate Denise Benavidez for her five years. Based on your knowledge, I thought you were here 20, so that's pretty impressive.

MANAGER SHAFFER: That's what she meant when she says it's like dog years. [laughter]

CHAIR GREENE: Okay. Excellent. Well, thank you very much. Congratulations, Denise as well. We'll congratulate you every time you're at the podium today, so, excellent.

2. Matters of Public Concern

CHAIR GREENE: Do we have anybody online or anybody in the room that would like to speak matters of public concern? I see none. Do we have anybody online today? Excellent. Send them along. Three minutes please.

DANIEL FRESQUEZ (Media Coordinator): Mr. Chair, I apologize. My mic was off. We have one speaker online, Chris Mechels, go ahead and unmute.

CHRIS MECHEL: I'm muted.

CHAIR GREENE: We can hear you.

MR. MECHEL: Okay. I guess you can hear me. Okay. I'll proceed when you're ready.

CHAIR GREENE: Go ahead.

MR. MECHEL: Okay. Well, good day, Mr. Chair and members of the

Board. A couple of important items, again. First off, I would mention that you've had an OMA incident, which is reflected in your 10 February meeting. Where Milan of the *Santa Fe New Mexican* came in with John Day and convinced you of what shouldn't have needed any convincing was just that you had an OMA violation, which had been approved by the County Manager and the Chair of the Board, which required the public to sign in. That was an outright OMA violation, should have never been put in place and should have been caught. Seems like the only way you respond to OMA violations is if John Day shows up and the shows up with Milan. You really need to pay attention to OMA violations. You're doing those constantly.

You have another OMA violation today in your, in your – on your agenda. The January 27th minutes should have been approved per OMA at the previous meeting. And since you scrubbed the 24th, it should have been approved before the meeting, before that on the 10th. You fail to do that. You consistently violate OMA requirement there. And I believe you're getting bad advice from counsel and the county manager that you can do that. You can't. It's a violation. If I can find John Day, I'll try to sue you because that's the only thing you seem to respond to.

The other thing I would note is that you – the Salary Commission met again which – the Salary Commission had illegally raised your salaries. They decided to meet again and once again, they violated the, the rules of order. And once again, they violated OMA. You really need to take these people in hand because not only did they illegally give you salary increases in violation of our laws, you signed off on it. This is very disappointing.

I don't know how to – I don't know how to get your attention to the fact. You've taken an oath to our laws, especially OMA and IPRA and you violate them and apparently enjoy doing so. I mean, this is incredible and very disappointing.

Lastly, because I don't know any other way to do this, is I request at this point that I would like to address the Board when you de, when you deal with those two items, that you moved off the consent Agenda. I -- maybe there's a better way to – I think you should in general allow any member of the public that wishes to speak to those action items to speak to them, but I'm not sure that you're clear on that. So again, I'm going to request that when you process those two items that you moved off the Consent Agenda, I wish to speak to those because they've got some very serious problems, which is why I requested they be moved.

Thanks much. I look forward to seeing you when you discuss those two items from the Consent Agenda.

CHAIR GREENE: Thank you very much. Anybody else online?

MR. FRESQUEZ: Mr. Chair, there are no other speakers online.

CHAIR GREENE: Excellent. And just to check nobody in the room? I see none. Excellent. Thank you very much.

3. Approval of Meeting Minutes

A. Request Approval of the January 27, 2026 Board of County Commissioners Meeting Minutes

CHAIR GREENE: We've got two sets of minutes. Yes, ma'am.

COMMISSIONER CACARI STONE: Yes, Chair. I'd like to ask for an edit on the cover page. It should name you as Chair and Commissioner Johnson as Vice Chair for the January 27th meeting. Thank you.

CHAIR GREENE: Thanks. Excellent.

COMMISSIONER BUSTAMANTE: Mr. Chair.

CHAIR GREENE: Yes, ma'am.

CHAIR GREENE: I also have a correction of a name on page 20. On page 20, it references a Maria Armijo. It is Ana Antonia Armijo. That would be the only change there.

CHAIR GREENE: Okay. Yes, sir.

COMMISSIONER JOHNSON: Likewise, page 3, very minor, but an artist that I referenced: name is Gilberto Guzman, not Gilberto de Guzman. Thank you.

CHAIR GREENE: Karen, did you get all those? Thank you. Anything else?

Commissioner Johnson moved to approve the January 27, 2026 minutes as corrected. Commissioner Cacari Stone seconded and the motion passed by unanimous [5-0] voice vote.

B. Request Approval of the February 10, 2026 Board of County Commissioners Meeting Minutes

CHAIR GREENE: Any corrections?

COMMISSIONER CACARI STONE: Mr. Chair, I believe we have the same cover page issue. It's very minor, but it names me as the Vice Chair and Commissioner Johnson is Chair. If you could just take vice chair off of my name .

CHAIR GREENE: Right, and Commissioner Bustamante as Chair. Right. So it continues to have them both as chair, even though it also has myself and Commissioner Johnson as chair and vice chair. Any other corrections? I forgot to ask if staff had any but on the last one.

Commissioner Johnson moved to approve as amended. Commissioner Bustamante seconded and the motion passed by unanimous [5-0] voice vote.

4. Consent Agenda

CHAIR GREENE: Making note that two items were removed, are there anything else that people would like to remove or discuss further? Item D and F were the two that were removed just for reference.

COMMISSIONER CACARI STONE: Based on the update and the removals, I make a motion to approve the consent agenda.

COMMISSIONER HUGHES: Second.

CHAIR GREENE: Motion from Commissioner Cacari Stone, a second from Commissioner Hughes. All in favor say aye.

The motion passed by unanimous [5-0] voice vote.

[The Clerk's Office provided resolution numbers throughout the meeting.]

- A. **Final Order for Case No. 25-5210, Appeal of Case No. 25-5010, Javier Juarez, Applicant, Through Lisa D. Martinez, Agent, Requested Approval of Three Separate Variances. The First Variance Requested was a Density Variance of Chapter 9, Table 9-11-2: Dimensional Standards TAP RES-E (Residential Estate) of the Sustainable Land Development Code (Ordinance No. 2016-9); the Second Variance Request Sought a Variance of the Setback Requirements of Section 9.11.2.1 (Setback from NM 599); and the Third Variance Request Sought Relief from the Setback and Open Space Standards of Section 9.11.2.2.3. The 8.954-Acre Parcel is Zoned Residential Estate (RES-E) Within the Tres Arroyos Del Poniente Community District Overlay. The Property is Located at 3 N. Horizon Lane, Township 16 North, Range 8 East, Section 1 (Commission District 2).**
- B. **Resolution No. 2026-032, A Resolution Requesting a Budget Increase to the Road Projects Fund (311) in the Amount of \$20,000 for Village of Galisteo Entry Signs.**
- C. **Resolution No. 2026-033, A Resolution Requesting Project to Project Budget Transfers in the Amount of \$2,065,989 in Various Funds.**
- D. Moved to 8.K. [Page 39]
- E. **Request (1) Approval to the Purchase of Multiple Vehicles for the Sheriff's Office Utilizing New Mexico State Price Agreement with Don Chalmers Ford for a Total Purchase Amount of \$761,816.75, Inclusive NM GRT; and (2) Delegation of Authority to the County Manager to Sign the Purchase Order(s).**
- F. Moved to 8.L [Page 41]
- G. **Request Approval of Superseding Agreement No. 2026-0124-PW/TJ, for a Final Maintenance Agreement Regarding Roadway Lighting for the Cresta Ranch Apartment, LLP. Development**
- H. **Request Delegation of Authority to the County Manager to Sign the Purchase Orders for an Indefinite Quantity of Food Purchases Utilizing the Statewide Price Agreement No. 20-00000-22-00043 for the Community Services Department Senior Services Food Program to Provide Food to the Senior Community in Santa Fe County.**

CHAIR GREENE: We're going to take a little break and temporarily recess and reconvene as the County Canvassing Board and hear from the folks from the fabulous County Clerk's Office.

[Recess from 2:20 to 2:27]

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6. **Consideration of Commissioner Proclamations, Resolutions, Recognitions, and/or Other Items** - None were presented
7. **Appointments and Reappointments** - None were presented.
8. **Miscellaneous Action Items**
 - A. **Resolution No. 2026-034, a Resolution to Provide Funding for the 2026 Santa Fe County Developer Assistance Program to Provide Housing Assistance Grants and Loans to Support Affordable Housing Projects and Related Infrastructure.**

CHAIR GREENE: We've got Denise Benavidez in her five-year glory.
DENISE BENAVIDEZ (Community Development Department): Thank you so much. Chair Greene, Commissioners, today I come before you as the Community Development requesting approval of a resolution providing \$3 million in funding for the 2026 Santa Fe County Developer Assistance Program to provide housing assistance, grants and loans for the acquisition, development, conversion, rehabilitation, or preservation of affordable housing and related infrastructure improvements. Funding is provided pursuant to the County's Affordable Housing Plan, Ordinance 23-05, the New Mexico Affordable Housing Act, NMSA 1978 6-27-14, and applicable New Mexico Mortgage Finance Authority Rules.

And for a little bit of background, on October 10, 2023, the Board of County Commissioners established the Developer Assistance Program through resolution number 2023-083. The program was created pursuant to the New Mexico Affordable Housing Act, the Affordable Housing Act rules, the County's 2023 Affordable Housing Plan and the County's Housing Assistance Grant and Loan Ordinance number 2023-05. The Developer Assistance Program provides gap financing to qualified development entities serving low and moderate income households for the development, rehabilitation, or preservation of affordable housing within Santa Fe County.

The program is designed to address documented housing shortages by leveraging local funds to attract and secure additional state and federal housing resources. The County's 2023 Affordable Housing Plan identifies significant unmet housing needs. Approximately one in three households in Santa Fe County is cost burdened. The plan estimates that an affordable, an additional 6,233 subsidized rental units are needed countywide. It further identifies substantial needs among special populations including approximately 600 households experiencing homelessness or having housing instability and approximately 2,290 senior households living in poverty.

In Fiscal Year 2025, the County issued the first notice of funding opportunity for the Developer Assistance Program in the amount of \$4 million. In addition, that fund was supplemented with 500,000 in ARPA funds. Given the documented need for subsidized rental units discussed above the first NOFA was limited to affordable rental projects. The initial gap funding round, demonstrated continued strong interest from development partners and the need for predictable competitive local funding source to advance affordable housing developments.

County staff recommends a comparable amount of developer assistance support in

fiscal year 2026 comprised of the following sources. First, the County received a \$2 million state capital outlay award from the New Mexico Department of Finance and Administration to plan, design, construct, renovate, and make improvements for housing projects in Santa Fe County. The state has requested this be available for single family affordable housing developments. Second, the County staff recommends making available \$2 million in previously allocated County general funds for the Developer Assistance Program. One million of County general funds would be made available via the NOFA to support multi-family developments with the other \$1 million being awarded to the Bella Luz Lamplighter conversion project directly.

In sum, the 2026 NOFA would be available for both affordable multifamily rental housing developments and affordable single family home ownership opportunities. The proposed evaluation criteria for the 2026 NOFA are set forth in the presentation labeled Exhibit C. However, we are going to skip the presentation unless Commissioner so desire for us to go into a little bit more detail, although we feel like what we have in the memo covers everything. And of course I'm happy to answer any questions that you may have. But we do have a presentation available if you would like for us to go into the presentation itself.

CHAIR GREENE: Commissioners? No, okay.

COMMISSIONER CACARI STONE: I would just ask, Chair Greene, please and Ms. Benavidez, is there anything in the presentation you want to highlight that's not in your memo already?

MS. BENAVIDEZ: There is not, Commissioner Cacari. There is scoring criteria that is in that particular presentation, however, that's still in the works. That scoring criteria will be the criteria used for applicants once they apply.

CHAIR GREENE: Great. Are there questions other than whether the presentation -- Commissioner Hughes?

COMMISSIONER HUGHES: Well, I'd like to make a motion that we approve a resolution to provide funding for the 2026 Santa Fe County Development Assistance Program to provide housing assistance, grants and loans to support affordable housing projects and related infrastructure.

COMMISSIONER CACARI STONE: I will second it.

CHAIR GREENE: Fabulous. We've got a motion from Commissioner Hughes, a second from Cacari Stone. But under the discussion, I'd like to ask a question. If in the Developer Assistance Program is there a way that we can make this more accessible to local developers?

MS. BENAVIDEZ: The answer, Commissioner Greene Chair Greene, Commissioners, the answer is yes. It currently is available to mainly all local developers, although some that come through Santa Fe County, that own property here and want to develop do definitely apply. When we did the first round, we had I believe there was five applicants. One of course was our own development, but the others were county or city, two of them were a non-local; however, the product that they did produce both are multifamily and I think will serve a huge purpose in helping us to bridge the gap currently. They're both all affordable projects. It was a real plus for us. We hope that we have a lot more local developers this round, and I think we will, because now we're also opening it up a little bit to single family some of the funding that we have. And we do

have several single family in the pipeline. So just depending on where they're at with the development. We hope to see some of them apply and hopefully the committee that will be put together to review applicants will take into consideration the scoring criteria. And, sometimes if they purchase land here it's difficult for us to not look at the development.

CHAIR GREENE: Great. Yes, sir.

COMMISSIONER JOHNSON: Thank you Chair. Thank you Ms. Benavidez. Remind me where funds that are part of the fee in lieu program go.

MS. BENAVIDEZ: So as far as fee in lieu, Commissioner Johnson, thank you so much for the question. We collect very little fee in lieu at the County. We discourage it. If anything, sometimes we collect what's called a residual fee. Meaning that they usually have to still produce one unit and then there's a residual fee based on the calculation. But that funding does go back into one of the line items for affordable housing and that funding at some point we will be discussing with Director Herrera as to consolidate some of the line items because there's a lot of line items in affordable housing and we at some point would like to put together a trust fund if possible. But those discussions are going to happen after budget. We have some cleanup to do on our area.

COMMISSIONER CACARI STONE: Okay. I think we'd all appreciate being a part of that discussion as well once you have figured out the line items. But thank you for your answer.

MS. BENAVIDEZ: Thank you so much, Commissioner Johnson. We are going to be bringing something soon to Commissioners as far as our funding and the allocation of that funding, so that'll be coming soon.

COMMISSIONER CACARI STONE: I just want to add, I appreciate that you put trauma-informed as one of the criteria. I appreciate that and I know it's an effort on Anne Ryan's part, yours and Project Moxie. Thank you.

MS. BENAVIDEZ: Yes, thank you, Commissioner Cacari. We're excited about that too.

CHAIR GREENE: Fabulous. We've got a motion and we have a second. All in favor say aye.

The motion passed by unanimous [5-0] voice vote.

- B. Resolution No. 2026-035, a Resolution Authorizing the County Manager to Accept and Administer New Mexico Department of Workforce Solutions Grant Funding for the Redevelopment of the Lamplighter Inn Project; To Allocate \$1 Million in County Funds Pursuant to the Developer Assistance Program to the Project; and to Negotiate and Execute One or More Amendments to Agreement No. 2022-0201-CDD-KE.**

CHAIR GREENE: Jonathan, you're up.

JONATHAN BUTLER (Community Development Department): Thank you, Chairman Greene. Good to see you all. I feel like it's been a while since I've been in front of you and so thank you. Before I begin, if you don't mind, I just also want to thank Denise, once again. I want to thank Jenn Lopez and Project Moxie and I want to thank

Anne Wodarczyk. They've been exceptional in getting us prepared to be able to present to you all today. And so I just want to thank them for all the work that they have done, not just on the thing you will consider now, the thing you just approved, and then the work that we've been doing with Jenn Lopez, Project Moxie, both from the Community Development side of the house and then also working with our team with Community Services.

Before you is a resolution request to authorize the County Manager to accept and administer New Mexico Department of Workforce Solutions grant funding for the redevelopment of the Lamplighter End Project, to allocate \$1 million in County funds pursuant to the Developer Assistance Program to the project, and to negotiate and execute one or more amendments to agreement number 2022 –2-1-CDD-KE. There is a specific note in a call out to Commissioners Hughes and Cacari Stone, also for their exceptional work in being able to bring partners together to try to present this recommended solution to you all today. And so thank you also in advance for the work that you've done in consideration of this proposed resolution.

Both of the funding sources we are requesting approval for will be administered in accordance with the County's Developer Assistance Program rules, regulations, and oversight rec requirements, including long-term affordability of funded projects. In November, 2021 and modify by amendment on December 9, 2024, Santa Fe County entered into an agreement with Bella Luz LLLC a New Mexico based affordable housing developer to provide \$1.5 million in ARPA funding for the acquisition and redevelopment of the Lamplighter Inn located on Cerrillos Road in Santa Fe, New Mexico. The redevelopment project will result in the creation of approximately 58 long-term affordable housing units. Bella Luz LLLC has identified a funding shortfall of approximately \$2.5 million. A roundtable of committed partners convened to make recommendations to ensure the continued advancement of the project. Committed partners include Anchorum/St. Vincent, the State of New Mexico, the City of Santa Fe, and of course, the County. To ensure that this project is completed, Santa Fe County Commissioners Hughes and Cacari Stone and County staff, the City of Santa Fe and State's Department of Workforce Solutions, agreed to present proposals of additional support as follows: Santa Fe County, \$1 million dollars from the Developer Assistance Program, the Department of Workforce Solutions, approximately \$900,000, and the City of Santa Fe, approximately \$600,000. Although the County has conducted and intends to conduct open application processes for Developer Assistance Program funds, it is not required by law or through our own regulations to do so. Section 6A of the Developer Assistance Program regulations adopted by resolution number 2023-083, provides the County with the flexibility to identify a qualifying grantee without the use of a request for proposals process to solicit applications.

The County in its discretion may issue one or more RFPs to solicit applications from applicants or shall otherwise identify a qualifying grantee for the award, a use of housing assistance grants or loans to be awarded, loaned, donated or otherwise distributed under the Developer Assistance Program. That is a quote from the section in the regulation.

The staff's recommendation is to approve the subject resolution authorized the County Manager to accept the grant funds from the New Mexico Department of

Workforce Solutions to allocate the funds received from the Department of Workforce Solutions to support the redevelopment of the Lamplighter Inn by Bella Luz LLLC, and to allocate an additional \$1 million from the Developer Assistance Program directly to Bella Luz LLLC the redevelopment.

We do have Jenn Lopez here who is representing the developers if there are additional questions about the resolution or additional questions about the project itself.

CHAIR GREENE: Excellent. Commissioners? Commissioner Hughes.

COMMISSIONER HUGHES: We initially funded this project many years ago, I think when I was the only commissioner among us five. And so now it's been delayed several times due to various issues. And so the price has gone up in construction and that's why they had the 2.5 million shortfall. And as you heard, Jenn Lopez actually called us all together and we all came up with some money. And I think they did – one of the main things was that in Anchorum had to make one of their loans a permanent loan instead of a temporary loan in order for it to count. And so that, that was what Anchorum contributed to the effort. Anyway, I support this, obviously, but I would like to hear from others.

CHAIR GREENE: Commissioner Johnson.

COMMISSIONER JOHNSON: Commissioner Johnson? Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Thank you, Chair Greene. Thank you, Commissioner Hughes and I want to acknowledge your long term leadership on this, and I know you helped make this happen, as well as the Community Services, Community Development, as well as Project Moxie.

I was impressed with the meetings that we had. County Manager, Shaffer was also there, and I want to acknowledge your leadership and attention to detail. And I'll ask also some of your ideas around accountability because we're looking towards a finished project. I want to add that – and if Ms. Lopez wants to add anymore – but there was a fact sheet that Jenn Lopez did that we would have a groundbreaking the developer by April 1st this year, 2026. There would be a grand opening by July 15, 2026, and the property would be leased up by December 30, 2027. I want to add that caveat because it's important as a County and we're also looking for accountability that the project's finished. And I believe, Ms. Lopez, the developer, did agree to those dates; that's correct?

JENN LOPEZ: Hello, Chair Greene and Commissioners, nice to meet with you today. The developer agreed to those general timelines and is totally open to the request for accountability. Happy to answer questions around delays or the project. Let me know if you have any additional questions.

CHAIR GREENE: Commissioners, any other questions? I'm going to ask a few. What was the initial budget plus this \$2.5 million?

MS. LOPEZ: The initial budget back in 2020, I'd love to give a little context to this project, Chair. In 2021, April of 2021, Commissioner Hughes called me and said, I would like to do a pro forma on a motel. That's how this project started when Commissioner Hughes was with the New Mexico Coalition to End Homelessness. You all remember April of 2021? People did not want to develop. Most projects, most developers were trying to save their projects. We had all this crazy ARPA money, right? American Rescue Plan Act money. You all as a community had just converted Santa Fe

Suites. the City of Santa Fe had done that using a pretty sophisticated developer from New York City, Community Solutions. So the idea was, let's do it again.

Everything about that first conversion, none of it applied to the second one. And so when we wrote/ran an RFP to have a developer come in, JL Gray was the only one that responded. JL Gray has a significant experience with rehab. So I give that all that context because the first budget we had was based on Santa Fe Suites and we had to throw that out within three months. Why? We were using more complicated funding sources that had higher requirements for conversion, and we also had to do a land use change. So we went from being a motel to an actual residential. So that triggered a lot more amenities, et cetera. We had extensive engagement with the neighborhood. I'll be transparent. You never have to guess what I'm thinking. The two things that made this project extremely difficult to do was the number of different sources we stacked. I am working on motel conversions now in the City of Albuquerque, two sources. This one has what, 6, 7, 8 different funding sources, half of those federal. So again, lesson learned, I probably wouldn't do a motel conversion again using so many different sources. The second thing is, I think JL Gray is a great developer, but they are not from Santa Fe. I wish that we would've had a more direct partnership with a local government. It would've made it a lot easier.

So that's kind of the summary of what's happened to date. I will say the team, Anchorum, JL Gray, myself and others, you all we're all working really hard to make this project go. So that's where we're at. Really grateful for the time with you all today and for how quickly staff pivoted. You've got a number of housing items on your agenda today. It's not like you're not doing a ton of housing work. So thank you. I hope that helps.

CHAIR GREENE: It does. And just to be clear, Commissioner Cacari Stone mentioned April 1st of this year, groundbreaking. You did say, July of this, but I want to be clear, it's probably this year it would start?

MS. LOPEZ: We have to. So assuming we get to closing at the end of March, we have to start immediately in order to hit all the deadlines from all that capital stack.

CHAIR GREENE: So the first homes would be occupied this year?

MS. LOPEZ: No, let's see, let me look at my timeline real quick. I don't want to misspeak. No, it wouldn't be this year. Construction completion summer of '27.

CHAIR GREENE: '27, okay.

MS. LOPEZ: And then property management lease up would start in '27. We anticipate it would lease up quite quickly. It's only 58 units and the budget today is \$15.8 million. So that's where we're at today. Yeah.

CHAIR GREENE: Great. Thank you for clarifying that. Commissioner Johnson.

COMMISSIONER JOHNSON: Thank you, Chair. First of all, thank you Commissioner Hughes for leadership on this and Cacari Stone for yours as well for joining.

This is a very important project. I think it's an interesting use of the space in the smack dab middle of Santa Fe city limits and you know, close to resources and transportation corridors and all of that. So I want to thank you, Ms. Lopez, for your work

on this as well. It is unfortunate when projects get delayed and costs increase and things like that. I want to make a quick note about parity and that the County is going to be contributing \$1 million to this, the City, \$600,000, Workforce Solutions, \$900,000. And I think that we should do this even though the County is contributing in excess of the City in the spirit of collaboration because when we have shared concerns, when we share jurisdictional boundaries, we need to step up for the people instead of playing politics. But in that same spirit of collaboration, I like to think about this as a gesture of good faith so that we happen to have money and the City may not have just the budget to make it work out to this time. That might happen to us down the line. So putting good faith in our efforts is, is important to me. So I hardly support this project. Thank you.

MS. LOPEZ: And, Commissioner, can I just make a quick add-on, the City has actually done like four over \$4 million for this project. But it's been little bits and pieces and I appreciate that everybody's just coming with what they can do in this moment, right? Because we need to close in 30 days.

COMMISSIONER JOHNSON: That's an important clarification and it really speaks to what I'm getting at. You know, we try to chip in when we can on important projects like this. So when we look at the memo, which only outlines the current contributions, full context is important. Thank you.

MS. LOPEZ: Thank you so much.

CHAIR GREENE: Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Thank you, Chair Greene. I wanted to add the contingency on the item four that this is contingent about upon the project being fully funded, but maybe put it out there for the public if one of the contributors would default. I don't know if that goes to you, Jenn or to Mr. Butler or to County Manager Shaffer. What would happen and in the meetings we agreed that we would have a memorandum of agreement around what everyone's kicking in as part of the condition. I know that's not in the memo, but that was agreed upon. So we have it in writing. But if someone did default or someone said, Hey, we don't have this money, what would happen?

MS. LOPEZ: I'd love to take that one on commissioner. And I thought it was a great idea in the meeting to ask for an MOU. The reason we didn't proceed with that is it typically takes months because everybody's legal has to review and we didn't feel like we had the time. If we get to the end of this month and all the funds aren't in place, we'll have to pivot. I think there's a huge commitment from the team that if that were to happen, we will find another housing use for that site, but it would take some work. But we're committed. So it will move forward one way or the other, but we would sure like it to move forward the way it looks today.

MANAGER SHAFFER: So if I could, Chair, Commissioner Cacari Stone, the way I understand the conditions set forth in the memo is that if all the funding doesn't materialize, then I no longer have the authority to enter into the loan agreement for the County's money. So it all has to close at the same time or our money, you know, would have to come back to the Board for further action or direction. But to be clear, unless all of the capital is available at the same time, no County commitment occurs, no County money goes out the door. So that's how I understand the authority that you're delegating, is that all of that has to be in place. And if there's another idea about a project,

what have you, we would be coming back to the Board to revisit.

MS. BENAVIDEZ: Yeah, Chair Greene, Commissioner Cacari Stone, I just wanted to also mention that with the particular project we will be putting together a developer assistance agreement. Before I can do that, there's a lot of documentation and information that I'm going to need. The only way they can provide that to me is if we're almost at the closing table, right? So I will follow it through closing, and then after closing, there'll be documentation that I'll require that comes back to us as well for our records. So we're at the point now where once we approve this funding, there's no turning back, right? So once this happens we'll follow through with the agreement and it'll be specific and I'll require all the documentation that I need. So I'm pretty positive that it's going forward and it's going to close. So I just want to make you feel a little bit more comfortable, Commissioners, that we will gather all that information and it has to be based on the fact that we're almost at the closing table.

COMMISSIONER CACARI STONE: Thank you. I appreciate that and I appreciate this is a good faith effort and I just wanted that to be clarified for the public and the other Commissioners and it earns its name about loose and light and let's put a lot of that out there, thanks.

MS. BENAVIDEZ: Thank you.

CHAIR GREENE: Thank you. Jonathan, anything else? Jenn, anything else? Commissioners? Commissioner Hughes.

COMMISSIONER HUGHES: I'll make a motion that we approve a resolution authorizing the County Manager to accept and administer New Mexico Department of Workforce Solution grant funding for the redevelopment of Lamplighter Inn project and to allocate \$1 million in County funds pursuant to Developer Assistant Program to the project and to negotiate and execute one or more amendments to agreement 2022-21 CDD-KE.

COMMISSIONER CACARI STONE: I second it.

CHAIR GREENE: We've got a motion from Commissioner Hughes, a second from Commissioner Cacari Stone. All in favor say aye.

The motion passed by unanimous [5-0] voice vote.

CHAIR GREENE: Thank you very much. Happy building, guys. Good luck.

- C. Request (1) Approval of Agreement No. 2026-0228-PW Between Santa Fe County and Buffalo Design Architects in the Amount of \$275,816, Exclusive of NM GRT, to provide Architectural Design Services for the Building Expansion and Site Master Planning at 242 Dinosaur Trail; and (2) Delegation of Authority to the County Manager to sign the Purchase Order.**

MIKE ROMERO: Good afternoon, Commissioners. You pretty much said it all, Mr. Chair. That's what Santa Fe County Public Works is requesting is the approval between Santa Fe County and Buffalo Design Architects for the expansion at

the Clerk's Office. Just to reiterate, some of the expansions that the clerk wants to do to the warehouse located at 242 Dinosaur Trail is to do an addition, a room for their existing mail-sorting machine. Their mail-sorting machine right now is currently in the warehouse and so it's really loud when the employees are in their working. So they want to actually be able an expansion, a room that'll separate the mail-sorting machine from the vacuum unit and the generator that is also attached to the mail-sorting machine. So this could be the other request is one room for the mail-sorting machine, an additional room for the vacuum pump and generator. And then they also want to do an observation hallway that they'll be using for viewing to a day-to-day mail sorting operations during voting periods. So that is the request for approval for design.

CHAIR GREENE: Thank you very much. Anything from the Commissioners? You know, the Clerk earned this, she just showed how great she did in Española, let's give her an addition. Excellent. Do I have a motion on the floor here?

COMMISSIONER JOHNSON: I'll make a motion to approve agreement number 2026-0228-PW between Santa Fe County and Buffalo Design Architects in the amount of \$275,816 exclusive of NMGRT and delegate the County Manager to sign the purchase order.

CHAIR GREENE: We've got a motion from Commissioner Johnson. Do I hear a second?

COMMISSIONER HUGHES: I'll second it.

CHAIR GREENE: And a second from Commissioner Hughes. All in favor say aye.

The motion passed by unanimous [5-0] voice vote.

- D. Resolution No. 2026-, a Resolution to Amend Resolution No. 2025-075 to Replace the Polling Place/Voter Convenience Center for Consolidated Precinct No. 22, Consisting of Precincts 13, 68, 94, 129, and 171, for All Statewide Elections in 2026 and to Add a Polling Place/Voter Convenience Center for Consolidated Precinct No. 22 for All Statewide Elections in 2027. [See Page 17]**

MS. GARCIA: Chair, I apologize, Rosangela is on her way. It is candidate filing day, so she's back and forth, but she's coming.

CHAIR GREENE: I got you. We'll move on and come back to this item if that is okay. Yes. Alright, we're going to move on to item

- E. Resolution No. 2026- 036, a Resolution Granting the County Manager Authority to Execute a Lease Agreement and All Future Amendments to BL-1501 between Santa Fe County and The New Mexico State Land Office for a Parcel of Land Upon Which the County has Constructed the Marcos Trujillo Teen Center.**

MICHELE CASKEY (Public Works): In La Puebla. Thank you, Chair Greene, Commissioners. This is a lease between the County and the State Land Office for

State Trust land. And the County has had an existing 25-year lease and we were seeking an extension of that and we are given both short- and long-term options. And the long-term option is a 40-year option. And since we have a 4,000 square-foot building that we're operating the Boys and Girls Club out of, and it is nowhere near the end of its useful life and it is a vibrant and many exciting things happening there. We would like to take them up on the 40-year extension and the land is 5.5 acres and the rent is just a continuation from the previous agreement. So this next year is the 26th year basically of us being on the land is a 3 percent increase over the prior year. And the rent is planned to go up 3 percent a year. And that is the way the State Land Office operates their leases. Most of our State Land Office leases go up anywhere between 2 and 5 percent a year, and I stand for any questions.

CHAIR GREENE: Fabulous. Commissioners, anybody? No. Great. I drive by that all the time and it's a great little shining example of stuff up on the hill and good work for the kids. Yes, ma'am.

COMMISSIONER CACARI STONE: Yeah, Chair Greene, I just have a question for you or maybe Michele does the Hands Across Cultures, I know that was former Commissioner Montoya's organization and maybe this started back then when he was on the board, but do they collaborate with Moving Arts Española? It's just a curiosity question. It seems like there would be a natural partnership. I'm just curious.

MS. CASKEY: Thank you, Commissioner Cacari Stone, Chair Greene. We are not really involved with the operation of the center there, and so I do not know the answer to that. Or if there was a collaboration that we wanted to encourage, I'm sure we could reach out, but they pretty much operate independently.

COMMISSIONER CACARI STONE: Thank you and I'll defer to Chair Greene since in his district. I appreciate your work, Michele. And also Community Services. Maybe we can encourage some collaboration with Moving Arts and Roger Montoya. Thanks.

CHAIR GREENE: I guess I'll ask a question as a follow up. It's a pretty large site. And is this for the exclusive use of the Boys and Girls Club, or would there be the potential to, to carve out another acre that isn't being used by the Boys and Girls Club for a program such as Moving Arts or some affordable housing or whatever other County use we saw.

MS. CASKEY: Chair Greene, I am not a 100 percent sure what the terrain is like and how much of the 5.5 acres is usable out there. I know we have a large parking area in addition to the 4,000 square foot facility. I would say it's something to explore if there's an interest.

CHAIR GREENE: That'd be great to know. And I was looking at the Assessor's maps and it shows that we are the owners of that land. Is there a reason that the Assessor's maps show that?

MS. CASKEY: That's a good question, Chair Greene. There are a few of those that pop up on occasion, that we are not the owner of it.

CHAIR GREENE: Okay. Well thanks for clarifying with that. As this is in my district, I will take the honor and do the honors of making a motion to request approval of resolution to amend resolution 2025-075 – sorry,

Resolution granting the County Manager authority to execute a lease agreement

and all future amendments to BL-1501 between Santa Fe County and the New Mexico State Land Office for a parcel of land on which the County has constructed, the Marcos Trujillo Teen Center.

COMMISSIONER CACARI STONE: I second it.

CHAIR GREENE: I've got a notion from myself and a second from Commissioner Cacari Stone. All in favor say aye.

The motion passed by unanimous [5-0] voice vote.

- D. Resolution No. 2026-037, a Resolution to Amend Resolution No. 2025-075 to Replace the Polling Place/Voter Convenience Center for Consolidated Precinct No. 22, Consisting of Precincts 13, 68, 94, 129, and 171, for All Statewide Elections in 2026 and to Add a Polling Place/Voter Convenience Center for Consolidated Precinct No. 22 for All Statewide Elections in 2027.**

CHAIR GREENE: Is Rosangela back? Excellent.

ROSANGELA ORTIZ (Clerk's Office): Chair Greene, Commissioners – I'm running back and forth today.

So this resolution is to amend our existing resolution and we're just replacing Hondo #2 to Hondo #1. The reason we're replacing it, is because it's going to be under construction for the duration of this year. And we will replace it with Hondo #1, which we used to use as a polling site. So on average we get about 261 voters there, depending on the election. Last primary we got about 250 voters. So that is the request before you today and that will impact precincts 13, 68, 94, 129, and 171. And this is on election day only. And with that, are there any questions?

CHAIR GREENE: It's in your district, Commissioner Johnson.

COMMISSIONER JOHNSON: I don't have any questions, but I will move to approve the resolution.

CHAIR GREENE: That's a motion from Commissioner Johnson.

COMMISSIONER HUGHES: And I'll second it.

CHAIR GREENE: Second from Commissioner Hughes.

The motion passed by unanimous [5-0] voice vote.

- F. Request (1) Approval of Amendment No. 5 to Agreement No. 2022-0067-CSD with FireStik Studios for the Continuation of Public Awareness Campaigns Regarding Misuse of Fentanyl, Increasing the Amount By \$70,000 for a Total Contract Sum of \$350,000, Inclusive of NM GRT, Extending the Term through February 14, 2027; and (2) Delegation of Authority to the County Manager to Sign the Purchase Order.**

CHAIR GREENE: Hi Chanelle.

CHANELLE DELAGO (Community Services): Hello, good afternoon,

Chair and Commissioners. I'm asking today for approval of an amendment that would allow the department to continue collaborating with community partners to inform and educate residents about the risks of fentanyl and overdose prevention. The public awareness campaign is one critical piece of a comprehensive community strategy to reduce overdose deaths. It compliments treatment, harm reduction programs and recovery services that the County already funds. National prevention guidance supports this type of work, the Substance Abuse and Mental Health Services Administration's strategic prevention framework highlights environmental prevention strategies, approaches that aim to influence the setting conditions and norms in which people live, work, and socialize to reduce substance misuse and its harms. SAMHSA's guidance explains that changing community standards and social conditions can help reduce risk factors, strengthen protective factors, and improve health outcomes across the population by increasing awareness, reducing stigma, and shaping community perceptions about substance use and overdose. Environmental strategies prime the community to better recognize risk and engage with support and services across the continuum of care from prevention and harm reduction to treatment and recovery. Public awareness campaigns like this one are an important component of the broader, comprehensive approach.

Fentanyl is now the leading driver of fatal overdoses in New Mexico. State data shows fentanyl and other synthetic opioids are involved in about 65 percent of overdoses, overdose deaths in 2023. Here in Santa Fe County the impact has been significant. Recent data show that overdose deaths increased by 104 percent in emergency department visits related to overdoses grew by 131 percent in the first half of 2025 compared to the same period in 2024 with fentanyl linked to the most fatalities. Meanwhile, calls for service for overdose and poisoning ingestion rose from 655 in 2024 to 877 in 2025, underscoring increased demand on emergency responders. Our campaign emphasizes practical harm reduction strategies such as never use alone. National research supported by the US Department of Justice National Institute of Justice found that about 75 percent of overdose deaths occurred when an individual was using drugs alone, meaning no one was present to administer naloxone or call for help.

During the most recent campaign phase, we reached 396,824 individuals through social media avenues; 575,076 impressions via bus wrap advertising; 85,973 weekly billboard Impressions; 197,010 retail and digital display impressions and we also expanded outreach through two podcasts over the last two years. This awareness works strengthens and connects the County's broader continuum of care, including school-based prevention, detox services, naloxone distribution, and psycho-education through harm reduction, intensive outpatient treatment and direct County programs such as the Adult Detention Facility, Mobile Integrated Health, Uplift Youth Program, case management services, the DWI program and La Sala. Taken together these efforts reflect a comprehensive public health approach spanning prevention, harm reduction, treatment and recovery support.

The amendment before you today allows us to continue this collaborative public awareness work ensuring our community has accurate information and the pathway to services that save lives. Thank you. And I'm happy to answer any questions.

CHAIR GREENE: Thank you, Chanelle. Commissioners? Yes, sir.

COMMISSIONER JOHNSON: Thank you Chair and thank you, Ms.

Delgado. I have a question about Naloxone. What's the average cost of a Naloxone dose, if you know off the top of your head?

MS. DELGAO: I'm sorry, can you repeat that?

COMMISSIONER JOHNSON: What's the average cost of a Naloxone dose?

MS. DELGADO: COMMISSIONER CACARI STONE and Chair Greene, I'm unsure of the over-the-counter price. I know it is pricey. There's a lot of community organizations that do have access to Narcan, and we have a list of that on our County website, so people should not be having to pay for Naloxone. We do have it in our community and accessible and available. The Community Services Department does have some as well. So community members could come and be trained on how to utilize it and we could provide them the product. There is a list like I mentioned on our website, and we do have a resource guide as well.

COMMISSIONER CACARI STONE: Okay. Thank you. And is that a habit forming drug or does it have the potential for addiction?

MS. DELGADO: Commissioner Cacari Stone and Chair Greene, no, it is not. It is completely safe. I carried in my car in my vehicle, you never know when you're going to have to save a life. And so it's completely safe if a kid were to access it or anything like that. It is not a toxin.

COMMISSIONER CACARI STONE: Yeah, it's great that you carry it in your car. The Blue Bus system, which runs throughout Northern New Mexico, the drivers carry Narcan or Naloxone or a drug that counteracts the effects of fentanyl. And last year, someone's life was saved through that. So it's important that we do that.

I guess I want to know, is this increased for specifically media outreach or is it for drugs like Naloxone or Narcan?

MS. DELGADO: Commissioner Johnson, Chair Greene, this is specific for the public education component. The County has other contracts that do help support the actual delivery of the Narcan service and psycho-education that's attached to that, as well as the other items I mentioned earlier on. But this is only for the public awareness component of the overarching services that we offer.

COMMISSIONER JOHNSON: Okay. Thank you. And do you think that those outreach campaigns have been effective?

MS. DELGADO: Commissioner Johnson, Chair Greene, I would say that there are some indicators that would point that there are, that it is effective and that. Naloxone is showing up a little bit more predominantly than we've seen historically. I'll use some emergency room data that I just looked at this morning. For overdose specific individuals come in post an overdose, Naloxone was used in 60 percent. I would say that our County jail probably has some pretty great data. I don't have the most current in how many times they've had an overdose reverse due to Naloxone access. So I would say there's indicators pointing to Naloxone is becoming more of a household item than historically.

COMMISSIONER JOHNSON: Okay. That's good to hear. I do see some of the billboards when I drive to Española about not using alone, but I don't see the ones that educate about the drugs that are, you know, reverse the effects and I think that can be effective because in the sort of communities that fentanyl, you know, is a part of it's

important that that information is shared in addition to not using alone. But I just wanted to underscore that. Thank you.

MS. DELGADO: Commissioner Johnson, Chair Greene, I want to mention that our tagline specifically mentions Naloxone, that we can't save a life without having access to that component. And so there is that, but I will take that back to our task force as we build out this next phase and make sure that that is highlighted a little bit more explicitly.

COMMISSIONER JOHNSON: Okay. Thank you. And thank you for your work on this campaign.

CHAIR GREENE: Thank you Commissioners. Yes, Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Thank you. Chair Greene. Thank you, Ms. Delgado, to you and the Community Services team. I always am so actually just kind of thrilled when I see you in the paper talking about our new youth behavioral health center and all the work you do. Just a quick question on the campaign. How do we evaluate its impact? Do we contract out with evaluators? What are the metrics we use?

MS. DELGADO: Commissioner Cacari Stone, Chair Greene, I think we would have to look at how much that would cost to do a full evaluation of it. As mentioned, oftentimes these types of campaigns are very hard to pinpoint. Its direct impact to changes in behaviors. So it would take a lot of intentional strategy to think about how we would evaluate. As of right now, we're just looking at the analytics and the reach. I can say that I think we have a lot of community engagement around this conversation, especially when we launch the initial phase of the campaign. It creates a lot of good community discussion and education on one-to-one basis with community members. But we'd have to look at how we would evaluate that and if we had the budget to do so.

COMMISSIONER CACARI STONE: I appreciate that. I think we have a quite a few experts in public health evaluations of campaigns, prevention campaigns in New Mexico, whether it's our local colleges or University of New Mexico and they don't really cost that much or they could help design something. I think you pointed to a data source, which is the emergency room, emergency services. I think it's also in terms of these days when we have a campaign, people can use QR codes for the messaging and to see how often the QR code is actually downloaded or there's lots of little tricks that could be used. Focus groups, pre-focus groups with the target populations and post-focus groups or quick interviews. But I think you mentioned our adult detention center and that's terrific. I want to be sure we're collaborating with the City and we're working with Urban Alchemy and all the services, and I know you're already on this, but I think that's a really target population. I know that in Las Acequias Park, just about a week and a half ago, there was a homeless person that was saved from Naloxone. And it's really important. Our Fire Department, I got training from them on our firefighter prevention days. And they also distribute like how many distributions we get just within the County.

So this is so important because nationally we're seeing an uptake in deaths that's immediate with what's laced with fentanyl. I know when I visited the long-term supportive housing facility in Philly for NACo, that was the number one death there and it's just immediate and it's taking our families. So I really want to prioritize this and

making sure we are doing impact. I appreciate it.

MS. DELGADO: Commissioner Cacari Stone, Chair Greene, we do collect a lot of that data already. The campaign is ran through the Santa Fe County website. So when people do scan that QR code, we do get that analytical data. So we have all of that already. The challenge is going to be how those analytics translate to change in behavior. And so I'm happy to explore that. And we do have a broad community partnership. We have Santa Fe County Fire Department. We have La Sala, New Mexico Solutions, DOH, mobile integrated inner health, Interfaith, Urban Alchemy, Presbyterian Health, Bernalillo County, and NMDOH. All that contribute to the creation of these campaigns. So there is a lot of strategy that goes into it and intention. So I just wanted to add that.

COMMISSIONER CACARI STONE: I really appreciate that. And I know that, Chair Greene, you brought a scientists, social scientists also in the Española area of Rio Arriba County. So I think they're also looking at this. Maybe it could be a new partner as well.

CHAIR GREENE: Thank you, Commissioner Cacari Stone, because that was my next question. I don't know if you've continued contact with Dr. Dadzie at Rio Arriba County, Health and Human Services, but they've had some pretty unique and amazing success at how they position Naloxone. So their idea is they created a heat map of where ODs are sort of being reported. I think they found lots of, you know, convenience stores and different spots where people were being dropped off and the Naloxone wasn't there. And then suddenly they said, well, let's, let's station some Naloxone at these locations. And they got sign-offs with the property owners/the business owners. And I think when I read an article in the paper, they had zero overdoses because they had such quick reactions and administration of Naloxone because they basically went back and looked at where people were being picked up by ambulances and said, let's not wait for an ambulance. Let's get Naloxone in those locations. And so I know it's not a part of this program per se but I think there's some lessons learned and best practices that are emerging from Rio Arriba and the Española Valley. And I think we could adopt those for all of Santa Fe County if possible.

MS. DELGADO: Chair Greene, I think there will be opportunity for regional thoughts through this process as well. And so that will be something I look into. Thank you.

CHAIR GREENE: Additionally, you know, as Commissioner Cacari Stone mentioned, really the lacing, right? There's a lot of people that, my understanding, and from speaking to somebody just very recently, it's the mixed drugs. It's people thinking they're getting one thing and they're getting fentanyl laced in it. And I think there's, in addition to this campaign this year, we should really make people understand that if it ain't prescription, you don't know what it is. Right? And things are getting laced at all different levels and, you know, whether it's even cannabis, right? You know, we have cannabis legalized for a reason, right? Because it's tested and it's theoretically a safer thing. And so finding a way to make sure that there's an added messaging this year to talk about laced and more dangerous things that you don't know what you're getting, right? You thought that was Xanax? Well, we got a surprise for you.

MS. DELGADO: The uncertainty is certain, is what our last campaign

mentioned at the end, because that is very true. And I think we have really great data to really pinpoint what substances we're finding it mostly in. So we will work with DOH to ensure that we are targeting that.

CHAIR GREENE: That would be great to learn across the community and uncertainty is certain sounds great, but might be a little metaphysical for everybody here, but definitely let's get that message out. Thank you very much. Anything else? Commissioners, do we have a motion?

COMMISSIONER CACARI STONE: I make a motion to approve amendment #5 to agreement #2022-0067-CSD with FireStik Studios for the creation, production, implementation, and coordination of public awareness campaigns regarding fentanyl misuse ... increasing the amount by \$70,000 for a total contract sum of \$350,000 inclusive from GRT to extend the term through February 14, 2027 and authorize the County Manager to sign the purchase order.

COMMISSIONER BUSTAMANTE: Second.

CHAIR GREENE: We got a motion from Commissioner Cacari Stone, second from Commissioner Bustamante. All in favor say aye.

The motion passed by unanimous [5-0] voice vote.

CHAIR GREENE: You've got an amendment. Good luck.

MS. DELGADO: Thank you.

G. Request Authorization to Publish Title and General Summary of Ordinance No. 2026-___, an Ordinance Amending the Solid Waste and Recycling Management Ordinance, Ordinance No. 2014-10, to Increase the Number of Items of Personal Identification Required to Shift the Burden of Proof in Prosecutions for Illegal Dumping

CHAIR GREENE: Commissioner Bustamante.

COMMISSIONER BUSTAMANTE: Thank you, Mr. Chair. I will actually pass this to our attorney. It was brought to my attention from a constituent that having an address in a waste, wherever there's illegal dumping, by the current ordinance, it automatically makes that person guilty for or responsible for the dump out there.

In the case that was brought to my attention, there were two items with two names, but they couldn't find the entity on the second item. And it really disclosed that there's a bit of a problem as well as the theft of mail/mailboxes were getting broken into, et cetera. So it really took some looking into this to find a way to modify the ordinance in a manner that would make it fairer to an individual. So I will pass any questions, comments, concerns. I'll take any. But I think that Walker Boyd, I'm really grateful for the work that you've done on this. Thank you.

CHAIR GREENE: Attorney Boyd.

ATTORNEY BOYD: Chair and Commissioners, yes, Commissioner Bustamante and I worked together on this proposed amendment. Just by way of background, this ordinance, there are not very many presumptions in law that operate like

this. One, I think good example is in the Implied Consent Act. So for drunk driving, if you refuse a breath test, that act creates a presumption that you are operating a vehicle while intoxicated, even if you did not subject yourself to a breath test. That's one example that you probably are all familiar with.

So this ordinance, as currently drafted, creates a similar presumption if someone's personally identifying information such as a name, mailing address, other information that ties them to garbage is found in illegally dumped garbage. And so under the current ordinance one piece of personal identifying information is enough to trigger a similar presumption that basically shifts the burden to this person to disprove that they were the ones who dumped this garbage.

As you can see in the memorandum the proposed amendment would raise this number to three. That brings Santa Fe County in line with two other counties in New Mexico, Bernalillo and Valencia County. So it's not wholly outside the sort of scatter pot you see. I did a kind of nationwide search and these provisions are quite common because you're all aware and as the ordinance says, it's hard to catch someone in the act.

So again, you're balancing enforcement efforts with due process by fixing the number here. So that's what the proposed amendment would accomplish. It's a pretty surgical amendment, and I'm happy to stand for any questions. Before I do though, I'll just note that this is for publication of title and general summary. So this will be back before, if the Board votes to publish it, it will be back before the Board for a hearing in April.

CHAIR GREENE: Fabulous. Thank you very much. Commissioners, I just want to say that the beginning of Alice's Restaurant starts with trash being illegally dumped and somebody finding an address in the thing and it becomes a 17-minute song after that. Anyway, Commissioner Bustamante, this is yours.

COMMISSIONER BUSTAMANTE: Thank you, Mr. Chair. I would like to move that we authorize the publication of title and general summary for the proposed ordinance amendment.

COMMISSIONER HUGHES: Second.

CHAIR GREENE: I've got a motion by Commissioner Bustamante, second by Commissioner Hughes. All in favor say aye.

The motion passed by unanimous [5-0] voice vote.

H. Request Authorization to Publish Title and General Summary of Ordinance No. 2026-___, An Ordinance Repealing and Replacing Ordinance Nos. 1995-10, 2001-1 and 2015-6 to Update the Rules and Regulations for County Open Spaces, Trails and Parks.

CHAIR GREENE: Adeline, welcome back.

ADELINE MURTHY: Good afternoon, Chair Greene, Commissioners. I am here before you today to request authorization from the Board to publish title and general summary of the proposed ordinance in your packet as Exhibit A, thereby initiating the ordinance adoption process. And this ordinance would repeal and replace

the three ordinances you listed that relate to rules and regulations governing Santa Fe County owned and managed open spaces, trails, and parks with the purpose to modernize those rules and regulations.

It's been more than a decade since these rules were comprehensively updated. So the purpose is to modernize this regulatory framework to reflect evolving recreational uses, emerging technologies, environmental conditions and community needs. Changes and emerging trends informing this update include the increased of new technologies such as e-bikes, resulting in a new type of trail user, climate related impacts on ecosystems, including heightened wildfire risk requiring adaptive land management practices. The growing emphasis on alternative transportation options to reduce greenhouse gas emissions and promote healthy lifestyles, statewide efforts to expand outdoor recreation as a driver of economic development and diversification, and increase demand for public gathering spaces that foster community connection and wellbeing.

The County Open Lands, Trails and Parks Advisory Committee or COLTPAC, recommended updates to the Ordinance 2001-1 to address e-bike usage on county open spaces, trails and parks, and a trails subcommittee was formed to draft the proposed changes and engage user groups for input. In conjunction with COLTPAC's work staff conducted a comprehensive review of all the ordinances, governing County open spaces, trails, and parks. In addition to addressing e-bikes, the proposed ordinance re removes redundancies, strengthens protections for natural and cultural resources, expands opportunities for responsible community use, and clarifies enforcement procedures.

On February 4th of this year, COLTPAC voted to recommend approval of the proposed ordinance to the Board. The memo lists highlights of the proposed ordinance, and it includes things like removing and adding definitions allowing for traditional gathering of natural resources for traditional use, allowing certain activities on open spaces and trails for the management of properties like removing invasive species, clarifying when special use permits are required. And then there's a new section about bicycles, electric bicycles, and other electronic personal mobility devices that essentially states that e-bikes are allowed where conventional bicycles are permitted. But that electronic personal mobility device is also known as like micro mobility devices are not allowed except on regional trails. The proposed ordinance also establishes a speed limit on trails. Other items include changing the hours of operation from 6:00 AM to 10 from dawn until dusk, except on regional trails which would remain open 24 hours to support their function as non-vehicular transportation corridors. And then it also clarifies enforcement mechanisms and establishes a procedure for the recovery of damages.

So today I am just coming before you to request authorization to publish title and general summary. And it's not a vote at this time to adopt the ordinance. Staff recommends that this ordinance comes back to the Board for a public hearing and potential adoption on March 31st. So thank you and I stand for any questions.

CHAIR GREENE: Thank you, Adeline. Commissioner Johnson.

COMMISSIONER JOHNSON: Thank you, Chair. Thank you, Adeline. There's a lot of information in the proposed ordinance and I know that we'll see it again. Just a couple of quick questions. First about e-bikes. So how was or what was COLTPAC's rationale and electric motor no more than 750 watts and not to exceed 28 miles per hour. If you could briefly describe how they arrived at that? I think you'd give

us an understanding of where the threshold is between an assisted bicycle and a motorcycle that just looks like a bike.

MS. MURTHY: Right, Chair Greene, Commissioner Johnson, so that wording that COLTPAC recommended it, that's basically the definition of a Class 3 electric bike, so the highest powered e-bike. And they decided in their recommendation that it would be easier to enforce the use of e-bikes on trails if all three classes are allowed and a speed limit is put in place rather than having someone out there who needs to discern what type of model is class 1 versus 2 versus 3.

COMMISSIONER JOHNSON: Okay. Thank you for that clarification. As far as what's the rationale, what is COLTPAC's rationale for limiting electronic personal mobility devices and were there specific incidence that sort of initiated this restriction?

MS. MURTHY: Chair Greene, Commissioner Johnson. I don't think there's a specific incident that initiated that. And the rationale, it's been a minute since they have recommended that these changes. So those types of devices are allowed on regional trails that are like paved. I presume it would be not to cause too much damage on the steep, steeper trails and open spaces. And it's also, it's not really an appropriate use in those areas anyways. You never really even see a hoverboard or a scooter on steep mountain trails.

COMMISSIONER JOHNSON: Sure, let me ask it a different way. So I live along the rail trail, which is a County trail. It's not a regional trail, right, because it's not paved.

MS. MURTHY: It is.

COMMISSIONER JOHNSON: That is a regional trail?

MS. MURTHY: That is an exception of a regional trail that is not paved, but it provides a pretty flat and continuous surface and it is intended for commuting.'

COMMISSIONER JOHNSON: Okay, that was my question. I've seen people ride little one-wheeled scooters from Eldorado to Santa Fe. And it seems like a great use of time outdoors. It's electric, not using gas. I think that's something we might want to look at. So I'm going to flag is for us, Commissioners, for looking at this for the ordinance. And I think it'd be useful to understand where we split these traditional, recreational devices like mountain bikes and then something like scooters. I just think back to when skateboarding was – it's kind of an outlaw sport and/or snowboarding or whatever, and now it's a highlight of the Olympics. I don't want to close off potential use while also I'm not opening the door of floodgates to other more destructive forms of transportation.

I guess my last question is, if I were riding an e-bike that was over 750 watts on the rail trail or let's say it's a non-regional trail, how would I be cited for something like that? Would it be the ranger or would the police or is the Sheriff's Office authorized to author those citations or how does that work?

MS. MURTHY: Right, Chair Greene and Commissioner Cacari Stone, the ordinance defines who the authorized enforcement officers would be to enforce these rules, and it includes rangers, code enforcement officers, and sheriff's deputies.

COMMISSIONER JOHNSON: Okay, I see that now. Thank you. It's important that we update this. Just a brief personal aside, when my dad was, had cancer,

he was a lifelong mountain biker and he really made use of an e-bike at the end when he could not move very well. And it was like a lasting joy for me. So I'm very much in support of e-bikes. This seems like a good cutoff and I look forward to seeing the ordinance before us. So thank you for your work on it. And thanks to COLTPAC.

CHAIR GREENE: Fabulous. Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Thank you, Chair Greene and thank you Commissioner Johnson for those questions that I had questions around. I applaud you and Growth Management and Open Spaces for updating this and your work. I think that e-bikes have created some public risk in the speed that they're going with pedestrians in that, especially on the Agua Fria Trail, some of the areas in District 2.

My question is, as part of this ordinance, is it possible to consult with the Attorney General's Office of Disability Rights as well as the Governor's Office for her disability council? I want to be sure we're in alignment with people with lived experience and that we're not violating. I'm sure you guys have already looked into this and Attorney Boyd always has his eye on every detail, but we just want to be sure we're not violating any disability rights with regarding to this prohibition. And that we're at an adequate usage here in terms of mobility. Thank you,

MS. MURTHY: Chair Greene, Commissioner Cacari Stone, thanks for bringing that up. That is a very important point and the ordinance does specify that mobility device used by persons with disabilities are completely exempt from any of these rules and regulations.

COMMISSIONER CACARI STONE: I thank you. I just want to be sure we engage with them as part of updating this and maybe just have a meeting with them even on zoom, both offices, they did give us an award and they see Santa Fe County as a leading the effort in being more accessible. But we just want to be sure we continue that partnership and that trust building and the relationship to seek their input. I think that'd be important. Thank you.

MS. MURTHY: Thanks. I'll reach out.

CHAIR GREENE: Thank you, Commissioners. Anybody else? Commissioner Bustamante, anything on this? So I've got a couple questions. First one, that speed limit, did I hear 28 miles an hour?

MS. MURTHY: Fifteen.

CHAIR GREENE: Okay, 15 sounds much better. And then I didn't see anything about amplified music and I've been hearing some concerns about that. And everything from just people sitting there all listening to music out loud, but interfering with other people's relaxation in public open space.

MS. MURTHY: Chair Greene, thanks for mentioning that. I believe it's in here.

ATTORNEY BOYD: Section 4, Sub P, public nuisance.

MS. MURTHY: Oh, I see. There's a public nuisance section here, but item two, disorderly conduct, including amplified sound or other activity that interferes with the quiet enjoyment of other persons in the immediate vicinity is prohibited, except as a expressly authorized by a special use permit. So that last phrase would allow for like events and that sort of thing that take place.

CHAIR GREENE: So it creates a method if somebody's going to have a

wedding and they want to have some music, they can do it, but they have to get a permit.

MS. MURTHY: Exactly.

CHAIR GREENE: And a wedding, as an example, is one of those things that people come and get a special use permit from us?

MS. MURTHY: Chair Greene, so the section about special use permits requires permits for all commercial uses and then for other uses where there's going to be a certain number of attendees, and that would include an activity like that.

CHAIR GREENE: Okay. I don't know if it's good to cross-reference that amplified music. So in the definitions somewhere it says that people know to look here for those things instead of, I'm not a nuisance, right. Nuisance is in the eye of the beholder or in the ear of the beholder as it may be. Alright. Yes, Commissioner Johnson.

COMMISSIONER JOHNSON: Thank you Chair. Is it intended that a member of COLTPAC or the COLTPAC chair attend the ordinance meeting? If anyone is available for that, it might be useful because they have contemplated these changes to speak to them to us.

MS. MURTHY: Chair Greene, Commissioner Johnson, I can certainly let them know that their presence is desired.

COMMISSIONER JOHNSON: We don't need all of them to take time out of their day for it. But if there's a volunteer for that, I think that'd be helpful.

MS. MURTHY: Okay, will do.

COMMISSIONER JOHNSON: Okay, and with that. if it's all right with my colleagues, I will move to authorize to publish title in general, summary of an ordinance repealing and replacing ordinance #1995-10, 2001-01, 2015-06 to update the rules and regulations for County Open Spaces, Trails and Parks.

COMMISSIONER BUSTAMANTE: Second.

CHAIR GREENE: A motion from Commissioner Johnson, a second from Commissioner Bustamante. Just as one point of clarity before we take a vote. The last ordinance and published title was to be heard on April 14th and this one was to be March 31st, is there a reason why one was on a shorter timeline and this one's on a shorter timeline than the other one? Isn't it 30 days?

ATTORNEY BOYD: Chair Greene, the deadline for publication is at least 14 days before the hearing, so I'm assuming arrangements for publication have been made. I would confer with Adeline about that. But the reason I recommended an April 14th hearing date for the ordinance we just discussed was to avoid any issues with publication. So I'd defer to Adeline if she wants to move it further, but I haven't been in touch with her about what steps have been taken, if any, to get this in line for publication with the *New Mexican*.

CHAIR GREENE: Okay. You're ready to go for the 31st?

MS. MURTHY: Chair Greene, I haven't made any prior arrangements with them, but I did put that date since it's three weeks away instead of the typical two weeks.

CHAIR GREENE: Right.

MS. MURTHY: So I'm being optimistic.

CHAIR GREENE: Okay, good luck. Alright, we have a motion from

Commissioner Johnson, a second from Bustamante. All in favor say aye.

The motion passed by unanimous [5-0] voice vote.

[The meeting paused from 3:36 to 4:00]

I. Resolution No. 2026-038, a Resolution Requesting a Budget Adjustment to Various Funds in the Net Amount of \$7,118,782.

CHAIR GREENE: And we're back. Moving along, Yvonne from Finance. Thank you very much. Take it away.

YVONNE HERRERA (Finance Director): Chair Greene, Commissioners, the item before you is to request a budget adjustment for mid-year reviews. In January, 2026, the Finance Division held mid-year budget review meetings with departments and elected officials regarding fiscal year 2026. The purpose of those meetings was to identify any budgetary mistakes, address unanticipated needs and cost increases, identified resources that could be reallocated to meet those needs and to make course correction. Of those identified adjustments, there are \$5.6 million that are items that were previously approved by the Board that were not included in Fiscal Year 26 budget and is now being added. Unfortunately, it's due to all the manual processes that we have. We have two different accounting systems, one CentralSquare, the official accounting system, and then Cleargov our budgeting software. There's just a lot of manual work. There's no true integration. Based upon our ERP demos, we do believe that the solutions that we shortlisted, will be able to provide a lot of the tools that are necessary for us to improve our budgeting processes particularly when it comes to multi-year budget. Our current system is unable to only handle a single year at a time as well as the purchase order rollovers. So once a PO is established, it will be effective and good until it's either zeroed out or all spent out multi-year budgets related to fixed assets and capital. They will be in existence until again, the project is completed.

There's another identified \$1 million dollars in regard in the water fund resources in addition to the \$5.6 that make up the bulk of the budget adjustments. The items that are being rebudgeted have been identified through bolding and italics throughout the memo. And with that, Chair Greene, I stand for any questions along with department representatives.

CHAIR GREENE: Fabulous. Commissioners. Wow, really, holy cow. So I'll start a couple things. Just to give you a second, Public Safety, \$2.5 million that was previously discussed; is this just rolling over? And then I have a second question tied to that in a second.

MS. HERRERA: Chair Greene, yes. So in Fiscal Year 25, the Sheriff's Department was approved for 30 plus vehicles.

CHAIR GREENE: No, no, this was the 2.5 million for –

MS. HERRERA: Oh, I'm sorry. The radio, the public safety wifi.

CHAIR GREENE: Yes.

MS. HERRERA: That was previously approved. However, during our project budgeting, it was missed.

CHAIR GREENE: Okay. And is that foreseen as a potential use for other towers and possible use? Is that being discussed in potential use for broadband matching? Is that the same bucket of money?

ELIAS BERNARDINO (Deputy County Manager): Board Chair, the \$2.5 million was more to address public safety complex needs the local area network. For example, in the jail, we're going to increase cameras and so we want to transition from our legacy system to a new system that allows us to be more nimble and allow to have more nodes, if you will. This is not for the radio project.

CHAIR GREENE: Gotcha. Okay. Thank you for clarifying that. Other questions out there? Wow, that's a lot of money. Yes, Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Thank you, Chair Greene and Ms. Herrera. I want to appreciate that what you said poses vast challenges for you, particularly your management and finance that you don't have an electronic system to look across years. And how long do you think it'll take once that software is up? I was going to ask that because that proposes a lot of stress on you and it then gives us to this place of not being able to really know what our true budget is. Bottom line is, I support you and I'm sure my colleagues do, in making sure that you have all the software and the technologies needed to do your job to the best of your ability.

MS. HERRERA: Chair Greene, Commissioner Cacari Stone, we appreciate that. I'm going to let our project lead, Deputy County Manager Bernardino answer that question regarding the project.

MR. BERNARDINO: Chair Greene, Commissioner Cacari Stone, we don't have a timeline as of right now to know when this new software is going to start. We are currently in negotiations with the last two firms in our best and final offer. We had a meeting last week to discuss that and I believe we have one more meeting internally to review those, basically, the cost of those two solutions, and then we take that to the steering committee to then make a recommendation to start bringing this forward. We anticipate to bring something to the Board in late April. And that's our current timeline. By that time you will be informed of when and what the phase approach is going to look like when it comes to this solution.

COMMISSIONER CACARI STONE: Thank you, Chair Greene. Thank you, Elias, Mr. Bernardino. I wanted to ask you what's your confidence and do you expect more gaps having to do this by hand by the time we get to the budget period, since this won't be in place, do you expect that – we have a \$15 million looks like residual to work with. Do you think that that's going to be shortchanged some more if you start uncovering some more cost and expenditures that hadn't been accounted for?

MR. BERNARDINO: Chair Greene, Commissioner Cacari Stone, what I can say is the two solutions is going to allow us to dramatically change in how we do business internally. It's going to be from a fragmented system to a fully layered integrated system. In other words, if Public Works were to go to company ABC, that system will integrate with the ERP instead of our current process, which is an Excel format that we exchange between Public Works Utility System to Finance. That will no longer take into effect. It's both systems will be talking to each other. And there's no mishaps. So what we do in the ERP will reflect in the utility system. And what happens in the utility system will be reflected in the ERP.

In terms of the budgeting process, it's a holistic system where we can have all conversations, any changes that occur in the system, and it's quote unquote almost final until the Board approves it. And so anything that the Board sees and approves, there's no additional changes at that time. Where our current system, there's a lot of conversation, it's note taking, manual processes and our current budget system doesn't fully integrate into our budgeting system, which it's a manual process – that will be gone. And that's what I mean about dramatically changing on how we do business. Once this solution is implemented,

COMMISSIONER CACARI STONE: Thank you so much. And so there'll be harmonization across all our units and departments once the system is fully operating: is that correct?

MR. BERNARDINO: Commissioner Cacari Stone, that is correct.

COMMISSIONER CACARI STONE: That's exciting. I welcome a presentation when the timing is right, when you're ready so that we can see what we have in place, how it's working, you know, if that's the fall, because I think this is really important. I also appreciate the fact that a learning, growing organization tries to remediate and identify gaps where we miss some cost and some expenditures trying to make up for it. So I support this amendment today to increase the budget, but I just want to be assured that we're moving forward with a modernization and harmonization so we're not in this situation in an ongoing basis. We know that gets different governments in trouble. Thank you.

MR. BERNARDINO: Thank you.

CHAIR GREENE: Thank you, Commissioner. Anybody else? I have another question – looking at where we're three-quarters of the way through this fiscal year doing mid-year adjustments and we're just about to start budgeting or maybe you've already started budgeting for next year: are we starting to look ahead and is there any opportunity with this year's budget or this year's mid-year correction to smooth any issues that we meet may be having in next year's budget? Do we have any predictions of next year's budget and things that we can't do because maybe the money won't be there?

MANAGER SHAFFER: I can try and take a stab at that and Yvonne, you can back me up. Chair Greene and Commissioners, while the departments are preparing budgetary submissions my intent was to meet individually with Commissioners during the rest of the month of March to give you an overview of where we think the budget will be relative to recurring revenue as well as potential priorities for investment, that I understand the Board shares relative to our current workforce. And I'm happy to address that now, but that was the intent to have those conversations well in advance of our specific budgetary study sessions. I think the big unknown is the impact that current events will have on the macroeconomic conditions relative to inflation, relative to potential reallocation of domestic resources. And so we will, in addition, be doing a revenue projection refresh as we get closer in time to putting our budget in place. Hopefully, there'll be some more geopolitical stability or predictions as to what that might look like that will inform those revenue projections.

But the simple answer is as of December, we were anticipating modest growth in our gross receipts tax and our property tax. And we will update our revenue projections as close to the actual budget study sessions as possible so that we're providing the Board

and making decisions based upon the most recent estimates as it were that takes into account where we are at that particular point in time given, again, world events as well as any other impacts to the overall economic outlook.

So this budget should not meaningfully tie the hands of the Board in any, again, won't tie the hands of the Board in any material respect with regard to those upcoming budget discussions as again, the vast majority of these items are non-recurring in nature relative to what's being proposed for expenditure.

So that was a long answer to your short question, but I hope I adequately addressed it. If not, I let me know and I'll take another pass at it. And Yvonne, if I got any of the details wrong, you go ahead and correct me.

CHAIR GREENE: Wonderful. Thank you very much for clarifying that. Yes, Commissioner Johnson.

COMMISSIONER JOHNSON: Thank you, Chair Greene. Thanks, Yvonne, remind us when it says, I'm looking at item 8 for the law enforcement operations, fund 246, it's about the vehicle cascade budget. It says that this budget's funds erroneously fell to cash. Just to remind me what that means.

MS. HERRERA: Chair Greene, Commissioner Johnson, any budgeted funds that aren't spent or aren't encumbered fall to cash. So basically it's just unspent cash and then, you normally see it in our budget adjustments as budgeted cash, and so that cash is then available for the following year or any other potential adjustments that we bring to the Board during future fiscal years.

COMMISSIONER JOHNSON: So is it accurate to think – was this item, for instance, budgeted but it fell to cash, so we need to change it.

MS. HERRERA: Chair Greene, Commissioner Johnson, the Sheriff's Department was approved, when I was misunderstood Commissioner Greene's question, in Fiscal Year 25, the Sheriff's Department was approved for 30 vehicles, about 4 million or so. They were able to encumber for the actual vehicles. They were having a difficult time trying to find the inventory for the units that they wanted. In addition to the purchase of the vehicles, they also budget for outfitting it, the wrap, the equipment. Since they hadn't been able to encumber or purchase the vehicles, they weren't able to encumber the additional funds for the outfitting. So it was unspent in Fiscal Year 25, fell to cash and we didn't include it in the budget for 26 so that they can then outfit those vehicles when they actually received them.

COMMISSIONER CACARI STONE: Okay, so is this 2 million, 400 some thousand for wraps and outfits or is it for vehicles?

MS. HERRERA: For outfitting the vehicles. They've already purchased. They had a purchase order in place at the end of Fiscal Year 25. And they received those items now 26. So it's just a plain black vehicle.

COMMISSIONER CACARI STONE: Right, right. And it's how many vehicles; 30?

MS. HERRERA: About 30, maybe 33 because of undercover units and I don't remember if there was an animal control vehicle.

COMMISSIONER CACARI STONE: Okay. I'm doing a little bit of quick math. So it costs about \$83,000 to wrap and outfit the vehicle?

MS. HERRERA: About that. I'm not sure exactly the average, but it's

pretty expensive between the lights, roll bar or the bar inside, the radios -- I don't know everything. Yes, but it's not very cheap. It is very expensive.

COMMISSIONER CACARI STONE: I'm impressed by the detailed knowledge that you have already. Okay. I think that it would be helpful for us, and maybe I'm just speaking for myself, so I won't speak for my colleagues, but to understand how things like vehicles, which are very important. I'm not opposed to outfitting Sheriff's deputy vehicles, but to understand the breakdown of what the sort of raw cost of the vehicle is, what the outfit cost is, things like that. In these cases when they're considerable we're spending two point almost five million on the wraps. Again, it's essential for that. But I think it's helpful if we, yeah, if we improve transparency around that so that we understand. We don't just need a new vehicle, we need a new wrap and it's close to a \$100,000. So that's just a little bit of unasked for commentary but thank you for your work on this.

CHAIR GREENE: Thank you Commissioner. Anybody else? Alright. Anybody want to make a motion?

COMMISSIONER JOHNSON: I'll make a motion. I'll move to approve a resolution requesting a budget adjustment to various funds in the net amount of \$7,118,782.

COMMISSIONER BUSTAMANTE: Second.

CHAIR GREENE: Motion from Commissioner Johnson and second by Commissioner Bustamante.

The motion passed by unanimous [5-0] voice vote.

CHAIR GREENE: I think before Community Services disappears because they may be, maybe you're sticking around a little longer, but I have some data from Rio Arriba County on what the Narcan because they listened to our County Commission meeting. Isn't that impressive? In the last three months of the year, overdoses went down 40 percent and overdose deaths went down 45 percent. Which, who knows if it's directly attributable to where they were stationing Narcan, but, boy, that's pretty good. If our data was going up and their data was going down, they're doing something right. Thank you.

**J. Presentation of Proposed Projects for Fiscal Year 2027
Congressionally Directed Spending Requests.**

CHAIR GREENE: Leandro, thank you.

LEANDRO CORDOVA (Deputy County Manager): Mr. Chair, members of the Commission, thank you for allowing me to present to you today. I want to, before I get started, make sure to thank Anna McMahan, our planning team leader who helped really do the bulk of the work drafting of the memo and has been doing a lot of the exploring of what is available to us. I also want to thank Director Ryan, Director Snyder and Chief Black for contributing to this memo.

So I'll start with the summary. I won't read the entire thing, but I will get into some of the detail. The United States Congress has made funding available again through

the congressionally directed spending or Community Project Funding, CDS or CPF, for federal fiscal year 27. These programs allow members of Congress to support community priorities by directing federal funding to eligible projects proposed by local governments and nonprofit organizations.

Santa Fe County staff request authorization from the Board of County Commissioners to submit CDS and CPF applications for projects identified in Exhibit A in advance of the federal submission deadlines. Applications to Senator Martin Heinrich are due March 20, 2026, and applications to Senator Ben Ray Lujan are due March 27, 2026. At the time we, we drafted this and released the agenda we still had a deadline to Representative Teresa Leger Fernandez of March 6th, that has now been extended to the end of the week. However, because we were under the deadline and we didn't have an opportunity to present to the Board and request permission we did go ahead and submit an application to support our youth behavioral health project. A request of \$700,000 for the programming associated with the program that's going to be stood up in the new building we just purchased and it was a strong ask from the community services team and I want to thank them for their help and I will let them answer any questions specific to that project. But we did go ahead and submit that on Friday of last week because they were ahead and they wanted to get it in before the deadline. Thank you.

So we've submitted in the past for lots of different projects. We've been very successful in the past with receiving capital funds for our Housing Authority and some remodeling/remediation of some of the housing stock that we have, trying to bring it up to current. And I think we received three years of allocation for that. This money, I'll just also mention, is not quick money. We received some of our 22 funding last year. So it does take a while by the time it goes all the way through the process at the federal level, even after we've been told we were awarded, it takes a while for us to get it. So once we get it, we work on spending it. But we're still working on spending the backlog of some of the appropriations we got for our housing authority.

Last year we took a different path and at the request of the Board, we focused on a project for our trauma-informed permanent supportive housing -- too many acronyms. But Senator Heinrich supported our effort for trauma-informed housing with a \$2.5 million appropriation. So this year, County staff are recommending a request to submit the same submission for the youth behavioral programming to both senators as well as to the congresswoman, which we already did. And we also, additionally want to pursue other projects that are consistent with the County's hazard mitigation plan, which was adopted Fiscal Year 2027 through 2031. I'm sorry, for projects that are on our ICIP for that time period. So we chose the County's hazard mitigation plan for a couple reasons.

It's an ongoing, never ending request to make sure that we are supporting hazards and mitigating hazards. So there's also funding available. Also, we did submit an application last summer for fire mitigation and it was a very large application. A lot of the County Departments came together. So we have a lot of information to help support additional asks from the work that was done when we did that fire mitigation request.

We also are proposing to look into eligible low-water crossings such as San Isidro crossing right away, which is a project that is close to us and we're all familiar with. But we also have multiple low water crossings throughout the county. All that are on our ICIP and all that have different layers or levels of project, either design or construction.

So we would hope to be able to pursue all the different funding for that. Again, this was also on the back of a project or an application that the County tried to submit a few years back that was unsuccessful. So if you can catch the theme, we're trying to use work that we've already done to pursue the funding on a very short timeline that we get so that we can try to be as successful on ongoing Initiatives that the County has had.

I will point you to Exhibit A where you can see a bit of a breakdown of the different costs of the programs. For the Regional Youth Behavioral Health Center, besides the \$7 million we spent on the building and a little over \$2 million that we hope to receive from state capital outlay, it would be a roughly \$700,000 yearly cost to set up – well, for the startup of the programmatic services. So that would be a big ask for us. Based on the success of last year with Senator Heinrich, we feel that's a really strong ask and since we've already applied to the congresswoman, we would like to again get permission to apply to both senators for that.

In regards to the Santa Fe County's Hazard Mitigation Plan on low water bridge crossings, I mentioned San Isidro which is a big ask. We were almost done procuring design, so we would try to pursue construction dollars for that. County Road 113 again. We're almost done with the design. We would pursue construction dollars for that. And County Road 85 and Ojo de la Vaca, are both projects that were ready to work on. So we would hope to get some funding for that.

And then in regards to the Santa Fe County Hazard Mitigation Plan, specific to wildfire mitigation, we were able to identify about \$1.5 million of projects and/or equipment or somewhat low hanging fruit, so to speak, from our wildfire mitigation application that we submitted to the state last year. That was a \$21 million ask but we think that based on looking at the criteria, there's about \$1.5 million that we could pursue in this year.

So at this time, staff does recommend authorization to submit CSD CPF applications for the projects identified in Exhibit A or such other projects as the Board may direct. And also to ask for forgiveness for submitting for the congresswoman prior to the deadline. And I stand for any questions at this time, myself and/or CSD or Ms. McMahan.

CHAIR GREENE: Thank you. I bet you, we all forgive you.
Commissioner Bustamante.

COMMISSIONER BUSTAMANTE: Thank you, Chair Greene and thank you, Leandro. I think this is great. I do have a concern and the last budget discussion called for \$12,000 to do anything about PFAS at all. And this doesn't address any. I would really think that our congressional folks would want to see that we are doing something internally. I understand that the state has stepped up to do a number of things, but how are we, or what will we be doing as a County – as the state moves at a different pace given just the fact that they are statewide and they also have other PFAS issues in the state. I am grateful that we're addressing and doing mitigation. Everything in here is critical. We're not in the position to mitigate PFAS. The state has provided filtration systems, but we really have nothing that's in place to do whatever would be necessary to – and I'm not going to put the remediation on us if there are other actors who contributed to that contamination. And at the same time, I see that we have a responsibility to our constituents.

So not having done the brainstorm on what could we do, but knowing that we have been in PER conversations with regard to the options that the, particularly the La Cieneguilla community has been looking at with regard to water alternatives. What or how could we put something in here that assures that we're taking that issue seriously? It's a big deal and there is a lot of concern, and it's not anywhere on here.

MR. CORDOVA: Mr. Chair, Commissioner Bustamante, we did discuss the idea of adding the PFAS and if that's the direction of the Board, we would be more than happy to go and explore more specific pots. What we talked about at the time was the work that's being done hasn't identified direct projects that we would be able to specifically look at that pot of money and say, Hey, we're going to do this. But we would be more than happy to continue to look at whether there's more support for the work we're doing and/or as we identify very specific projects where they might fit.

This funding does come around every year, and so we're more than happy to explore that if that's the will of the Board and see, or we could continue to look at opportunities as they come up throughout the year. I think that's something that we've started to look at is if there's anything that can help us with our work on around PFAS, we should pursue that, those funding sources.

COMMISSIONER BUSTAMANTE: Mr. Chair, Leandro, I would really hope that we can do that. And it's not that I don't see that the low-water crossings aren't a priority. We've lived through enough and I do absolutely want to say that I love the criteria that you've used to identify which problems we could address sooner because it's scalable. That really is great. When we look at the scalability of a water crossing, not that I hope that this particular last season is anything that the future has to bear, but we're not really getting a whole lot of moisture. And if we get some good, decent flooding that would be a problem. But I think there are much more pressing things, especially right now and having returned from NACo that PFAS is very much a part of the national discussion.

So I would like to ask, and ask my colleagues here at the dais that we consider ways to put something in that would make a difference in people's lives who are very concerned about their cancer probability as it's been elevated by the existence of these constituents. Thanks.

CHAIR GREENE: Thank you, Commissioner. Commissioner Hughes.

COMMISSIONER HUGHES: Yeah, I was interested to hear what Commissioner Bustamante said about PFAS. I think that's a very important issue that we'd be addressing whether this is the right place to go for money.

I heard last week that there the Congressional money is allowing for phase two projects, and so I wondered if you considered applying for more money for trauma-informed housing since they could add more money to that apparently this year?

MR. CORDOVA: Mr. Chair, Commissioner Hughes, we had not considered doubling down on that request quite yet. Again, as I mentioned, it takes a while for the cash to flow and we actually get it in our hands, but I'd be happy to talk to our CSD team and see. We do have a good obviously successful application from last year that we could potentially dust off and reapply for. And I think Jenn Lopez might be able to add something.

CHAIR GREENE: I think she has something to add, yes.

MS. LOPEZ: Chair, Commissioner Hughes, staff asked me if we should go in for PSH round two and actually my experience with Congressional appropriations is they don't want you to go in for phase two if you haven't started phase one. So we recommended holding off on that ask.

COMMISSIONER HUGHES: Oh, okay.

MS. LOPEZ: Thank you.

COMMISSIONER HUGHES: Okay. So wait till we started on it and then apply for phase two. Okay. Thank you, that's all.

CHAIR GREENE: Excellent. Commissioner?

COMMISSIONER CACARI STONE: Thank you. Chair Greene. Thank you, Mr. Cordova. I do appreciate the list you made and the quick response of all the departments, especially, it's always better to ask forgiveness than permission, especially when it comes to taking initiative. So thank you, Community Services and also you as well.

I think Congresswoman Leger Fernandez had mentioned and her team that last year they weren't able to fund projects that were on their priority lists so they're looking at those first. I just wanted to give that feedback when we went to NACo and went to the Hill. So it's important to make it very compelling what we do submit.

And I would like to add, I do like that the San Isidro crossing is on there because it's a public safety issue. Any rain we do get, or the release of water from Buckman or the City actually creates flooding, so does snow. And our Public Works they could tell you how many times they've been out there. Ryan's been very responsive and we already have the engineering report done. So I think this is something the community has been looking at, and that road is used a lot, especially with the increase of traffic with the development happening on the south side in District 2, and then the new development up by the Nancy Rodriguez Center. It's going to be really important to have this done for public safety, so thank you.

CHAIR GREENE: Thank you, Commissioner. Commissioner Johnson.

COMMISSIONER JOHNSON: I suppose I want to know if we were to add PFAS to this, Commissioner Bustamante, are we just adding to the table of asks and or do you have – were you contemplating swapping out low-water crossings for PFAS mitigation?

COMMISSIONER BUSTAMANTE: Chair Greene, Commissioner Johnson, I would actually rely on staff to identify a meaningful project. Something that could make a difference. And find a way to parse it with the funds that are available. I think that would be something that staff could take care of, identify, since they are scalable projects we would be able to take care of these few things to be able to address something that would actually start to minimize the amount of that contaminant that's in people's drinking water or assure that they have access to cleaner water, et cetera. So it would be staff to identify the project and find ways to work it in with scalable projects would be ideal.

COMMISSIONER JOHNSON: Okay.

CHAIR GREENE: Leandro.

MR. CORDOVA: Mr. Chair, Commissioner Johnson, Commissioner Bustamante, last year we did submit request for PFAS money that we would've used to

compliment our HREE program. We were unsuccessful, but I do think that we did get some attention from it. So if you were to ask me directly if there's a project that we could submit for that would most likely be what I would suggest. We could dust off what we did last year, beef it up a little bit and try again.

COMMISSIONER JOHNSON: HREE, meaning?

MR. CORDOVA: Our home rehab program. So the hope was that if they gave us, whatever they gave us, 200,000, a million, we would designate that specifically for the remediation and treatment within each individual well, home. That was the thought is that we would have people come and apply and we would be able to issue grants that would allow them to purchase the products they need to clean their water.

COMMISSIONER JOHNSON: Got you. If I may, Chair. Is it typical in your experience that we propose four or five projects and they fund one or they fund a little bit of each or what?

MR. CORDOVA: Mr. Chair, Commissioner Johnson, in my experience of about three years of doing this, that is about it. We tend to submit about four, three to four projects and we've been successful usually with one that's a big response. Sometimes it seems like they're working together and maybe the senators combine resources or so. That tends to be what our acceptance has been.

COMMISSIONER JOHNSON: Okay. No further questions.

CHAIR GREENE: Thank you. So a couple questions. First one is, when I look at the table that you put together the bottom line is 32,666,000 and change. That's cumulative of the whole projects, not what we're specifically asking for from our delegation. What are our specific asks? Hazard mitigation plan, do we have any money budgeted for that already? And this wouldn't happen without it, or it's just to backfill project and that would free up that money.

MR. CORDOVA: So Chair Greene, the specific ask would be the \$700,000 for Youth Behavioral. That's a very specific ask. The 1.5 million from the Fire Mitigation Wildfire planning, those are relatively specific. They're equipment, they're things that we could purchase and use sooner than later. The low-water crossings, yes, that's very high and we would think that we wouldn't get a complete amount for those. So we would like to look at those a little deeper and see if we can fund construction or if there's a couple that might need design that we would be more specific to the design on. Because there's a couple potential pots of money for those. The other experience we've seen is we don't tend to get more than a million, \$2 million depending on whether they combine the resources. So we're cognizant of that, the ask should probably be in the 2 million range total for what we're asking for.

CHAIR GREENE: Great. And then sort of on the line with the supportive housing and with the Youth Behavioral Health Center, one of the comments that I had received at the legislature was you call this a Regional Youth Behavioral Health Center, but if I'm from Raton or I'm from Taos, I can't commute every day. And a lot of youth need on-campus residential service. And I'm wondering if there's a place in this to look at creating a residential campus, 10 rooms, doing a needs assessment, figure out if it's 15 rooms or whatever the right thing is for, not only for the actual youth, but potentially some family units so families could come with their children for a few days and check their kids in and feel comfortable that their kids are getting into this space. But

I know that the legislators told/mentioned to me, we'd love to fund this and we'll get a report of how much funding we got but most of that was in reauthorizations, but that legislators were excited to give us money, but wanted to see a residential campus.

MR. CORDOVA: Director Ryan, take a stab at that.

ANNE RYAN (Community Services Director): Chair Greene, Commissioners, thanks so much. Anne Ryan on behalf of the Community Services Department. Chair Greene, to your point specifically, there is potential land on the campus that prior to closing we had talked about in the future that could be a possibility. That is a heavy lift financially if we were to consider that. But want you to be aware that that is something that has been discussed.

Secondly, you're probably aware that Senator Trujillo was successful in putting I think \$615,000 to the local COG for this region and the combi-model to address part of that point. And then finally, as it relates to our Regional Youth Behavioral Health center, we have every intention on those solicitations to build in as asks transportation for that very reason. So for what that's worth, I hope that is at least a start.

CHAIR GREENE: Yeah, I think definitely, transportation is great but still Raton is two and a half hours and nobody's going to do that every day. And that's in-patient behavioral health treatment facilities are unbelievably expensive. And for our families in the north, if we're going to really call ourselves a regional facility, I would love to see us really go down that. Now, whether we're ready to put that into our congressional direct spending, we may not be, but I do want us to start looking at that so that the next year in the legislature when we do go ask for money, we say, we're ready with plans for – we see a need for a 12 bed facility with two family units. Whatever the right thing is that we're ready with, we've done the feasibility on the site, we've done the needs assessment. We know where to go for the money for this next year.

I throw that out there. If you thought we were ready for this congressional direct spending, fabulous. If not, let's at least work towards next year.

MS. RYAN: Understood. Thank you.

CHAIR GREENE: Thanks. Commissioners? Yes, Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Thank you, Chair Greene. I'm just thinking ahead and I'm talking on behalf of myself as well, if we can next year plan to meet at the BCC and work with you, Leandro, and others to prioritize the projects every year, a good handful of us go to the NACo and we could be organized and create a brief or a factsheet on our priorities from Santa Fe County with our congress folks and senators. That would give us something very tangible to discuss with them, to make a case, go pitch it. Then when it comes out, we're ready to apply and then we're more coordinated across efforts. I think just looking ahead, that might be a better way to plan together. And I'm not throwing you under the bus or anything. Because when we were getting ready for NACo, I was collecting issues from folks that were there, especially Chair Greene who was going to join on the visits, and from County Manager Shaffer and Olivia and I put together some briefing sheets for the visit to be more organized. But I think we're ready to take the next step.

So let's do that together in late January, be ready in February, and then we can have more coordinated prioritization with the BCC and with you. Thanks.

CHAIR GREENE: Yeah, and I agree with that. We've gotten much better at our ICIP planning, and this is basically ICIP just at a federal level and what Commissioner Cacari Stone did for us there, we looked much more prepared with most of our asks, but we were literally like there 10 days ago and we actually discussed Congressional direct spending, but we didn't know that we should have been. We had that opportunity to really push those items right there. Here's a fact sheet. Here are the four projects. Do you have any questions? Get back to us. We're so close. Thank you. Great job.

Would you like to make a motion with the PFAS addition in there?

COMMISSIONER BUSTAMANTE: Thank you, Chair Greene. I would. I would like to approve staff's request to authorize the submission of the CSD CPF applications identified in Exhibit A with additional consideration for a meaningful PFAS project that could work within the given budget, allowing for the scalable work to continue but also looking for something meaningful to address the predicament that we have with regard to PFAS.

CHAIR GREENE: Does that seem clear?

COMMISSIONER JOHNSON: Second.

MR. CORDOVA: Yes, thank you.

CHAIR GREENE: We have a motion from Commissioner Bustamante and a second from Commissioner Johnson. All in favor say aye.

The motion passed by unanimous [5-0] voice vote.

CHAIR GREENE: Great job, guys. Thank you very much, Leandro. Thank you. Yes. Great. You are forgiven.

- K. Request (1) Approval of Countywide Road-Striping Project in an Amount Not to Exceed \$400,000, Exclusive of NM GRT; and (2) Delegation of Authority to the County Manager to Sign the Purchase Order to Prestigious Paving, LLC, Pursuant to Amendment No. 3 to Price Agreement No. 2023-0062-PW-A.**

CHAIR GREENE: Hi. Ryan. Welcome

RYAN WARD (Public Works): Mr. Chair. Commissioners, good afternoon. This item as the Manager had mentioned, had a few updates to it, so I'll share those with you and then stand for questions. The actual initial agreement from 2023 was added as well as the two amendments, 1 and 2, number 3 was actually included in the packet. To clarify that was one of the changes.

To give you just brief background on our yearly paving or our yearly pavement marking initiative is really reflectivity and FHWA to make sure that we're meeting the criteria that the feds have set forth back in 2015 for reflectivity of striping. And typically we do this yearly. Since we use paint there's other alternatives for thermal material that last much longer. However, in Santa Fe County we blade the roads often for snow and so we stick typically to Kaida paint which doesn't have as long of a life. So to give you a little bit of background on what we do. There's been a couple areas in the county where

there's been some safety studies, Tesuque for one, where there was some edge line paint markings, the white edge line that was recommended to go 6-inches wide. And so a lot of the new federal standards from 4 inches existing, we're going to do some of those 6 inch as some trial basis based on a safety study that was done in Tesuque. So there's some of that actually going to be included this year. If you have departure lane on your car, that's what that wider stripe the Feds have found that keeps you in the lane. So there's some benefit to that, but I just wanted to share that a little bit. We'll be doing things a little different in some areas for safety.

The other item of concern, or at least was brought up, is the totals. Hopefully, I can explain that in Exhibit B. There was some concern about how we derive the numbers. So the length of miles in our total, which is the 389 number, is actually the length of the roadway segment. So it's the total of the 700 and I think 46 various roads, 385 of that is actually paved that will get some sort of striping. So it could be white edge line. A lot of the roads that are narrowed don't get that. And then the center line, and that's where some of these formulas come in on the center line and the shoulder line. So the center line at times skips every 30 feet there's a 10-foot skip for crossing. Some of them are skips and a straight line for no passing, and some of the lane miles are double. So there's some formulas built in. But the actual total unit and feet is correct for the total number of feet that we maintain paving, that's including white and yellow in that number. Our staff's done a great job this year. I like to give them some credit. Our traffic engineering group actually went out and measured with our distance measuring instruments mounted to the vehicles, which gained some accuracy because we have roads that do this, GIS will show a straight line plus some curvature factors and scale factors in, but they actually drove it. So we're tightening up what we've done in previous years. So the numbers this year are a little bit tighter than they have been in the past. And I'll stand for any questions.

CHAIR GREENE: Thank you, Ryan. Commissioners? Thanks. Thank you for pulling this off. And thank you to Mr. Mechels for flagging this. Sometimes it takes a second or a third or fourth set of eyes to see these things. But generally the aspects were accurate. It was just missing those attachments; correct?

MR. WARD: Correct, Mr. Chair.

CHAIR GREENE: Thank you very much. Commissioners.

COMMISSIONER JOHNSON: Move to approve.

COMMISSIONER BUSTAMANTE: Second.

CHAIR GREENE: Motion from Commissioner Johnson. Second from Commissioner Bustamante. All in favor say aye.

The motion passed by unanimous [5-0] voice vote.

CHAIR GREENE: I think we feel confident that we got the explanations here. Yes, so we addressed it. So thank you. His input was appreciated earlier and thank you. Moving on.

- L. Resolution No. 2026-039, a Resolution to Amend the Santa Fe County Road Map and to Certify a Report of the Public Roads in Santa Fe**

County.

CHAIR GREENE: Ryan, you're up again,

MR. WARD: Mr. Chair, Commissioners, Thank you again. This actual item, again, as noted by the Manager, there was a change to Exhibit B or referenced as C which is the overall mileage. So our mileage that we show this year is 559.33 miles. Nothing changed from last year. One of the discrepancies that was acknowledged is when we queried the roads, there was actually four roads that didn't get captured in our original submittal. Those roads were Gabaldon Lane, Old Buckman, Bonanza Creek, and Camino Los Abuelos. And those were actually, because they split two different commission districts where the road breaks. When we queried all of our details on the districts, it removed those four. And so those are back in on the resubmitted exhibit. But the mileage is correct and the certification that we take to NMDOT is for funding of these roads. If we do LGRF grants, if there's other project funding needs that can be dedicated from the state. And so it is critical that we maintain this book accurately every year and we capture all the roads that we truly maintain. And I'll stand for any questions.

CHAIR GREENE: Thank you. And so just as a question based on the accuracy, the numbers were correct, it was just the listing got them pulled out because they were listed in two commission districts. Has that been updated in your query methodology for next year?

MR. WARD: Mr. Chair, that is captured and that's captured as well in our GIS data. So all the road designations on the maps, capture those roads as well.

CHAIR GREENE: And so there might be two designations for the same road, because some falls in one district or another and some in another. Or it'll somehow just be picked up.

MR. WARD: Mr. Chair, the way that's typically handled the road number will remain the same, the name of the road remains the same. It's how we describe it in the segmentation. It begins at this point, ends at this point, then it picks back up, so basically that's how we define that.

CHAIR GREENE: Okay. And the distances were accurate?

MR. WARD: Correct. We adopted no roads. We vacated no roads this year, and so the distance of miles is still 559.33 as it was last year.

CHAIR GREENE: Great statistic. Thank you. Commissioners? Anything else? No.

MR. FRESQUEZ: Mr. Chair.

CHAIR GREENE: Yes, sir.

MR. FRESQUEZ: We have Chris Mechels raising his hand on this item.

CHAIR GREENE: I will let the Board choose if they would have. Yeah, so I think we answered the questions and we were able to get that information ahead of time. And I do want to send appreciation to him for sending those comments. We do appreciate people doing that and less of a surprise and we get time to prepare so that we're able to address these things up here.

COMMISSIONER JOHNSON: I'll make a motion to approve.

COMMISSIONER HUGHES: I second it.

CHAIR GREENE: We have a motion from Commissioner Johnson and a

second for Commissioner Hughes to adopt the County maintained road list. All in favor say aye.

The motion passed by unanimous [5-0] voice vote.

CHAIR GREENE: Ryan, thank you for jumping to it. Thank. And thank you to Mr. Mechels for coming forward with this in a timely manner.

9. Presentations

CHAIR GREENE: That gets us to the end of our miscellaneous action items. This gets us to our presentations and I've asked to switch this around because Jenn Lopez is here and she's traveling out of town, and I want to make sure she makes her flight or gets back at whatever the right time is, and Adeline has graciously said that she could go second.

B. Presentation concerning the Housing Investment Strategy and Feasibility Study for Trauma-Informed Permanent Supportive Housing Project

MS. RYAN: Chair Greene and Commissioners, thanks so much. Anne Ryan on behalf of the Community Services Department along with our colleagues over at the Community Development Department here to introduce Project Moxie, whom you're well aware are considered subject experts nationally as it relates to housing. The reason we are before you today is to, in fact, talk about the results of the feasibility study that they conducted as it relates to trauma-informed permanent supportive housing.

I just want to give a backdrop for context. In December of 2024, under Director Butler's predecessor project Moxie was contracted to do on behalf of the County a housing investment strategy. That work is near complete and that will be brought before the Board, within the very near term. In the interim, there's information within that body of work that informs the principal reason we're here today, which is the results of the feasibility study.

Before turning it over to Jenn Lopez, we want to extend our extreme, extreme thanks, especially to Anne Marie over at the Santa Fe Community Foundation. Because this work was funded not through general funds but through a grant that we applied for, through the S3 group that was funded by the Community Foundation. We are extremely, extremely grateful to them, and we believe that they are still online somewhere in order to listen to this.

We also want to say lastly that this presentation is timed intentionally in advance of the budget process. So that while it is a presentation and not an action item, we staff are looking for Board direction or nods of approval to either continue and yes, budget for or otherwise pause in light of the current economic climate. So with that, thanks so much.

MS. LOPEZ: Thank you. Chair Greene and Commissioners great to be with you all day. What an exciting agenda. I really learned a lot and it was very inspiring.

You are working on a lot of really important issues. I'm going to go fairly quickly because it's a dense presentation and I'll probably skip some slides, but you have a full report that you can refer to as I go along.

I think you all know Project Moxie. We've been working with you all for about three years. Thank you so much. I'll just say that as the president of Project Moxie, I have about 12 years of experience, specifically in permanent supportive housing. So it was an honor to work with you all on this. Thank you to the steering committee, which included two Commissioners, Commissioner Cacari Stone and Commissioner Hughes and staff from Community Services, Community Development, the Housing Authority, everybody was a huge help and the work went a lot faster.

We're going to talk, actually, Anne did a great job, Director Ryan, of talking a little bit about the history leading up to the PSH project. I'll add a few more pieces. We'll then dive into what the feasibility report found, and then we want to share the findings and what it would require to do a PSH project within the context of available dollars and some of the work we're doing with the housing department on what funding is available. And hopefully take some questions.

Again, we, especially for community and anybody who's listening in, we want to explain what trauma-informed permanent supportive housing is. It's a long-term housing solution for people with complex needs. What I love about supportive housing is it is a best practice tried and true. It's been used for over 30 years, and again, we combine operating subsidies, housing units, and robust support services to help folks in our community who need a high level of support to become residents in a building and function and have a better quality of life. The trauma-informed piece I think is great, and Commissioner Cacari Stone really provided that overlay to this project. And that means that if you move forward, you'll think differently about how you engage community, how you'll design the project, how you'll provide services. So, again, it's a very specific best practice and I appreciate that lens from a Commissioner.

We've talked about the history, this conversation about the need for PSH has showed up many times in the last three years. And, again, congratulations on your congressionally directed spending grant of \$2.5 million last month. What we looked at feasibility is: who would you serve? How would you pay for the project? What's the funding environment? And how can you best leverage dollars? How might you go about finding a site? What role you might play in the project? What partners and what they need to do in the project? And then we touched on community support and engagement.

Target population, Commissioner Greene/Chair Greene, you'll love this, the data came from Built For Zero, which is a literal living list of folks experiencing homeless on the streets right now. And so we took the data at the end of December. Thank you, New Mexico Coalition to End Homelessness and City of Santa Fe, but you have about 431 individuals living with homelessness. The family number was much smaller. It was like 40, 45, and youth was a smaller than that. So we're recommending based on the data that you focus on individuals, which means studios in ones smaller, and that it would include seniors but not be exclusive to seniors. So you can capture as many needs as you possibly can.

Financial model: We looked at using low-income housing tax credits to build a project. And let me say right now, the recommendation in the report is to start with 40

units. Why 40 units? It's enough scale to be competitive for these state programs, but not so big that it would stretch services with stretch operations. So we considered that a nice pilot sized project for you all to start with. Again, if you use the tax credit program, it would save you about 11 million. You'd be able to leverage that much in equity. And again, all the models that we did for PSH are based on the costs and assumptions we learned from Nueva Acequia. So, I think we're pretty close. You'll need vouchers. You have a Housing Authority, they have vouchers, they're turning over. We think you can use those vouchers. And Commissioner Hughes would like to pilot Linkages, a project based apportionment of Linkages. In the property there was a \$5 million increase to linkages. So from that perspective, it's a great time to try this.

Services funding: There's a lot of promise out there, but it's too soon to really model how SB3 could be a source, Medicaid billing, et cetera. So we are very conservative when we do feasibility because it's important for folks to know the risk. In my mind, this is the risk that we're trying to mitigate for the project. And the way that we suggest you mitigate it is that if the County would assume to provide 300 to 400,000 a year for services for this project, that's a worst case scenario. You have to provide services for 15 years because of the way that these projects are underwritten. It's also a best practice. We've worked on a lot of PSH projects and never had the opportunity to say to a client, if you can do this is the gold standard. But the practice with Anne Ryan's team would be to, if you decide to move forward, select a service provider and work with them over the next two years to try to obviously augment some of those costs.

Environment: You all know it's a little wild out there, so I'm not going to spend a lot of time on this. The federal government is very unpredictable at this time. The state is more interested in these projects, but they're only doing funding one year at a time. So again, it's kind of hard to slot into those processes. And then, again, there's no dedicated services dollars. However, this project is feasible if certain funds are expended by the County, which I'll get into in a second.

We also looked at sites and we had help from your real property team. We always look at market rate sites because you can move more quickly, however, these projects work best when you have free land because that's one less subsidy you have to raise. We looked at County sites, State Land Office, we talked with the City about Midtown, and then we talked to Homewise about phase three Tierra Contenta opportunities. There is at least a couple of options. We think the Homewise could come up with a site in Tierra Contenta. You have the Galisteo site. There's also a nonprofit that we began talking with when requested by Director Ryan. That's very interesting. The punchline here is we're optimistic there's a site we need to do more work on it. Doing site feasibility just wasn't part of this first scope. So that would come next if you decide to go through implementation.

Project roles is one of my favorite conversations, and it's really what role would the County need to play to make this happen? And then who would play the other, who would be other stars on the team? We started the feasibility hoping we could find a third party developer to come in like Nueva Acequia and really take on the bulk of the work be the developer. We'll talk about what we found out. And then we spoke with service providers and we also identified the need for a third-party property management group that understands trauma-informed management. There is at least one in New Mexico.

That's exciting. What we found based on all the information is that private developers, and I don't think this will be a huge surprise, currently don't want to take on the risk of a supportive housing project. The risk, again, is making sure the services funding is available. But there are at least one, maybe two PSH developers in the region that said, Hey, we'd love to partner and be your fee developer, which means that the County would act as the owner, they would do all the hard work. But there's a couple additional responsibilities as a developer and I'll go over that on the next slide.

Community engagement was a very light touch. We met with a few people. We did a community forum with funders. So we did enough to say I think there's going to be support from the City, the State. And you really want to save your resources to do deep community engagement once you have a site. So that is in the implementation plan which is, I think appendix H in the report.

This is a snapshot of what it would take for the County to move forward if they decide to say yes. You would need first year to continue to look at site and do a work plan and start putting all these pieces together. You would want to have some funding for site design and some engagement. And this 160,000 is really pre-development. Those costs are much more than that. But just to get started. We hope to get site acquisition for free capital funding. You've got 2.5 million. You would go back just like you did for Nueva Acequia and have funds from Housing New Mexico and tax credits. There may or may not be a gap. We just won't know till we have the site. The 15-year services of reserve. I put a red line around it. I think this is the thing we'd work with staff in budgeting to try to figure out this piece. Project based vouchers, again, we feel pretty confident your Housing Authority and Linkages would do that. And then owner guarantee, this is something you didn't have to do with Nueva Acequia, but if you were the owner, you'd have to put set aside money during all the critical completions for a tax credit project based on the requirements of an investor partner. That money would come back to you once you met those commitments. So did you close on time? You know how we keep talking about development? You got to close, you've got to actually open and get CO. You've got to lease up. You've got to keep the property full. Things like that.

So we showed you how much money it would take. We showed you that there's sources for much of it, but not all of it. And then we were asked to explain that there's also an investment strategy draft that will be coming to you next month, month after. And that strategy is around housing and it talks about all the resources that the County has for housing which you have a lot. But you also have a lot of uses. And so we've been working with your staff for several months to understand the programs and to come up with buckets of funding and how they might be used.

Last spring, Manager Shaffer said, think about the strategy as if you had \$10 million to spend over three years. We want to know where would you put those dollars? Where would you get the greatest leverage? How would you track your outcomes? So again, we worked very closely with the Community Development team to come up with a framework and to figure out how to prioritize based on what's needed, where's the leverage, all those things.

This is a draft scorecard that goes with this report. Of course, you all will be weighing in on this in the future, but it just shows you over three years if you put 5 million into developer systems, how much you leverage, right? So it kind of shows this

very nice little scorecard around housing where we think the funds for the PSH project moving forward, pre-development, et cetera, could come out of the 2 million identified under the Housing Authority. So the Housing Authority needs funds to continue to reinvest in their properties, but also for new projects. And I know I'm going really fast. Look at that though. I did it, Greg, thank you. I know that was super fast. I hope there's questions.

CHAIR GREENE: Thank you Jenn. That was great. You don't have to make your flight right; we got some time? Great. Commissioners, this is something that you've been leading, championing. We'd love to hear from you and I'm sure there's other questions.

COMMISSIONER HUGHES: She said it all. I think they're going to present us with something to vote on next meeting, right? Is that right, Jonathan?

MANAGER SHAFFER: I think, Chair Greene, Commissioners, that's really at the direction of the Board. If you wanted to allocate funding towards next steps or for the total anticipated County cost, the Board decides how to do that. Our thought would be that it would be considered as part of the budget process when you're looking at all countywide needs, as well, as all alternatives related to affordable housing.

But we'll take the direction from the Board as to how you want to consider these requests and in what context you want to consider them. So if that's the direction, we'll bring something back to the Board to allocate those funds most likely from unassigned fund balance in the general fund. If the board wants to consider this as part of the budget process, then we'll consider it as part of the budget process in May and June. Again, we'll take the direction of the Board as to when and how you want to consider this amongst other potential request and allocations within the affordable housing space.

COMMISSIONER HUGHES: At whatever time I would hope we would put \$7.5 million of our dollars toward the permanent supportive housing. Since we need 10 all together and we got 2.5 from Senator Heinrich and then the other affordable housing, I'm not sure how much we need for each of them. But I think some of the money needs to go to each of them going forward also.

CHAIR GREENE: Just to be clear, just to understand like the next steps that you see in this needing the money, it seemed like it was asking for planning and design money in the order magnitude of 200, \$300,000 for this year or next year, but whatever, there was a slide with that number.

MS. LOPEZ: Chair Greene, let me walk you through that real quick and then we'll reiterate what Commissioner Hughes is saying. The project implementation funding, 120,000, we think it could be in Community Services budget. The 160,000 from site and design, we think could be on the Community Development budget from the investment strategy work. The other site acquisition hoping for free, capital funding to be determined. It's the services reserve that we need to figure out. And again, I have not done this before with a local entity, so we'd want to work with staff to come up with a plan for that. And then also the owner guarantees. Those are the two pieces I think we would be solving for in the immediate future.

MANAGER SHAFFER: And if I could add to that Chair. And, Jenn, correct me as well as Anne and Jonathan. Partially in terms of what the Board decides to allocate is the more that we've locked down the hardest parts to solve, which are the

funding guarantee for services over 15 years, and the guarantees, the quicker you're able to move because that's the hardest nut to crack in terms of figuring out how to make these projects viable.

So if you want to move quickly, then allocating the funds to do that would allow more expeditious project development. Because when you go to solicit private equity investors, when you go to solicit all the funds for the capital side of it, they know you're serious and they know that you have the hardest part figured out.

And as we look at project cost, whether that's Bella Luz and Lamplighter, whether it's Nueva Acequia as well, there is a cost increase component of not having that significant upfront investment because it elongates your project timeline as you try to find additional funds. So you could do it a variety of different ways. But I think Jenn would support, you know what I just said, and I'm just using different words to make the point that she made, is that those are going to be the hardest resources to find, and that's what we would be thinking the County would have to supply if we were going to aggressively pursue the development of this project in an expedited timeframe. So, Jenn, if I got anything that we discussed wrong, you correct me.

MS. LOPEZ: Manager Shaffer, you're hired. That was perfect.

COMMISSIONER HUGHES: I would suggest we do that sooner rather than later, although we're almost to the budget system anyway. But we certainly want to consider that this spring.

CHAIR GREENE: And I think, Jenn, you probably know, and Jenn and Anne and Leandro and Greg all know all the buckets of money. So my question is, is opioid settlement money allowed in this? Right, like giving us a laundry list of all these pools of money that we can – especially when we're looking at something that is a 15 year thing, you're obligating us to something, but you don't put it all in a bucket immediately and it returns investment dividends and things like that. So how to put something that has a 15- year lifespan into a bucket with all those different – it's not \$5 million right now from general fund. There's lots of different ways to make that happen.

Commissioner Johnson. Go ahead, Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: I just wanted to – thank you, Chair Greene – and I don't have questions because, of course, we've been part of the process and we're going to leave the space for the other Commissioners. But I want to thank you, Jenn, for your inclusive work for the Community Services, for the County Manager, especially for Commissioner Hughes, his leadership on this. I wanted to highlight as we think about when do we make this decision, I think the cost of no action, I want to a presentation at NACo, I think it was Virginia, they had long-term supportive housing that they created and they showed in just a year the cost savings and emergency room visits, psychiatric visits, detention center visits, and the list goes on. And when we, Commissioner Hughes and I, have also been meeting with City Councilors over the last year, on and off, but discussing what is the role of the County and the City's trying to address the emergency services through Urban Alchemy and all that. But we have no, like intentful continuum, but maybe by default or design of default, we're trying to fit that space as a county. We have a real role with a long-term supportive housing. No one's going to step in and take that role.

So I also wanted to acknowledge that when we met with Senator Heinrich,

Senator Ben Ray Lujan, because he was initially really supportive of this and Leger Fernandez's staff. People are on board. They know that this is the public health crisis. So I want to be sure that we're showing our due diligence and moving forward with a commitment and really we're committing 350k, three year in services over term. So it's not like millions per year. And that would come out of that annual general fund budget, is that's correct? Right now it would come out of what part of our budget?

MANAGER SHAFFER: I think if I could, and Jenn correct me, is that because the lion's share of the capital costs are going to come from investors, what they're going to be looking for is a guarantee that you can fund that over time. And so the idea would be that you would pre-fund a services account that you would draw from because making it subject to annual appropriations, I don't believe is going to be acceptable to the investment community that's actually putting up the lion's share of the money. If there was a revenue stream that we could pledge to meet that, which I don't think general fund could be constitutionally done, that might be a different discussion.

I think our working conversations have been, and Jenn can correct me, is that investors who are putting up millions of dollars for the tax credits are going to want to see that pre-funded basically escrow account that you can draw from over time in order to actually pay for the services. And Jenn if I butchered any details, you correct me.

MS. LOPEZ: No, that's right, Manager Shaffer. But there's a lot of ways to be creative. So let's say you do this thing funding and then I want Director Ryan to jump in here. You could end up selecting a service provider and incentivizing them to bill and then doing some kind of share because they're saving too. But there's ways to be creative, but yeah, it's a big bit off the apple at the beginning.

COMMISSIONER CACARI STONE: Yeah. Thank you.

MS. RYAN: I just want to add, Commissioners, we recognize the sticker shock. We feel the same. We just want to underscore the point that Jenn Lopez made on this 5.2. That is worst case scenario because as Commissioner Hughes might recall, when I was with Sandoval County, our permanent supportive housing was not single site as this project would be. It was scattered site and it was largely funded by Medicaid. We had a Medicaid provider. We can show you the fee schedules. The majority of those supportive housing pieces are Medicaid billable. The county general funds actually went towards transportation, went towards administrative costs, things that were not Medicaid billable. But that is correct. You want to think about this 5.2 as insurance and worst case scenario so that we have it in a segregated account. And also that we can look at maybe some small redirection of opioid settlement. That we're going to be very, very savvy and wise in our solicitation of the provider for this project. So that they do have diversified funding sources. That they are a Medicaid provider, et cetera, along with being trauma-informed specialized in the services.

And then the second thing, if I may just quickly, Commissioner Cacari Stone, thanks so much for your point about evaluation previously. New Mexico is getting it, and counties are as well.

You need to build in the evaluation pieces at the beginning of every single project so that you don't just go out blindly and then, is this working? Not really. And then we tweak it. So that would be as well an integral part. We did have our city partners here with us previously. They are really hoping for this because it complements so well the current

structure that they are trying to build. So with that, thank you.

CHAIR GREENE: Thank you. Yes, ma'am.

COMMISSIONER CACARI STONE: I just want to thank everyone and, again, I'm actually, to be fair, I've made the case, let's try to do things in a budget period because I have to own what I say and I said that last year. But I think because we have gotten funds from the Senator and we've shown a commitment that I support what Commissioner Hughes is saying, let's make a decision on this sooner, and let's go ahead and move forward with putting it on the agenda. And I don't know if anyone has any other questions, but I think it's a game changer and it's really needed.

CHAIR GREENE: So I'm going to follow up just as on a little bit of what is going here just quickly before I let others speak.

I think putting everything into that bucket, the big ask is going to be the 5.2; right? And so I see opioid settlement funds, that's one pot. I see the City as a beneficiary of this, and we need to go ask them so that this is part of their budget cycle as well. And that we get their buy-in, all pun intended. I also look at indigent care funds; right? So Albuquerque, when we went to go visit the Gateway Center, they said, Look, we're saving some crazy amount of money a year in ER visits because we're dealing with this. And so the hospitals, what was it they said, the hospitals actually helped pay for Gateway, right? Because they said this is stuff they weren't going to get reimbursed with and they were going to have to deal with these emergency room visits. So let's see if we can get \$75,000 a year out of the \$350,000 a year out of St. Vincent or Pres[byterian] or whatever. We can put that together and find a way to bring that forward. I don't think we should rush it with the commitment on our side. I think we should be very comprehensive. Put this all together, not only with our budget cycle, but with the City's budget cycle, and Anchorum, and St. Vincent's and all of these players that know that 350 is a big nut, but we can't carry it alone. And everybody's going to put their 50 in and it's seven partners and there we go: it's split evenly. I think there's a way to do that relatively – 50 from the City, from their opioid settlement, 50 from our opioid settlement, 50 from the hospital, 50 from Anchorum, 50 and then suddenly you've got the money. So, I think that buying that building that momentum that we are going to help, the capital funding is a whole other stack that I think we've figured out with Nueva Acequia and Jenn, you've done a great job with that. So we're going to figure that out now, cobbling together the 5.2 is the more complicated, but I bet you it's not, you know, it seems big, but 350 a year isn't that big. Commissioner Johnson.

COMMISSIONER JOHNSON: Thank you Chair. Thank you for the presentation, Ms. Lopez. Can you speak a little bit more about the site selection process? I see the conclusions but it doesn't sort of identify a rubric or something like that unless I missed it. If you could just talk a little bit.

MS. LOPEZ: You bet, Commissioner Johnson and Chair. Again, we looked at a number of sites, probably a dozen. And I talk fast, but I'll step back and explain. We had a very specific matrix for looking at sites. We wanted to understand what they were zoned and then there's requirements from the state funders. You have to be within a quarter or half a mile of this and that, right. That was really our lens. Public transit's another one. And so we use those lenses and place them over the sites and

unfortunately the State Land Office sites roll out immediately. They were just too far out. And then we landed on Galisteo, and then the County has an Airport site but we didn't have enough information at the time. So those are two County-owned sites that could be looked at. I think where staff got excited was Homewise has Tierra Contenta phase three. There's a lot of dirt right now. They are willing to look at a donation because they need to have the affordable units, 30 percent in Tierra Contenta and this is a really great way to do that.

Commissioner Cacari Stone after you sent the email about transit, we met with Homewise one more time and they said, you know, after we discussed what we were looking for, they said, you don't probably need more than 2, 2.5. There's probably multiple sites we could look at. So we left it there. So I think there's options. And then the phase two, if you all decided to move forward, that would be one of the first things that should be started. Go back to those three or four options and really dig in. Does that make sense?

COMMISSIONER JOHNSON: Yeah, it does. Thank you. So the next thing that we all see at the BCC is what?

MS. LOPEZ: Isn't that a great question? Greg, and I think it sounds like it's committing funding to move forward, I'm guessing is the next step.

MANAGER SHAFFER: That would be the case. I think, and then again, we're interested in feedback from the Board in terms of the timing relative to that. I've heard a couple different suggestions about the timing. So whatever consensus we receive from the Board that we'll follow. But I think to start moving down this path at an aggressive timeframe in order to bring this into reality if that's what the Board would like to see happen. We would be looking for a not insubstantial commitment of funds so that we know that we can move expeditiously with funders recognizing that some of the numbers are in fact, worst case scenarios. If we're soliciting contributions to that services fund which again I think is a great idea that might change the timeline a little bit as well as the ultimate ask from the Board. So ultimately, yes, it would be a budgetary commitment. And the question I think we're getting feedback on is just the timing of that, whether that's part of the budget process or whether this would be taken before that or wouldn't ordinarily come forward.

CHAIR GREENE: So, what I'm hearing is I look this that there's multiple tracks going on here. Like for instance, if Homewise was going to donate a site, when is that going to be ready for us to turn dirt there; right? So that's something that we don't have here. If we were going to do a Galisteo, when could we be ready to do this? If we were going to do Airport road, when could be – and so on. So each of those site selections feeds backwards to a critical path for architectural design, for planning and so on. So feeling like we need to rush to get this committed seems, you know, you're going to have a bucket of money committed long before you are ready to use it.

And so having each one of these tracks sort of put in a critical path and when we're going to be done with project integration or planning, I would call it, that talks about all the other things. And then we talk about site and design consultants. That's another -- just to start to see this in a timeline. Say we really need this, like if we made a decision in May or in April, 30 days from now, why? Right? I hear why, because we're not going to be ready to use it until the budget year anyway. And we're going to preempt

when we should be looking at our whole budget comprehensively. It gives us more time to talk to all the different partners and to say, would you be willing to put up \$50,000 a year for 15 years? Yes, okay, great. We got that locked down and it buys us a little bit of time. Just to see all those different pieces and when are we going to need that money, honestly. That money we probably need in two years, but we need the pledge.

MS. LOPEZ: Chair Greene. I was like, yes, yes, yes, wait, I'm confused, yes. I think we're on the same path, which is at the end of the day, we just wanted you to know what this was going to take. Because what we don't want to do is have you authorize two or three steps, spend a quarter of a million, and then it's not going to go right. So I think we're all in agreement that we need more time to find partners and really share the love and opportunity to invest in solutions. At the same time get some sort of commitment from you all. We're going, right? We're okay with you all spending money on sites and all that because we need – so it's a little bit of both, if I am correctly reflecting back the comments.

CHAIR GREENE: Commissioner Hughes.

COMMISSIONER HUGHES: Yeah, I think we need to make a substantial commitment in order – it's going to leverage. This isn't the total cost of the project. The capital funding is going to be another whatever, 15, 20 million. So if we commit some or all of the service funding right up front, then we can get the low income housing tax credits to put money in. They'll put in half the money, we get the City out of their affordable housing, maybe they put 2 or 3 million in. We're not talking about small amounts of money from anybody in this. But, we'll look at that and we'll bring something forward. And like I said, it could either be in April or in part of the budget process when we bring it all forward. But if we want to commit to this no matter what, we might as well do it now or in April. But we can decide in April, or as we talk about it going forward. I'm, of course, very excited about this project. Other people may have other projects they're equally excited about, but this is an important project for us to have. Thank you,

CHAIR GREENE: Commissioner Johnson.

COMMISSIONER JOHNSON: So I think sort of spooling back to my previous comments before we talked about what's to come next, one of my recommendations would be to have or what I would like is a better understanding of the community engagement strategy. I know that you're an expert in this area, so I trust that you have anticipated this request because it is a sensitive development and adjacent to neighborhoods. We're going to hear a lot about it. So we want to be sure that we don't drop a bomb on – an information bomb in the notice that this is just a foregone conclusion before we understand. So I hear your enthusiasm, Commissioner Hughes. I also want these, I want all timelines to be shorter and development of these sorts of projects to happen faster. But I also hear what Commissioner Greene is saying and that we may need a little bit more time to understand like, you know, there's some lessons learned from a city project that got sort of derailed and is now in limbo. So I'd rather not have that happen. And yeah, the two sites that have been identified, I can just imagine that we would want to do some advance scouting. Thank you.

COMMISSIONER CACARI STONE: Thank you, Commissioner.

COMMISSIONER HUGHES: One advantage of the Tierra Contenta site

as opposed to Galisteo site, Galisteo is obviously in your district and neighbors would be concerned no matter what you build there. No matter what it was, and obviously this would be a little bit controversial. In Tierra Contenta we would probably build it before we had any neighbors. And so that would reduce the amount of community fuss there would be because we would have it already built and it wouldn't cause any neighborhood problems because these typically don't cause neighborhood problems.

COMMISSIONER JOHNSON: Yeah, I agree. Although, I think that site that we're referencing, should be likely used for affordable housing and may be a different project. So we have to cross these bridges eventually. But I hear what you're saying and I think that is a distinct advantage to Tierra Contenta.

CHAIR GREENE: And just to that point, Tierra Contenta, let's say it is that site, we have to go to Homewise and understand when the infrastructure is going to be in the ground and the roads and stuff so that we can say, okay, we can start building a year from now, two years from now. We don't know when that is. And so that's part of this site selection feasibility study so that we converge all at the same time and not just look like we're doing things in fits and starts. And we have all the different critical paths lined up and that we're hitting them when we're expected to. Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Thanks. Chair Greene. I just want to appreciate. I hear support from colleagues here at the BCC and reiterate that when we looked at the housing inventory, at least started chatting about it, Commissioner Hughes and I with City Councilors, we are the sole governmental entity that's positioned to invest in long-term supportive housing. The City has historically and will continue to try to meet the emergency short-term housing need. And we have seen from Harris County the House First as a model save so much money talking to Harris County commissioners and that. So we are on the right track for being a success for following in the footsteps of Albuquerque with a small Gateway.

I think it's really doable. We're not taking on two sites. But at the end of the day it sounds like the timing, but I learned a heck of a lot from Jenn and her team because I kept asking a lot of questions about community engagement and interrupting all our meetings, and I saw then that it would come, but we have to take these financial steps and investments first, and then we do robust engagement, especially those with lived experience. And I know Anchorum I don't know what they'd be willing to invest annually, but they would be willing to invest because they've done it before, it's my guess. And having one conversation with one of the executives there in the engagement process, and I know they've done that before for other projects, so we might be able to piece together support for that too, Commissioner Johnson. Thanks.

CHAIR GREENE: Commissioner Bustamante.

COMMISSIONER BUSTAMANTE: I don't really have any questions. I'm in support of everything that you're talking about.

CHAIR GREENE: Fabulous. Yes, Jenn, thank you so much. I really appreciate this. Anne and Jennifer and commissioners, Commissioner Cacari Stone and Commissioner Hughes, this is definitely a need. I think I heard a lot of support, probably all five of us, I just think that this is comprehensive and you understand as we might that it is a complicated bunch of multiple timelines and different partners, financing stack for capital, financing for these services, getting the ground ready, laying each one of those

lines out into some sort of timeline. I don't know if your contract's over, but just to sort of understand the timeline of a project and then matching it back to a timeline of a county or a city or a grant writing cycle. So if you don't need us to make a decision in until October, but we make decisions in June, then let's make decisions in June. But if you need to make a decision next June, then we can wait until then. Just have everything timely and aligned so that we're ready, that we're learning about it as this progresses. Thank you.

MS. LOPEZ: Thank you, Chair. Thank you, commissioners. Appreciate you.

CHAIR GREENE: Thanks for coming down. It's always great to see you in person.

MS. LOPEZ: Thank you.

A. Presentation of COLTPAC Recommendation to Establish a Policy for the Disposition or Change of Use of Real Property Under the Open Space, Trails and Parks Program

CHAIR GREENE: Adeline, I thank you for allowing Jenn to go first.

MS. MURTHY: Thank you. Good evening, Chair Greene, Commissioners. I come before you with another COLTPAC recommendation, as Chair Greene said, to establish a policy governing the disposition or change of use of County-owned real estate within the Open Space Trails and Parks Program. Should the Board support the recommendations staff seeks direction from the Board regarding whether the policy should be adopted by ordinance or a resolution at a future Board meeting.

Resolution 2009-206, which is Exhibit B in your packet, governs the acquisition of open space properties. But there's no policy that governs the disposition or change of use of open space properties. In certain circumstances, a property may no longer serve or align with the goals of the Open Space and Trails Program. And the purpose of this policy is to establish a transparent public process to aid in decision making when a proposal is made to either dispose of or change the use of an open space trail or park property. COLTPAC members in coordination with staff drafted the content of the policy over the course of several meetings in 2025. And in December, they voted to recommend to the Board the establishment of the subject policy.

Highlights of this policy include that any requester may submit a proposal for the disposition or change of use of a property. The requester must complete a written proposal and provide supporting documentation to be reviewed by COLTPAC. COLTPAC will then determine at a public meeting whether the proposal merits formal consideration. And to that point, the purpose of that isn't for COLTPAC to be a gatekeeper, but rather to have a mechanism in place for them to discern whether or not a proposal is worth going before the Board for consideration. And that would be particularly important if there are numerous proposals coming forward. But the Board may find it favorable to have a separate process for County-initiated proposals, for example, that all County initiated ones are to be reviewed by COLTPAC and brought before the Board. If so, if COLTPAC determines that a proposal merits formal consideration, COLTPAC shall then transmit a written analysis with its recommendation

to the Board. After receiving COLTPAC's recommendation, the Board shall hold two public hearings prior to voting on the property disposition or change of use.

The Board shall then approve, conditionally, approve, or deny the property disposition or change of use. And if the property is sold, the proceeds of the sale shall go towards the Open Space, Trails and Parks Program.

COLTPAC is advising the Board on the content of the policy and leaves it to the Board's discretion whether the policy should be adopted as resolution or ordinance. A resolution may provide greater flexibility for future amendments as implementation evolves. And an ordinance would be legally enforceable, but may require additional procedural steps for modification. So no formal action is requested at this time, but staff does seek guidance from the Board regarding this proposed policy should be brought forward at all, and if so, in which form and ordinance or resolution. Thank you, and I stand for questions.

CHAIR GREENE: Thank you, Adeline. Commissioner Hughes.

COMMISSIONER HUGHES: In their proposal, do they bring their recommendation to the Board either way? If they don't recommend selling it, do they still bring it to the Board?

MS. MURTHY: Chair Greene, Commissioner Hughes, yes.

COMMISSIONER HUGHES: Okay, I wasn't quite clear about that. I think it should be an ordinance. That's my opinion because this requires two hearings in order to sell the property. And I think in order to change our policy also ought to require the two hearings. And so it should be or at least one hearing. So an ordinance requires that a resolution can be changed just by the Board. And I don't think we want, assuming a future board is very conservative and against open space, we don't want them just to change the policy just by a resolution. So I think an ordinance is better.

CHAIR GREENE: Thank you. Commissioner Bustamante.

COMMISSIONER BUSTAMANTE: I completely concur with that. As I look at it, there was a group of people who made a decision, who put time, effort, energy, and then the land was acquired. So these decisions shouldn't be made that easily, that needs to have public review for sure. Thank you.

CHAIR GREENE: Commissioner Johnson.

COMMISSIONER JOHNSON: This is actually a question for Commissioner Hughes. I guess I didn't understand exactly what your question was. I agree with you about the ordinance component, but I maybe missed something; if you could repeat it.

COMMISSIONER HUGHES: It should be the Board's decision. Let's say somebody recommends they buy the land to create housing on it, let's say, and they bring it to the COLTPAC and the COLTPAC has to present to the Board either way. Let's say the COLTPAC disagrees: we think it's a stupid idea. We want it as open space, but it still has to come to the Board. My understanding, the way it's written. So the Board can either agree with COLTPAC or decide otherwise.

COMMISSIONER JOHNSON: Oh, that's not how I read it. And so correct me if I'm wrong, it says COLTPAC will determine at a public meeting whether the proposal merits formal consideration, and if so, COLTPAC shall transmit a written analysis with its recommendation to the Board. If it doesn't merit formal consideration,

then we don't, the Board of County Commissioners would not hear it. Would not hear it; Is that right?

MS. MURTHY: Chair Greene, Commissioner Johnson, that's correct. The way I was answering Commissioner Hughes's question is that COLTPAC could decide that it merits formal consideration and still recommend not to sell it.

COMMISSIONER JOHNSON: Okay, thank you. Very minor, but I think that's important.

COMMISSIONER HUGHES: I think that if we do an ordinance, that should be made clear though that it comes to the Board no matter what.

COMMISSIONER JOHNSON: I agree with that.

CHAIR GREENE: Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Thank you, Chair Greene. I support amending this because I know just in District 2 going door to door when I was running for office, there was a huge majority of residents so disappointed and upset that the Meadows was sold for affordable housing and that they didn't have input. And I think as we look at all the growth in the south side and on Highway 14 and all that, it's important to say what lands do we continue to protect when this community doesn't have that many parks; right? And how we think about and having a two step process with COLTPAC and the BCC and how we think about the trade offs of apartment buildings with not a lot of parks and not a lot of open spaces for people to have quality of lives. And then the inequities of land that other districts have, they have views and open spaces. And I think this is important because we're going to see more of that disparate impact. So I just want to commend you for trying to think about this.

CHAIR GREENE: Commissioner Johnson.

COMMISSIONER JOHNSON: I want to follow up with that, and that's a very important historical example to cite. I guess I want to know if, and you mentioned this in the presentation, there is some consideration if the Board of County Commissioners or the County management decides to dispose of a property, does it move directly to the Board or something like that? I'm not sure of what the right answer is, but I think that we should think about that when we consider this as an ordinance. We certainly should not dispose of property in executive session and learning from that example. So that we would either via resolution or probably resolution, the Board could change its mind about a particular property in 20 years. Those are just my thoughts on that.

CHAIR GREENE: Commissioner Hughes looked like you were grabbing for the microphone, so I just want to acknowledge, did you have another comment?

COMMISSIONER HUGHES: Well, I was just going to say that this ordinance or proposal for an ordinance is in direct response to South Meadows sale and the way that happened.

CHAIR GREENE: Thanks. So I'm going to wrap with my thoughts in a second. I look at open space and COLTPAC as a little too blunt of an instrument and not empowered to use land development to gain the greater good of open space preservation. So what does that mean? I know of a project in District 1 which has a facility on it, but it has well over 100 acres of unbelievable land to preserve. And it would make sense to potentially purchase this property under a COLTPAC guideline, but to preserve the

structure that is on this property in a way that could extract enough money to actually not only preserve those 1000+ acres, but to also get great access to it and to put money into COLTPAC's Bank to do more projects. And I sort of believe that when you empower a group like COLTPAC to say you're not just here to take over land and turn it into open space, but you can also take a little bit and solve other problems for the County, whether it's housing or other aspects, or there's a historic building on the property – find a way to solve two problems with one solution and to leverage the skills and the abilities of a County or a development partner to find a way to get more bang for the buck and not just spend \$8 million on a piece of property and do nothing with it, but spend \$8 million on a piece of property, preserve 90 percent of it, keep 10 percent/develop 10 percent of it, and find a way to actually make your money back so you can do this over and over again.

I think that's using development as a tool to preserve land with a certain guideline of, if you preserve 85 percent of the land, then maybe 15 percent is okay for development. And that COLTPAC should be empowered to look at those sort of projects.

I don't know how that fits into this per se, but I think there's a way to give some capacity within this whether it's an ordinance or a resolution, to look at a threshold that says if you can extract the money that it costs to build this by developing 10 or 15 percent of the property, preserving 85, 90 percent of it, but then you get to do this over and make it replicable, then maybe it doesn't, obviously, it should go through this hearings and multiple hearings, but we should be empowering COLTPAC to be looking for those projects as opposed to selling all of the land. And at least in the case of South Meadows, we got a park out of it. So it wasn't like we sold the whole land, but I understand the neighborhood wanted a bigger park. And we got some affordable housing. No, yes, it was definitely complicated. It was the way it went down and so on. So we're going to make sure that it doesn't go down in that fashion. But we're also going to, maybe, potentially solve two problems with one solution.

MR. MURTHY: If I may, Chair Greene. And that's why change of use is called out in here. It's not only about disposing of an entire property, but also even changing the use of a piece.

CHAIR GREENE: Yeah, but to have some threshold for minor change of use, right? If something's considered open space and somebody wants to put a soccer field on it, that change of use, right? If they want to put a recreation facility on it, that's still outdoor rec; but it's a building, right? If somebody wants to put a retreat on it, but that retreat because it's so beautiful out there, or a wedding venue that can suddenly generate money and make more engagement and use out of that property, they could put 10 houses on something that might actually get money out of it to do this again and preserve more property. That's my goal. Not to do 50 percent of the project property, but maybe in the, what's that right threshold? Is it 10, is it 15, is it 20 percent of the property? Just so that you can do this sustainably.

COMMISSIONER CACARI STONE: Thank you. Chair Greene. I just want to add, thank you for your presentation, Adeline. It's not just a threshold of use of property, Chair Greene, and it's about the disposition of land from people who've already had historical context of land taken from them in Santa Fe and other parts of the Southwest. But also it's what's the property used for? You mentioned recreation and

profits, and we need to keep the public trust and have public lands for the public. And when we start moving that use around, as Adeline mentioned, like for who and for what benefit. A private corporation who wants to do a private soccer club and then maybe open up a public land, buy it, and then only have it open to the public part of the time; is that really a good public benefit for the benefit of all? And I think we're in the position as a BCC to really think long term with growth and housing, how we plan communities. You always mention this and having open spaces and connectivities and there is an inequality in public lands in space right now. And then the federal government's taking up and dismantling public lands and taking away buffers. So we need to hold the line here and I think this is a great effort moving forward, but maybe as a BCC, we can even think more creatively how to do that.

COMMISSIONER JOHNSON: Thank you, Chair. And thank you for allowing us discussion time because this is how we can talk about things in quorum. I would propose a sort of flipped idea, and Attorney Boyd, if I am -- I'm going to reference a future thing that we'll see this evening, so you can stop me if you, and tell me to quiet down if I'm violating anything. I don't think that I am. But I would propose a sort of inverted position where a private property owner develops land because that's their right as the private property owner and gets the sort of density bonuses or things that we offer for certain types of development and then donates land as public. And those are considered as they, you know, they get the benefits but the land becomes the County's to do it with. So I'm thinking about this -- okay, I won't name it. But we're going to see a case later today where this would be a good idea for, just as an example.

So that's just food for thought. I see this. I see what you're proposing and I think it's worth considering as well as not part of this. And I also, maybe just by way of closing, think that at least I hear that we're all aligned as far as the ordinance component goes versus resolution. But that's just my thoughts and thank you for your presentation,

CHAIR GREENE: Adeline, thank you very much. Anything else? Commissioners, thank you. And, Adeline, thanks for staying late and allowing Jenn to get out of town.

MS. MURTHY: Thank you.

CHAIR GREENE: Fabulous. That is our presentations. We did have an item withdrawn. I will reference that later. And now we move on.

10. Matters from the County Manager

A. Miscellaneous Updates

MANAGER SHAFFER: Chair Greene, Commissioners, nothing that warrants discussion at this point, given the length of the agenda that we've already gotten through and the length of the road to go yet tonight, so thank you. I'll pass.

B. The Second Session of the 57th Legislature: Updates and Potential Action to Express Support for or Opposition to Legislation that Passed Both Houses

HVTCE MILLER: Good afternoon, Chair Greene, Commissioners. Hvtce

Miller, Santa Fe County Manager's Office. I believe I'd be able to go through the legislative report tonight very quickly. Most of the information has just been the same information that's been out since the end of the legislature provided in the report that I have provided you this afternoon. I just have it categorized and everything that has been signed into law and I have that arranged by numerical order of House bills, then into Senate bills, and then I have it categorized from page four on notable legislation passed and signed, and then it would be the items that are passed and waiting to be signed. Then finally, on the last two pages, I have notable legislation that failed to the session and didn't make it to the finish line. And I think, some of the items that hadn't been receiving a lot of publicizing are these items here on page 7, which are the November ballot initiatives. So that would be worthwhile to take a look at these House Joint Resolutions and Senate Joint Resolutions that are going to be ballot items for the general election this coming November. And I just wanted to state that we're still waiting on the big items, capital outlay, the signing of the budget itself/House Bill 2, and also our reauthorizations and House Bill 332.

There is some good news though the general obligation bonds we're signed into law today, so we do have several senior centers within House Bill 248. Edgewood Senior Center, Eldorado Senior Center, Ken and Patty Adams Senior Center, Santa Cruz Senior Center, El Rancho Senior Center, and a general allocation for Santa Fe County Senior Center. Those were totaling \$625,000. So those items have been approved and they'll go to the ballot in November.

With that, I didn't want to take too much of your time and unnecessarily going over items, which I had stated at the beginning that you had seen, which have already passed through the legislature and that we're just waiting final execution on.

I did want to mention though that the County, along with our County Manager and our contract lobbyists, we have been going forth and advocating vigorously for our capital outlay as well as our reauthorization projects. And we like to thank the legislators who have advocated for the County as well for both of those items, capital outlay and also our reauthorizations. Hopefully, with the efforts put forth, we'll get those in place and signed and ready to use. And we'll have that information by tomorrow. And with that I'll take any questions that you have.

COMMISSIONER JOHNSON: I don't have a specific question, but I want to compliment the way that this is presented. It's very digestible for me and I may be a dummy, but, it's one even a dummy can read. So it's very clear and I appreciate the descriptions and the details. Thanks Hvtce.

MR. MILLER: Chair Greene, Commissioner Johnson, I appreciate that. That's really good feedback for me to provide information in the future. Thank you.

CHAIR GREENE: Thank you. Thank you, Commissioner Johnson.
Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Thank you. Chair Greene. I just want to thank you Mr. Miller for all your work. It's hard, it's fast, it's intensive, it's long days, and this is very much appreciated as well. I look forward to hearing about the capital outlay.

MR. MILLER: Chair Greene, Commissioner Cacari Stone, you're very welcome. And, yes, as soon as I get the information, I'll be watching it tonight as it comes

through and doesn't come through. I'll still be paying attention.

CHAIR GREENE: Commissioner Bustamante.

COMMISSIONER BUSTAMANTE: Thank you, Hvtce.

CHAIR GREENE: Commissioner Hughes.

COMMISSIONER HUGHES: Yes, thank you. I heard you through this.

CHAIR GREENE: Excellent. Hvtce, want to thank you for everything you did at the Roundhouse and our team over there. I do definitely want to give a shout out to our delegation. Representative Lujan carried a lot of that reauthorization and sort of helped when Senator Trujillo was busy carrying a lot of the other bills. It seems like it was really a team effort over at the Roundhouse. And when we get the final scorecard tomorrow with stuff, I hope we can have a thank you card very specific to each legislator. I heard from our legislators last year that was the nicest thing they've ever had, that nobody's ever thanked them officially. Whether we pass around a thank you card before we get to our next meeting, or that we actually have a formal thank you card that is a part of our next meeting, we should definitely make sure that they feel appreciated and more and we show that.

MR. MILLER: Chair Greene, great. Absolutely, we'll get that done. Win or lose, we do definitely need to offer our appreciation because like you had said, they work hard for the County as well and they want to see our projects and funding for services, everything that we do here at the local level go through as well.

CHAIR GREENE: And then if it's possible for our next meeting to have a real scorecard, right? So not only the things that we asked for that we got and the things that we didn't but also the things that our partners in the area got, right? So I tend to notice that a lot of nonprofits got funded in areas that I think we could have done potentially better in, right?

And so, let's find out why. And do an after action report with our legislators to understand that for the most part they're all going to be the same ones up there next year. Although there's an election between now and them, I think most of them are running unopposed and to find out how we can get a better presentation to them so that we get so much more than we do right now. We do great, but we can always do better.

MR. MILLER: I thank you for the advice.

CHAIR GREENE: Yeah, thank you, guys. Thank you very much. I appreciate all the work you guys do and to Al and to Jason, if they're listening, thanks guys.

MR. MILLER: I'll pass it along if they're not.

CHAIR GREENE: Excellent. Thank you. Fabulous. Thank you very much. Moving on.

11. Matters from the County Commissioners and Other Elected Officials

A. Commissioner Issues and Comments, Including but not Limited to Constituent Concerns, Recognitions, and Requests for Updates or Future Presentations

CHAIR GREENE: Who would like to go first?

COMMISSIONER HUGHES: I'll pass. There's not that much going on.

No, there is a lot going on.

COMMISSIONER JOHNSON: The world has a lot going on. I'll be very quick. I attended the North Central Regional Transit District Board meeting. We kept Lee Garcia from the City as the chair. That organization is doing a great job. In my opinion, the new director has hit the ground running and then I had a one-on-one with him, or really a two-on-one with Leandro and actually Brian joined us and Growth Management and some other folks. So we got to understand a little bit about what he has planned for that organization. We, many of us are on the MPO, and I was elected the chair of that board and Councilor Pat Feghali was the elected vice chair. If there are specific things; we approved a minor TIP amendment about a project on St. Mike's in St. Francis that is part of a transportation improvement project. I had an excellent meeting with Growth Management about urban agriculture, and we convened some stakeholders in the area to discuss issues with permitting and things like that. And I thought it was an interesting and productive meeting and I want to thank staff for joining in that.

Then I also want to because I've been thinking about fire cameras. I feel like I beat this drum a lot, but I want to thank Deputy Manager Cordova for listening to a potential proposal and helping me coordinate with the Fire Department on that. With that, no more. Thank you.

CHAIR GREENE: Thank you. Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Thank you. Chair Greene. I'll just give a couple highlights, but I was remiss. I want to start with when you said, was there any reflections or memorials and we haven't met since early February and the Reverend Jesse Jackson passed on February 17th and that was a big one. And I hope that we can do something more formal as a BCC. I spent our vacation time over the weekend with my partner just really participating in his public funeral and then the private one. And if you hear his 1980 speech to the Democratic National Convention, he was really the first person who laid the ground. You know, he's held the fort and made inroads on voter rights, but he talked about the Rainbow Coalition and keeping hope alive and these are not just visions, but are actions that we stand on the back of a many giants. And I've been to various Democratic and other events since then and I feel saddened that we don't recognize the Reverend Jesse Jackson. I grew up watching him and I hope that as a County and County employees, we really take note of the incredible leaders that have fought for civil liberties and human rights, because we're losing a lot of that today. So I'm just very proud to stand with other BCC members, many County employees who, all of the County employees who really feel strongly about serving and keeping the public trust. So I just, I felt bad that I forgot because we hadn't met since then. So I just really wanted to take the moment to do that.

On a practical note, the call to action is to continue the work. I think that, you know, I've been serving on committees, the MPO, but I wanted to just give a few updates with regards to the Area 1B working group with the two City Councilors, Feghali and Castro and with Commissioner Johnson to thank them for their leadership. We met on March 12th at the Agua Fria Center. We also did what we call a Living Land tour, just to look at the area so we could ground our decisions in the land and the people. We have another meeting tomorrow, the County Manager as well as the Deputy City Manager are each preparing an analysis on three policy options and we're going to be deliberating

those. We will be having a public forum. We're still looking for a space from 6 to 7:30 PM on March 19th and we'll look for community input, so that'll be advertised, and we're working with the City to advertise that. We will be bringing all the feedback back to the BCC, and we're looking at coordinating simultaneously with the City Council meetings and the committees they have. So with, if all goes well, and we're looking at making a decision by early May with you, so I just wanted to give those updates. Thanks.

CHAIR GREENE: Thanks. Commissioner Bustamante.

COMMISSIONER BUSTAMANTE: Yes. I'll be brief. There was a presentation on Saturday and a lot of questions that keep coming up regarding what's happening at Eagle Ridge, formerly known as the Downs. And the lead from Pojoaque gave a presentation at the community breakfast and I really recommend if people have questions about any details regarding the use of that land to contact Pojoaque Pueblo. But I will share that right now the main message out for people is it will be a music venue or a public venue for entertainment and likely possibly a soccer field. So that was discussed on Saturday morning. People have been asking.

The next thing that happened on Sunday was in Stanley, there was a large group of people who met at the Zorro now San Rafael Ranch. One thing that I think is important from the county perspective, and I had someone snarly send me some information that, a text, that said, let's talk about gender parity, happy International Women's Day. And I will remind people for whatever that reason was sent to me and why it matter matters that people were meeting in Stanley is, it wasn't until 1974 if people are concerned about gender parity and that why isn't there a men's day? And I say, go ahead and take your hat off and sit on it. Because the fact is, until 1974 women weren't even allowed to have a credit card. So there are reasons, and I'm saying I'm old enough and there are people in this room I'm sure who are old enough to recognize that it hasn't always been an equal playing field. That being said with regard to the group that met on Sunday because of International Women's Day, I'm assuming, is that we hold our elected and our employed judicial and law enforcement people to task that if we are told to turn the blind eye or the Feds have it. Don't worry about it right now, which is what happened with Zorro Ranch, which is in District 3, then we don't have people who will turn the blind eye. That we do have someone who was actually the Attorney General in office who said, all right, then we won't ask any more questions about it, because we know that there's been a lot of suffering involved. This country is not wanted to face it. All kinds of stuff is going on that makes it not as important, and that's why I tie it to International Women's Day. But that being said, this is Women's month and thereby way goes what happens to women when we don't really talk about it. And I won't call them women, I'll call them girls, because I think that's more accurate.

So as we continue and we have people who are running for sheriff, and the question that was asked when we had, even with regard to ICE and what are we going to do? Are we going to help people who come in and want to take people out of their homes? That when something is illegal, that we have people who are local, willing to stand up and say, this isn't legal. We're not going to stand by it. Because that on both accounts, we've had people just turn their head when something's clearly not legal. Those are the only things that I want to cover today.

Otherwise, we've had great meetings, lots of people getting stuff done. It's been

lots of fun. Thank you.

COMMISSIONER BUSTAMANTE: Thank you, Commissioner Bustamante. So thank you for bringing up the Reverend Jesse Jackson. I got to see him at a rally in Syracuse, New York in 1988, and it was probably 10,000 people all just cheering for Jesse Jackson. It was a pretty interesting and inspiring experience and great to see him run for president back in those days.

News, I filed for reelection this morning as, and I think that Commissioner Bustamante did the same because I saw her in line with me. So I want to congratulate her. And good luck to both of us.

I have a request from the Pueblo of Tesuque and the community around Tesuque to look at extending the contract for or whatever the term of the agreement is, with the convenience center for two or three years until we actually get to a point where we have a real transfer station in the Pojoaque area. We have a governor and a tribal council that is interested in pursuing that. So I put that on the desk to start talking about that. I worked with Pueblo Tesuque and the State Film Office to extend the incentives to include productions on tribal land. This will extend to all tribal land across the state, but Tesuque with Camel Rock Studios is a great example with the Dark Winds production, and we're going to try to use that as a test case. I attended, it was a big Tesuque a couple weeks here, I attended two Tesuque community meetings in the past two weeks. One for the community association and one for the Pojoaque Basin Regional Water System. I want to thank Scott Kaseman for being there to help explain how this is going to work and for the folks from the state Office of the State Engineer to explain how that works. There seems to be a lot better information out there when we have these open houses. People get to understand how we can do sign up for the Pojoaque Basin Regional Water System.

Congratulations to mayor elect Tim Salazar up in Española. I want to give a thanks as well to counselors Peggy Sue Martinez and our very own Denise Benavides and Mayor John Ramon Vigil for their service on behalf of the community of Española. It's great working with them up in Española and they will be missed. But they have great things to do and we at least get to keep Denise working with us for as long as we can.

I went to Chimayo for the Plaza del Cerro cleaning. That was amazing. If any of you haven't been up there recently, they've done so much cleaning of the plaza there. It looks completely different than three years ago. And it's turning really back to its agricultural roots. It looks great. And it was a great turnout there.

I want to thank the Fire Department for responding to the 10 acre fire in La Puebla. I want to ask people to be careful with burning their fields this year. It seems like there's not very much moisture content in the fields. I know there have been a few fires that have gotten away from people and our Fire Department responded very quickly to make sure a 10-acre fire did not become something really tragic.

I want to invite everybody to the Bennie J. Chavez Grand reopening on March 17th. I'm very excited to see the completed work there and to celebrate with the seniors and the general community up there. And welcome back the folks to Bennie J. Chavez. There's going to be a free lunch and a tour and it'll be great to be up there and to see the community all rally again at Bennie J.

I went to NACo. It was a great experience. It was great to have four of us there. We missed you, Commissioner Hughes. I do want to say that my biggest takeaway was

about AI adoption, AI risks and cybersecurity risks. That seems to be something that we really need to put rules around AI and how we make sure that cybersecurity is a priority for Santa Fe County. That seems to be something that lots of counties are dealing with right now, and I think we have an opportunity to catch up and maybe even get ahead of it before we get bit. Thank you everybody.

All right. I'm going to just remind everybody right now while we that there is going to be a public sale in this room of property tax delinquent accounts on Friday in this room at 10:00 AM and there is an active list. It has been knocked down significantly because people have come clean and leveled up with their delinquent property taxes. But if you are on that list, you need to take action to get either paid up by Thursday at 5:00 PM at the Treasurer's Office or make arrangements with the State Property Tax Division to enter into a payment agreement. I do not want anybody to lose their home or their property due to miscommunication or just forgetting to pay a bill for a few years. You've got to be pretty delinquent to lose your property, but nonetheless. We do not want anybody to lose their property to this. There is no recourse once the property has been sold. So you have until Thursday at 5:00 PM with our Santa Fe County Treasurer's Office or to make arrangements for a payment agreement with the State Property Tax Division. We had a press release about that. There is information at the State Property Tax Division's website. We want everybody to take every opportunity to make sure they're not on the list. And that they take every opportunity to pay up so that their property is not auctioned off here on Friday. So please do this before Thursday at 5:00 PM.

We are done with matters from Commission

B. Other Elected Officials Issues and Comments – None were presented.

12. Matters from the County Attorney

A. Executive Session: * Executive Session. Limited Personnel Matters, as Allowed by Section 10-15-1(H)(2) NMSA 1978; Board Deliberations in Administrative Adjudicatory Proceedings, Including Those on the Agenda Tonight for Public Hearing, as Allowed by Section 10-15-1(H)(3) NMSA 1978; Discussion of Bargaining Strategy Preliminary to Collective Bargaining Negotiations Between the Board of County Commissioners and Collective Bargaining Units, as Allowed by Section 10-15-1(H)(5); Discussion of Contents of Competitive Sealed Proposals Pursuant to the Procurement Code During Contract Negotiations as Allowed by Section 10-15-1(H)(6); Threatened or Pending Litigation in which Santa Fe County is or May Become a Participant, as Allowed by Section 10-15-1 (H)(7) NMSA 1978; and, Discussion of the Purchase, Acquisition or Disposal of Real Property or Water Rights, as Allowed by Section 10-15-1(H)(8) NMSA 1978, including: (1) Town of Edgewood v. Santa Fe County Board of County Commissioners, D-101-CV- 2025-02858; and (2) In Re: The Joint Application of Public Service Company of New Mexico, TXNM Energy, Inc., and Troy Parentco LLC, Docket No. 25-00060-UT

(N.M. Pub. Reg. Comm'n).

CHAIR GREENE: County Attorney Boyd, do you want to take us into executive.

ATTORNEY BOYD: Chair Greene, yes. Reaching this item, I'm seeking a motion which would require a roll call vote to go into executive session to discuss threatened or pending litigation in which Santa Fe County is or may become a participant as allowed by Section 10-15-1 (H)(7) of the Open Meetings Act. And the two matters for discussion are set forth in item 12 A of today's agenda.

CHAIR GREENE: Thank you very much. Can we get a roll call vote.

COMMISSIONER HUGHES: So moved. I need to make or someone needs to make a motion. I'll make a motion that we go into executive session to discuss the items mentioned by Attorney Boyd.

COMMISSIONER JOHNSON: And I'll second.

CHAIR GREENE: We have a motion by Commissioner Hughes and a second by Commissioner Johnson. A roll call vote please.

The motion to go into executive session passed by unanimous roll call vote as follows:

Commissioner Bustamante	Aye
Commissioner Cacari Stone	Aye
Commissioner Hughes	Aye
Commissioner Johnson	Aye
Chair Greene	Aye

CHAIR GREENE: For those in the gallery here, we will probably need about 40 minutes. I will promise 40 minutes or 5 after 7 we will be here and we will do our best to be done and back here. Thank you very much guys.

COMMISSIONER HUGHES: Okay, I make a motion that we come out of executive session and that nothing was discussed other than that on the agenda and no action was taken.

COMMISSIONER JOHNSON: Second.

The motion to come out of executive session passed by unanimous [5-0] voice vote.

B. Potential Action on Items Discussed in Executive Session – None.

13. Public Hearings

[A representative from the County Clerk's Office administered the oath throughout the public hearing.]

A. Case No. 26-5030 - Forked Lightning Racquet Club Requests Approval of a Club Liquor License for the Property Located at 2398

SFC CLERK RECORDED 04/01/2026

Brenner Way. The Property is Zoned Public/Institutional (PI), Within Section 4, Township 16 North, Range 9 East, (Commission District 5).

CHAIR GREENE: This property is zoned public institutional within section four within the city of Santa Fe, but on county property. It's a weird little situation there. Please explain it, Dominic.

[Duly sworn, Dominic Sisneros, provided the following information:]

DOMINIC SISNEROS: Dominic Sisneros, Building and Development Supervisor with Santa Fe County Growth Management, 240 Grand Avenue, Santa Fe, New Mexico, 87507. And I understand I'm under oath.

Good evening, Commissioners, Chair. Dominic Cisneros, Growth Management Building and Development Supervisor Forked Lightning Racket Club request approval of a club liquor license for the property located at 2398 Brenner Way. The property is zoned public institutional, and within Section 4, Township 16 North, Range 5 East, Commission District 5.

The existing tennis complex is an approximately 9- acre parcel, which includes an 8,626 square-foot building and a 56,625 square-foot air structure. The facility serves youth and children in Santa Fe through the First Serve New Mexico Academy Tennis Center, and also operates as a membership based tennis club that supports the nonprofit mission.

The site development plan was approved and recorded in 2023. The property is owned by First Serve New Mexico, Inc. and leased to Forked Lightning Racket Club. The applicant, Forked Lightning Racket Club, a member only facility located at 2398 Brenner Way in Santa Fe is requesting Santa Fe County approval of a club liquor license as required under the New Mexico Liquor Control Act. The proposed license would authorize the service of alcohol exclusively to members and their guests. The facility does not operate as a full-serve restaurant. Food service is limited to pre-packed items and occasional catered events for members.

Regular operating hours are weekdays from 7:30 AM to 9:00 PM and weekdays from 7:30 AM to 6:00 PM with occasional extended hours for special events. The subject property is owned public institutional pursuant to Ordinance #2016-9, the Sustainable Land Development Code. Chapter 8, Section 8.8, and Appendix B, use matrix permits, fitness, recreation, sports, gyms, or athletic clubs within the public institutional zoning district subject to site development plan approval, which the property received in 2023. The SLDC does not specifically address club liquor licenses. However, the proposed alcohol service is limited to scope and is incidental and subordinate to the principal recreational use of the facility. Accordingly, their request does not constitute a separate principal land use under the SLDC.

The State Alcohol Beverage Control Division has granted preliminary approval pursuant to the Liquor Control Act. The Liquor Control Act requires the Board of County Commissioners as the local option district to conduct a public hearing on this request. Under the Liquor Control Act, the board may disapprove the license only if all call sales are prohibited at the location under New Mexico law, issuance of the license would be violating zoning or any other ordinance, or the use would be detrimental to public health, safety, or morals of the residents of the local option district.

SFC CLERK RECORDED 04/01/2026

Legal Notice was published in compliance with the Liquor Control Act in the *Santa Fe New Mexican* on Friday, February 6, 2026, and Monday February 23, 2026. A complete application was submitted on January 27, 2026.

Growth Management staff reviewed the request for compliance with applicable code requirements and finds the following facts in support of the application. The SLDC Appendix B Use Matrix allows the use of fitness, recreational sports, gyms, or athletic clubs as a permitted use within the public institutional zoning district. The applicant has satisfied the State of New Mexico notification requirements and the site is located more than 1,000 feet from the nearest church and from the nearest school.

Staff's recommendation is for approval of a club liquor license for Forked Lightning Racket Club, located at 2398 Brenner Way. This report and exhibits are hereby submitted as part of the record. And thank you. I stand for any questions.

CHAIR GREENE: Thank you, Dominic. Is the applicant here?

MR. SISNEROS: The applicant does have an agent representing them here today.

CHAIR GREENE: Do they have anything they want to contribute to this or –

KURT SOMMER: Mr. Chairman, I have nothing to add to what Dominic provided.

CHAIR GREENE: Fabulous. But just in case, do you want to swear yourself in just to be ready in case you have to answer a question.

[Duly sworn, Kurt Sommer, testified as follows:]

KURT SOMMER: My name is Kurt Summer. I'm an attorney for Forked Lightning Racket Club, 2000 Old Pecos Trail is where I, have an office, Santa Fe, New Mexico.

CHAIR GREENE: Thank you, Kurt. Commissioners? Commissioner Bustamante.

COMMISSIONER BUSTAMANTE: Thank you, Chair. My first question is the liquor sales going to be at that bar area as you walk into the main part of the club there where the shop is off – as you're walking in the shop is to the right; is that where the liquor would be sold?

MR. SOMMER: That is correct, Commission.

COMMISSIONER BUSTAMANTE: And is that the same entrance that the kids who walk in and go over to the youth part, they all go into the same entrance; correct?

KURT SOMMER: There are two entrances. There is an area that's a separate entrance for the kids where the classrooms are. And there's also the main entrance, which also provides the same access, Commissioner.

COMMISSIONER BUSTAMANTE: Okay. Thank you.

CHAIR GREENE: Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Thank you, Chair Greene. I had similar questions. I guess it's for Dominic as well. So this falls within the 300 foot rule, usually that's a school or a church with no alcohol. But there is no buffer because I've been in it. It's a nice facility I've been in. I got the tour. You walk in, it's an opened bar, but there's no buffer, there's no permanent separation. Alcohol is being sold, people could

drink right there.

Do we have any review by staff that says that has to be separated or glassed in because that seems that would be the most appropriate use if we don't have a particular County zoning ordinance that requires there be a formal buffer. And, if we don't have that, maybe we should think about putting that forth, thanks.

MR. SISNEROS: Mr. Chair, Commissioners, currently there's no regulation by Santa Fe County. That's going to be all regulated by the State of New Mexico, Alcohol Beverage Control.

COMMISSIONER CACARI STONE: Okay, so we probably should think about mixed use alcohol serving when youth and children are using the same entrance and it's being served open and there's no formal buffer, because other counties and municipalities actually require zoning for formal buffers. So you found us in a gray space.

My preference in moving this forward is to require some buffer where it's glassed in or somehow separated off as a restricted area. To serve open alcohol when youth are checking in, like they're coming into the Chavez Center, sends a message and I think we need to have a formal buffer. That's, my preference.

MR. SISNEROS: Mr. Chair, Commissioners, Commissioner Cacari Stone, you bring up a very good point and it's definitely subject to conversation for changes in the SLDC and something that we can definitely review for future.

CHAIR GREENE: Commissioners? Fabulous. This is a public hearing. Is there anybody from the public either online or in the chambers that wants to speak for or against this? Anybody in the chambers? Step forward, please. None. Daniel, is there anybody online?

MR. FRESQUEZ: Mr. Chair, no,

CHAIR GREENE: There's nobody online. Okay. We will close –

COMMISSIONER BUSTAMANTE: I have more.

CHAIR GREENE: Oh, yes. Okay. I wasn't going to take a vote, but I was going to finish public hearing.

COMMISSIONER BUSTAMANTE: Oh, you were going to take a vote?

CHAIR GREENE: No, I was going to finish public hearing and then go back to the Board. So let's go back to the Board. Commissioner Bustamante.

COMMISSIONER BUSTAMANTE: It's a lovely place. As soon as you walk in, and I get that there's another entrance, but I don't think it's as obvious as that first entrance. And even though the bar wasn't yet functioning, all the liquor bottles were there and it's the first presence, frankly, then of a sports athletic club. It's more of a, Let's have a few drinks and play tennis with my friends. And that's all fine and but we do have youth there and I do agree with Commissioner Cacari Stone that this is a bit of the wrong message. It raised a flag for me when I was there visiting. I didn't realize there would be any kind of hearing in front, of us to that end. And I don't have a problem supporting it if it's not in that location. And it's not someplace where for the kids who will walk in the most evident entrance with the front steps being the first thing that they'll see.

I'm giving you my take on it. I don't know if the applicant is amenable to moving the location of the bar. I get that it's a large feature of that primary building. But it does raise concerns. And I get that as far as the law, the SLDC not saying that we don't have

to be a certain bit of distance from the school, et cetera, it's not even a distance from the school. It's right where the kids would be coming in.

And First Serve, I understand, or I was told, was really to address underserved kids who probably and don't necessarily need to have any more alternatives to doing something right in front of them. So that's, my particular case. Is the applicant amenable to moving the location of the liquor sales?

KURT SOMMER: Mr. Chair, Commissioner, we're not in a position to do it because it's been designed currently the way it is, so I'm afraid that won't happen.

COMMISSIONER BUSTAMANTE: Okay, thank you.

CHAIR GREENE: Commissioner Johnson.

COMMISSIONER JOHNSON: Thank you, Mr. Chair. What are the hours of alcohol sales and what are the hours that youth are in the facility?

KURT SOMMER: Mr. Chair, Mr. Commissioner, the alcohol sales would probably be between the hours of 12 and 9. The kids are there from roughly 3:30 to 6 -- they're picked up by their parents at that time. The kids play tennis or go to class basically from 3 to 5, and then they play tennis for an hour.

COMMISSIONER JOHNSON: Follow up question: are there courts that are designated exclusively for First Serve, and those for patrons of Forked Lightning who may have consumed alcohol?

KURT SOMMER: Mr. Commissioner, Mr. Chair, the First Serve reserves the courts from 3 basically to 6. The courts, particularly the indoor courts, are not allowed to be used or rented to the Forked Lightning Club during that period.

COMMISSIONER JOHNSON: So there's not, casual intermixing of participants in the program and patrons of Forked Lightning, members of Forked Lightning.

KURT SOMMER: Chair and Commissioners, the Forked Lightning Club basically can use the outdoor courts, the pickleball courts, during that time. But First Serve has first priority over the courts between 3 and 6.

COMMISSIONER JOHNSON: And that's the indoor ones, is that right?

KURT SOMMER: Indoor and outdoor if they need them.

COMMISSIONER JOHNSON: Okay. Thank you.

CHAIR GREENE: Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Thank you, Chair Greene. Thank you. We have a really strong community services program that has a long history of expertise and success in prevention and I have a behavioral health substance abuse prevention background. The exposure of children and youth, when their parents through alcohol use, where their parents are dropping them off and they're not consenting to dropping them off to that space is a real ethical issue. Now we can say we don't have that any code in our Sustainable Development Code, codes or any buffer zoning right now. But I cannot ethically move forward where parents who are part of the youth, children and youth program, were they given information and would they consent to dropping their children off where alcohol's being served and they're not being supervised by a parent.

It seems like an easy solution to support a positive preventative environment for high-risk children and youth is to have separate entrances and have the youth and

children enter from a different door during the time of alcohol sales. If you're not willing to put an encased or glass in or have a restricted area, it sends a different message. And I still think when you have mixed use like that and parents haven't given input on this and they are high risk, it doesn't seem like an ethical context for them, that's my position. So what are some creative alternatives to having a separate entrance?

CHAIR GREENE: So if I may, before you answer. If I'm looking at the floor plan, I do see a separate entrance for the classroom wing over planned right where the three classrooms are; correct?

KURT SOMMER: Mr. Chair, that is correct. There is a separate entrance, but there is also access through the main entrance as well. I don't want to mislead the commission on that.

CHAIR GREENE: But there is a separate entrance.

KURT SOMMER: Yes, sir.

CHAIR GREENE: So to, to answer the commission's question, there is a separate incident. Not everybody has to go through one entrance and walk by the bar. They could be told, the youth that are taking part of this could be told, please go through this entrance if you want to stay a part of this program.

KURT SOMMER: Chair Greene, Commissioner, the answer is yes. It could be. That is an easy solution to the concern, a valid concern that Commissioners are raising. I don't dispute that there's not a valid concern there. But there is separate access. The, classrooms are separated from the main entrance.

CHAIR GREENE: Okay. Go ahead.

COMMISSIONER JOHNSON: So it feels like we may not pass this unless we have some different plan. So what are our options for that? And I would think I would direct that to Dominic.

CHAIR GREENE: So let me ask a question. Can I throw something out there? So is it possible for us to put a restriction that no youth could be in the consumption area as it is labeled in this thing during hours of service?

KURT SOMMER: Mr. Chair, what I would suggest is that it's possible to not have consumption of alcohol during the period of time that the kids are on the premises possibly. But I don't know how to say that – youth come in during all times of the morning and afternoon in summer. So I don't know. But that's a possibility to restrict that use in the area. And if you're saying that an adult has to be present in the area where consumption is, the consumption is allowed out on the patio as well, under the application that's pending before you and before the ABD.

CHAIR GREENE: Has this sort of thing come before us before?

COMMISSIONER JOHNSON: I wonder if Dominic might answer, the question that I posed, which is if we delayed until the next meeting pending a plan is that a possibility?

MR. SISNEROS: So unfortunately, Mr. Chair, Commissioners, by state rule, we have 45 days to make a decision. If a decision is not made, then the Alcohol Control Division will make a decision on their own.

COMMISSIONER JOHNSON: So if we do nothing, they will decide the case and they will follow their guidebook.

MR. SISNEROS: That is correct.

COMMISSIONER CACARI STONE: Chair Greene. I guess I have a question for the County Attorney. Do we have the authority because when I was reading a little research, the state could have a more – we have the authority to have a more restrictive zoning code around mixed use and alcohol buffers. We don't have that in place. But as a BCC, do we have the authority to conditionally grant an alcohol license based on the access for youth to be only at the point where the classrooms are and where the youth are and not right in the main entrance because it's not even a side room, it's right there. It's like the service bar.

ATTORNEY BOYD: Chair and Commissioner Cacari Stone, I would note that the Alcohol Beverage Control Commission has rules for minors on licensed premises. And as part of the application process, as I read the rules, the applicant would need to designate the areas that are restricted or unrestricted in terms of whether minors can be within the licensed premises.

Now I don't see anything in the preliminary approval that was submitted with this application that indicates that the Beverage Control Commission has looked at that issue as part of the application and perhaps, their attorney can provide further gloss on what, if any, consideration that body has given to the issue of restricted and unrestricted portions of the premises. But that's a long way of saying that I think that the regulation of those access issues and where minors can or can't be is more squarely within the authority of the state. I think my recommendation for you all would be that you follow the rubric set forth in the memo, which is that, you disapprove the application if you determine that it is contrary to public health, morals for the stated reasons or you approve it. Because ultimately we're dealing with a license application here. It's a license to serve alcohol or a denial thereof.

COMMISSIONER CACARI STONE: Thank you, Attorney Boyd. So could an option be that we table the approval until the applicant puts forth a plan for restricted areas and separate entrances during alcohol sales just for the youth program? My concern is parents don't know this is happening. And these are high-risk youth, some of them, and it seems like a really great program. But as electeds we have a responsibility to think about the public safety, especially of minors who can't make those choices or come to themselves here. And we need to come to a happy medium here where I'd like to see a plan with a restricted area and a separate – where also parents are given the opportunity to weigh in on this plan. Maybe, they would withdraw from the program and that takes away opportunities for youth in the future if there's no happy medium here.

CHAIR GREENE: Yes, ma'am.

COMMISSIONER BUSTAMANTE: Mr. Chair and Attorney Boyd and Commission, I personally would make a motion to approve it conditionally that there would not be exposure or access to the alcohol area, but make the motion to approve it. That we would approve it given that the youth, if they're not amenable to doing that's absolutely their call. I feel like we're tripping on ourselves trying to make sure that they're taking steps that I already heard they're not willing to take. If we made the motion to approve their request conditionally on the youth not having exposure to or access to the bar area, what would we have to lose?

ATTORNEY BOYD: Chair Greene and Commissioner Bustamante, I think that the potential downsides are that you're dealing with a state issued license, and

so any condition you impose the licensee could take that it's not a valid condition. That only the terms of their license govern. And so if they violate whatever conditions you impose their only concern is the license they've been issued by the state. So you've asked what the downside of that conditional approach is and that's it.

COMMISSIONER BUSTAMANTE: Okay. I'm not sure I understand then. So if the state said – so if said, this is the condition and the state said, okay, they're going to get their permit. We allowed it with the condition that the youth wouldn't have access to this area. The state gave them their license then if they had it so that the kids could still be near the alcohol, then they're in violation of why it was approved by us. They can have their liquor license but they'd be in violation of the County approval.

ATTORNEY BOYD: Chair Greene and Commissioner Bustamante, they would be but my point is that the Alcohol Beverage Control Commission is ultimately the body that issues the license. So they could choose not to include the condition you put in that license. And they also are the ones who are going to enforce the license down the road. I don't think that the Board has the authority to revoke the license if it later determines that the conditions were not followed.

COMMISSIONER BUSTAMANTE: Thank you Attorney Boyd. Then it seems as though whatever decision we'd make would be moot. It's up to the license board. So whatever we decide makes no difference.

ATTORNEY BOYD: Chair Greene and Commissioner Bustamante, no, I meant if you denied the application, I think that would have an effect. It would not be moot.

COMMISSIONER BUSTAMANTE: That's easier. Thank you.

COMMISSIONER HUGHES: Perhaps if we denied the application, they could come back with a different one. A different plan. But we have to either approve it or deny it tonight.

CHAIR GREENE: There's no way to like consumption area --

KURT SOMMER: Mr. Chair, Commissioners. perhaps one way to deal with this would be to restrict alcohol consumption or restrict the youth from using the main entrance or being in the area where the alcohol consumption is being sold which is at the entrance or restricting the sale of alcohol between the hours of roughly 3:30 to 6 while the youth are there.

I don't have authority for that. But that's a way to solve the legitimate concern that you have. Don't take that I'm minimizing your concern. I don't have authority to say that, but I certainly would go back to my client and, make that recommendation. If you imposed that as a condition, I suppose we certainly could live with that and go forward with that approval.

COMMISSIONER BUSTAMANTE: Mr. Chair, then I would like to move forward with a motion based on what Commissioner Hughes said, to deny the approval. And they can come back with something to address the concerns that we've had. I make that motion. We can either shoot it down or stand it up, but I make the motion that we deny approval, and hear it again if they come back with a condition that doesn't allow the kids to go into or be exposed to the alcohol and its consumption.

COMMISSIONER HUGHES: And I'll second that motion.

COMMISSIONER JOHNSON: Point of clarification or discussion.

CHAIR GREENE: Please.

COMMISSIONER JOHNSON: So I would propose that, I'd support that, but that it is participants in the youth program that are restricted – unaccompanied minors. Because if I walked in with my daughter, I would want to be able to use the entrance and it's my daughter.

COMMISSIONER BUSTAMANTE: Okay.

COMMISSIONER JOHNSON: But if it's unaccompanied, a participant in the program, that seems more reasonable.

COMMISSIONER BUSTAMANTE: I would accept that as a friendly amendment. Would you as a second, Commissioner Hughes?

COMMISSIONER CACARI STONE: Are we in discussion?

COMMISSIONER BUSTAMANTE: If he's making a, friendly amendment, I would have to accept it at this point without continuing the conversation. If I accept it, then the seconder would have to make that acceptance.

COMMISSIONER HUGHES: Yeah, I accept it.

COMMISSIONER BUSTAMANTE: Okay. Then we could continue the discussion.

CHAIR GREENE: Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: I agree with the amendments. I just want to add for the reasons that we're looking for an application to come forth that assures that there's a plan for unaccompanied minors, and a restricted area, and a separate entrance. So to assure the public health, safety and the morals of the residents using the facility that are from the public.

CHAIR GREENE: Thank you. So Kurt, you don't think you can make a phone call?

KURT SOMMER: I could, if you would give me a couple of minutes.

COMMISSIONER HUGHES: No.

COMMISSIONER BUSTAMANTE: No.

CHAIR GREENE: No, I just thought -- we have a motion to deny this based on the youth access to alcohol or exposure to alcohol if not access. And seeing no compromise right here. We have a second but it doesn't matter. It's a denial.

COMMISSIONER BUSTAMANTE: We have to take a vote.

CHAIR GREENE: Yeah. That's the motion is a denial. Is it a roll call for this?

COMMISSIONER HUGHES: Let's call a roll call.

CHAIR GREENE: Okay.

The motion passed by unanimous [5-0] roll call vote as follows:

Commissioner Bustamante	Aye
Commissioner Cacari Stone	Aye
Commissioner Hughes	Aye
Commissioner Johnson	Aye
Chair Greene	Aye

CHAIR GREENE: Yes. And I'm going to explain my vote. I really wish we were more prepared for this in this realization that there was a separate entrance, I see it right here. It could have been resolved here, but, anyway.

COMMISSIONER HUGHES: My understanding is they can come back with a different plan.

CHAIR GREENE: Yes. So here we go. Yeah.

KURT SOMMER: Thank you.

CHAIR GREENE: All right. First for everything.

- B. Case No. 25-5081 - Tierra Pintada Phase 2 Final Plat. Pierre Amestoy and Assignees & Hakes Brothers, Applicant, NM Land Solutions LLC, Agent, Request Approval of a Final Plat for Phase 2 of the Tierra Pintada Major Subdivision, Consisting of 60 Lots Within the Overall 138-Lot Subdivision on Approximately 32.143 Acres. The Applicant Also Requests Approval of the Affordable Housing Agreement with 11 Affordable Lots in Phase 1 and 10 Affordable Lots in Phase 2. The Subject Property is Located at 4475 NM 14, Parcel No. 64256256, Within the Mixed Use (MU) Zoning District (Commission District 5). [See Page 103 for AHA action]**

[Duly sworn, Kenneth Quintana, presented the following information:]

KENNETH QUINTANA: Kenneth Quintana, Development Review Team Leader, 240 Grant Avenue. Thank you.

The applicant proposes completing phase two of the two phase development known as Tierra Pintada. The request seeks final plat approval of the remaining 60 lots associated with the 138 lots originally approved for the subject Tierra Pintada site.

The project includes 1.5 acres of non-residential use as per the mixed use only district use table. As per the final order for the mixed use conceptual plan, 21 TDR certificates are required to reach the density needed for the 138 proposed homes. Plus the one TDR certificate to reduce the non-residential area to 5 percent for a total of 22 TDR certificates. Of the 138 lots, 21 homes, or 15 percent of the total will be sold at the affordable prices to income qualified buyers. The applicant is not proposing accessory dwellings as studies and reports provided to staff only address one dwelling per lot. The preliminary plat for the entire development of phase one final plat were submitted by a previous developer and approved by the BCC on January 28, 2025.

Following that approval, the prior applicant requested a withdrawal of the application, but that withdrawal was not valid under SLDC 5.7.6.4 because it came after the Board's determination on the application. A final order of the approval with conditions was issued at the October 28, 2025 BCC hearing.

The new applicants for this request are now under contract to acquire the property and intend to construct the property as approved. Under the SLDC, the applicant is a property owner or any person or entity with express written authority acting as an agent on behalf of the property owner. So while the prior land use approvals were issued with the name of a prior developer it is the Land Use Administrator's opinion that those

approvals remain valid for the property owner and run with the land. Further, as other documents and agreements such as the recorded utility delivery agreement were issued in the name of their previous developer, the current applicant has provided an agreement assigning them the rights to continue the project. As mentioned above, the applicant is also requesting approval of the Affordable Housing Agreement for this development.

The BCC previously approved the Affordable Housing Agreement along with the preliminary plat and final plat for phase one in January 20, 2025. However, due to the original developer choosing not to move forward, that agreement was not fully executed, although the preliminary plat remains valid as such, staff is recommending the BCC approve the affordable housing again for the project so it can properly be finalized prior to the recordation of the final plat for either phase. Final plat review in compliance with SLDC Section 5.8, final plat approval is required for all subdivisions, both major and minor. No final plat shall be recorded until it has been approved and provided in this section. The final plat for a major subdivision can conform to the approved or approved amended preliminary plat including all conditions and mitigation requirements contained within the development order approving the preliminary plat. Under SLDC 5.7.11 an approved preliminary plat is valid for two years. Based on the original approval in January 2025, an issuance of the final order in October 2025, the Tierra Pintada plat is still valid.

Staff has properly received and deemed the complete application in order to be scheduled for public hearing. The proposed final plat substantially conforms to the previously approved preliminary plat and with minor conditions of approval will meet all County standards and requirements.

Staff's recommendation: Staff has determined that the applicant for final plat for phase two of the Tierra Pintada major subdivision consisting of 60 lots within the overall 130 lots subdivision, complies with the subdivision and design standards set forth in the SLDC and therefore recommends the Board approve the applicant's request subject to the following conditions. Mr. Chairman, may I enter these conditions into the record. Thank you, sir. I stand for any questions,

CHAIR GREENE: Commissioners. Nothing yet? Let's get at the public hearing open or sorry applicant please.

NATHAN MANZANARES: Good evening, Commissioners.

[Duly sworn, Nathan Manzanares, testified as follows:]

NATHAN MANZANARES: Yes. My name is Nathan Manzanares. I'm with New Mexico Land Solutions, located at 915 Mercer Street, Santa Fe, New Mexico. And I understand I'm under oath. Thank you.

Good evening, Commissioners. I just want to thank staff for their thorough explanation of this project. As staff stated, we are here to propose a final plat for phase two that is in conformance with the prior approvals that have been presented before you in the past most notably the January 28, 2025 approvals, which were preliminary approval for both phase one and phase two and final plat approval for phase one.

Tonight's request is not a new subdivision. It's instead just closing up the final plat for phase two that has already been approved. In closing, we have verified with staff that we meet all of the SLDC design standards and we have not deviated from our preliminary plat approvals. We are in agreement with staff's conditions of approval, and we are also

going to amend the Affordable Housing Agreement and provide the 21 affordable housing units for both phases. With that I stand for any questions, Commissioners. Thank you.

CHAIR GREENE: Thank you, Nathan. Commissioner Johnson.

COMMISSIONER JOHNSON: Thank you, Chair. There's some mention of, commercial site. Where is that?

MR. MANZANARES: Mr. Chair, Commissioner Johnson, that is located in phase one and it's a standalone commercial tract.

COMMISSIONER JOHNSON: Where is it for our reference?

MR. MANZANARES: That is located off of 14.

COMMISSIONER JOHNSON: So to the east of that sort of carve out portion.

MR. MANZANARES: Correct.

COMMISSIONER JOHNSON: Okay. That's my question for now.

Thank you.

CHAIR GREENE: Commissioners.

COMMISSIONER BUSTAMANTE: My only question is, have the TDR locations already been identified where you would buy or do we just purchase them straight away from the County?

MR. MANZANARES: Mr. Chair, Commissioner Bustamante, I have our legal counsel, Karl Sommer here that can give you some updates on the TDRs.

[Duly sworn, Karl Sommer, testified as follows:]

KARL SOMMER: Good evening, chairman, members of the Commission, my name is Karl Sommer and my work address is PO Box 2476 Santa Fe, New Mexico 87501.

We've identified two sources for them and they're a condition of approval. As you all know working through them they have some very particular aspects to their issuance of those certificates. And, so I think it's a work in progress. But we have no doubt that we'll be able to meet that condition and, get those taken care of. And, Mr. Foster at the back of the room and he's an expert in the requirements for those. So as certificates get issued and they get recorded and that's what creates the right. So we've identified two sources and we're working on both of them.

COMMISSIONER BUSTAMANTE: Thank you, Karl.

CHAIR GREENE: Thank you. Commissioners? Okay, this is a public hearing. Is there anybody in the room that would like to speak for against us? Hearing none here in the room and is there anybody online?

MR. FRESQUEZ: Mr. Chair, we have Dennis Kurtz online.

[Duly sworn, Dennis Kurtz, testified as follows:]

DENNIS KURTZ: My name is Dennis Kurtz, K-U-R-T-Z. I live at 42 San Marcos Road West in Santa Fe, 87508. And I understand that I am under oath.

Okay, thank you. if I'm not mistaken, this is the same hearing that was tabled at a prior BCC meeting, the one a couple of weeks ago, and it's now come up again,

CHAIR GREENE: Dennis. This is a, different hearing. This is a different case. That case is coming up in a little while, but, this is a different item.

MR. KURTZ: Thank you. Okay. I will refrain from commenting on that.

My other – I haven't seen any of the specific plans for this development this evening, but my understanding is that when Tierra Pintada is to be built if these plats are approved, there will be no connection, direct connection through to Valla Vista or to ultimately south of Valla Vista to Bonanza Creek. My concern is that this is in SDA 1, an area that has been identified by the Commission for development since well over 20 years. And yet the perception, at least on the part of many, is that developers are building their own isolated little mosaics of development, but they're not interconnecting them as is a philosophical component of the SGMP. If I understand the plans correctly, and if I'm wrong, I, apologize, but there will be no way for residents in Valle Vista to drive to the frontage road by going through Tierra Pintada and out to the frontage road that way. They will still be required to go out Valle Vista to Highway 14, north of 599 over to the frontage road. And likewise, they will not be able to go south to Bonanza Creek, which is a different development. But the same issue pertains. Likewise, not just residents but emergency vehicles and so forth.

So my suggestion is that the in SDA1, that the County take a proactive management stance, not a reactive one, and outline areas where people who live in are going to live in those areas there's going be literally hundreds and hundreds of people living here. They will need, they should be able to leave their home and get to the frontage road and get to 599 and get to 14 no matter where they live, without having to go only out to 14 as it is right now. Right now, like I said, Valle Vista, residents won't be able to go through Tierra Pintada. I don't know what's involved in that kind of an effort, but I, would like to see that the County creates some kind of overlay of through streets, so that it's possible to live in the middle of one of these developments when they're all built and get to the frontage road or get out south to Highway 14 and so forth without having to go through only a few entrances. Traffic studies, show issues there and it's a chance for proactive management versus reactive management. Thank you.

CHAIR GREENE: Thank you, Mr. Kurtz. Daniel, anybody else?

MR. FRESQUEZ: Mr. Chair, no other online attendees would like to speak.

CHAIR GREENE: Thank you very much. We're going to close public comment at this point. Commissioner Bustamante.

COMMISSIONER BUSTAMANTE: Yes. I want to make sure that I hear the support for what was just stated. The concern is egress in a lot of our rural areas is just dangerous. Like, there isn't: there's one way in, one way out in too many, places. I completely support what Mr. Kurtz is saying. There should be different options for having to evacuate an area, especially given its proximity to a large byway and potential for traffic, especially off of 14 and close to I-25 and the train station. I definitely hear what, Mr. Kurtz has stated and an absolute support of that if there's a way to create other ways to get in and out of that particular neighborhood.

CHAIR GREENE: Commissioner Hughes.

COMMISSIONER HUGHES: I think I see a connected road so people from Valle Vista can drive through this and vice versa; is that true?

KARL SOMMER: I didn't mean to be nodding my head at you. The answer is, Mr. Chairman and Commissioner, no, there is not a connection between Valle Vista and there's a lot of practical reasons for that. But there is no direct connection.

COMMISSIONER HUGHES: Okay, so there isn't a connection. Why, not then?

KARL SOMMER: There's two reasons. One is the, the parcel of land that is directly south, that is unoccupied, that is not a lot. That doesn't conform to any County standard with respect to ingress or egress, and it's not going to be built. And the other problem that presents is you'll have people going out that direction and cutting through that neighborhood, imposing that traffic on those folks who live there.

And you'll notice that this room isn't filled with people who are complaining about this. And so it a standard. It is also a traffic problem going the other direction. I don't know if, Nate, if there's anything more you wanted to add to that.

MR. MANZANARES: Mr. Chair. Thank you, Karl. Just to add to that, yes, that would definitely increase traffic to the area that was not a part of our original SRAs that were accounted for. And then there's also the problem with our retention ponding area being in that location, and then that little island palenciana, is actually a legal non-conforming lot that is done through a deed in the '70s. So there's really not even a survey for that lot. So yeah, the, potential for that connection is just not happening.

COMMISSIONER HUGHES: Okay. So as it's designed though, there is an exit to the frontage road and an exit to Route 14; correct?

KARL SOMMER: Correct. There are two ways in and two way out of this development.

COMMISSIONER HUGHES: Thank you,

CHAIR GREENE: So I hear the same thing and we're going to hear the same thing in a few minutes, which is part of the issue with the traffic study on Highway 14, that Valle Vista has a failing intersection. If it isn't failing yet, it's failing soon. And, if I look at the assessor's map, there is a stub out. It's not built as a road, but there is a stub out that connects to your property. It does connect to your pond, but ponds can be moved. And it provides that sort of relief route so that people who are in Valle Vista have another way out or in or safety and take some of the relief off of that singular entrance at Highway 14. Is that, I mean that seems to be what was being mentioned as a non-conforming lot, but if I click on it, it doesn't show a parcel, but it looks like the borders are part of the interior road for Valle Vista.

KARL SOMMER: Valle Vistas' roads, I don't know who they're owned by. I know they're not County maintained. And the parcel does not conform in its size to an entrance and exit as well as the traffic that would be put at the Valla Vista entrance from people going out of this development onto 14 in that location. I understand Mr. Kurtz's and your all's concern about connectivity. You all are dealing with that across 14 in a very serious way with the, I think the PID that you all just approved for a connection in that Avenida del Sur area. But it is not practical in this location.

The other thing is, is the standard by which you are to review a final plat is. does it conform to the preliminary plat? And the answer is, it does. Under both your ordinance as well as the state law the question that you are posed with tonight is, does this conform to the preliminary plat? It conforms exactly to the preliminary plat, particularly in this particular aspect.

So I think that while connectivity is great, this particular, development and this particular connection are both impractical and pose and present problems that are going

to be created by such a connection. And I think, finally, I don't think that the Board has the right at this point to say anything other than does this conform to the preliminary plat approval? That is my understanding of the law.

CHAIR GREENE: Okay. Just to be clear, that the PID area did have a controlled intersection and put significant contributions and has two ways in and out and provided additional access in the future to properties to the south. So apples and oranges in the same general neighborhood. But just to be clear. Commissioner Hughes.

COMMISSIONER HUGHES: If there's no more comments, I'll make a motion to approve the final plat of Tierra Pintada phase two, final plat, et cetera, et cetera.

COMMISSIONER BUSTAMANTE: Second.

CHAIR GREENE: Okay. Is there any discussion? So I'm going to bring up one more thing that was brought up years ago at a previous hearing, which was pedestrian connections to the south, which, again, having at least a pedestrian way where people cannot have to go on Highway 14 to get to the train station and to get to all of those things would be nice. And at an earlier hearing, you mentioned that you would work on getting a connection and talking to DOT. Did you talk to DOT about a pedestrian connection on 14 or on that interior connection to Valle Vista?

MR. MANZANARES: Mr. Chair, yes. That letter was included in the packet and it presented some challenges and ultimately I think it's a great idea, I really do. But it's going to have to be a County, DOT and MPO action and collaboration because of the offsite property acquisition and there's insurance issues. But I do think it's a great idea and worth pursuing in the future because that area is growing so quickly. But, it's going to likely have to be through the MPO.

CHAIR GREENE: So some of those things can be through you deeding a 10 or 15 foot easement along that southeastern edge. It doesn't have to be – it's just allowing this to happen in the future instead of the County suddenly saying this is, and the state has to be on the Highway 14. This is why we're broken up here. We're working in a piecemeal sort of way, right? We should be saying outright, we should be doing interconnections between these properties. There's a stub out road, I mean, do we know for a fact that road on Valle Vista is not --

COMMISSIONER JOHNSON: Mr. Chair.

CHAIR GREENE: Yes.

CHAIR GREENE: Referencing the map that was item F that we approved today, it is a County maintained road. Valle Vista is according to this map.

CHAIR GREENE: I have a motion and a second here. Who was the motion by?

COMMISSIONER HUGHES: I made the motion.

CHAIR GREENE: And the second by Commissioner Bustamante. All right. All in favor say aye.

The motion passed by majority 4-1 voice vote with Chair Greene voting against.

CHAIR GREENE: And just for future reference, let's start master planning our connections here so that we can see this thing was coming down the pike years ago.

C. Case No. 25-5170 - Zoning Map Amendment Ordinance and Conceptual Plan Approval. Bonanza Creek Ranch, LLC, Applicant, JenkinsGavin Inc., Agent, Requests Approval of an Ordinance Amending the Zoning Map and Conceptual Plan Approval for a 297.853-Acre Parcel, Located at 4 Eliza Road (Commission District 5, SDA-1, Parcel No. 99304435, to Permit a Broader Range of Uses Than Currently Permitted.

[Duly sworn, Michael Vos, testified as follows:]

MICHAEL VOS: Michael Vos, Land Use Administrator, 240 Grant Avenue, Santa Fe, New Mexico. And I understand that I'm under oath.

Good evening, Chair Green and Commissioners. My name's Michael Vos, the County's Land use Administrator. This application is case number 25- 5170, a request by Bonanza Creek Ranch, LLC through its agent Jenkins Gavin for a zoning map amendment for an approximately 298 acre parcel to permit a broader range of uses than currently permitted. And secondly, a conceptual plan that delineates the proposed zoning districts in a four phase development of the property.

As with the last hearing, this project has two components. So if you move them tonight, you'll be taking two actions. One for approval of an ordinance amending the SLDC zoning map and the other two, as staff is going to recommend conditionally approving, the conceptual plan.

The property is located within Sustainable Development Area 1 on the west side of New Mexico Highway 14, south of the I-25 and Highway 599 interchange, and north of the state penitentiary and the County's Quill Wastewater Treatment Plant.

Currently, the entire 298 acres is zoned mixed use. The proposed zoning as shown on this slide is 80 acres of commercial general shown in red; 54 acres of industrial general, shown in purple; 69 acres of residential community in brown; and, 94 acres to remain mixed use shown in pink. This illustration minus the color coding is an exhibit to your, the proposed ordinance before you tonight and provide surveyed boundaries for the new zoning districts.

The Board authorized publication of the ordinance for this zoning map amendment at your February 10th meeting, which was done with a publication happening on February 23rd into March 2nd. A zoning map amendment to quasi-judicial matter that must be statutory requirements and specific requirements outlined in the SLDC and the bullet points on this slide.

The first is that the request must be consistent with the Sustainable Growth Management Plan and other adopted plans and policies. In addition, the SLDC provides specific, public policies that should guide any zoning amendments. Not every request will meet all of the public policies and the Board must weigh and balance the various factors when making your decision.

In their application materials the applicant explained how the proposed amendment is consistent with the SGMP and the adopted growth policy of Santa Fe County. While the existing zoning for the entire property is mixed use, the mixed use zone district is primarily a residential district with only 10 to 15 percent allowed to be non-residential or commercial uses.

The proposed amendment will increase the available land for economic and non-residential development, which is an identified public policy in the SLDC zone change criteria. The requested commercial and industrial zoning results in greater certainty in variety and allowable non-residential uses to serve the surrounding area and provides economic development opportunities. Compared to other zoning districts there is not much industrial general or commercial general zoning in Santa Fe County today. By maintaining residential and mixed use zoning for a portion of the site and the allowance of residential uses within the commercial general the request continues to allow for residential development as well as the preservation of open space. Overall, staff believe the request is consistent with the SGMP and meets the public policy criterion.

The next criterion is regarding adverse impacts on surrounding properties. The applicant has addressed how the proposed change aligns with the surrounding area and may better relate to the existing uses, has been thoughtfully planned and includes appropriate buffers and separation were needed.

And lastly, the SLDC requires that the Board consider the suitability of the land as presently zoned, which ties to state statute requirements about whether there has been a change or mistake in the zoning map or whether the new zoning is more advantageous to the community based on the consistency with adopted County policies. The applicant does not cite a clerical mistake or substantially change conditions in the surrounding area. They argue and staff concurs that the existing zoning, for the entire parcel is not the most suitable, as the request effectively implements important public policies consistent with the SGMP.

The action on the ordinance tonight is to approve or deny the requested zone map amendment. The ordinances written for the zone districts specified in the application. Based on discussion at the last meeting when publication was authorized, the publication and notice for this ordinance did include some flexibility for discussion of the light industrial zone district. You will notice in the packet materials that the applicant has offered self-imposed use limitations, but details on specific uses were not in the publication and are not appropriate for the ordinance. We'll return to this in a little bit, but the staff recommends approval of the zoning map amendment request.

Regarding the conceptual plan, such a plan is required for phased development within three of the four zone districts that are proposed for the property. The purpose of a conceptual plan is to establish the scope of a project but is not intended to be a fully developed site development plan ready for construction. It allows the developer to obtain conceptual level approval with less expense than proceeding immediately to subdivision planning and gaining a better understanding of the parameters for those future more detailed plans. The decision criteria for a conceptual plan are conformance to the SGMP, viability of the proposed phases to function as completed developments should subsequent phases not be completed, and conformance to applicable laws and ordinances, required improvements and other standards.

As stated earlier, this plan helps define the boundaries of the proposed zoning districts, as well as establishes an internal road network site access, phasing, dedicated open space, utilities, grading, and initial offsite improvements. A more detailed review of the plan and SLDC compliance is included in the staff report and associated materials. Staff believe that this submitted plan meets the criteria for approval as it complies with

the requirements of the SLDC. Section 4.9.9.7 of the SLDC does allow the decision making body to impose conditions that are deemed necessary for the approval.

Since the last hearing on this request, the applicant has made some changes to the proposed plan in response to comments from the Board and the public. They may expand on these in their presentation to you. These changes do include the addition of an approximately 4.75 acre central park and a plaza that is located within the commercial area adjacent to New Mexico 14. They have also identified the possible locations of three additional parts with the final location and designs to be further established during the future subdivision phases.

In response to concerns about some of the uses allowed by the general industrial zone district, the applicant has taken it upon themselves to prohibit certain uses as listed on the plan, which include process plants, automobile wrecking and salvage yards, tank farms, solid waste collection, transfer station, incinerators, household hazardous waste collection, hazardous waste storage treatment or disposal, sewage treatment plants and gas or electric power generation facilities. Those would be prohibited based on this conceptual plan.

The applicant sent a notice of a pre-application neighborhood meeting to over 100 surrounding property owners and five registered organizations as required by the SLDC. Notice of the public hearings were also sent to these same individuals. Staff finds that the notice meets the applicable requirements of the SLDC and specifically the zoning map amendment notice requirements under the SLDC and state law.

This request for the zoning map amendment was heard by the SLDC Hearing Officer and the Planning Commission, which both recommended approval. And staff recommends approval of the conceptual plan with the conditions identified in the staff report numbered 1 through 13 those are on pages 10 and 11 of the memo. And we recommend approval of the zoning map, amendment ordinance. Thank you, and I will stand for questions.

CHAIR GREENE: Thank you. Michael, is the applicant here? Hello, Ms. Jenkins.

[Duly sworn, Jennifer Jenkins, testified as follows:]

JENNIFER JENKINS: My name is Jennifer Jenkins, 130 Grant Avenue, and I acknowledge that I am under oath. Great.

Good evening. So if we could have the presentation pulled up, Daniel. Great. Thank you so much. And I understand we have a mouse now so I can point and you can. Wow, that's quite a mouse.

CHAIR GREENE: Okay. And you know what the cool thing is? We can see it here so we don't have to move.

MS. JENKINS: I know exactly, But I still have to use this to advance. Oh, I can click in advance, look at that.

Okay, at last month's hearing we spent a fair amount of time discussing the proposed zoning changes and the conceptual plan. So what I would like to do this evening is I want to start with addressing some of the direct feedback that we received at the last hearing. So I think that may be the best use of our time. I have the entire presentation and all the imagery, so if there's anything else you want to, do any kind of deep dive on I'm here for it.

So Chairman Greene invited our team to consider what are the guiding principles for this particular project, and I really appreciated that because it was actually a really good exercise for us to do our own kind of internal deep dive. And these are ideas that have really been driving the design process throughout, but to really memorialize them and get them down on paper was, actually very useful. So I'll just go through them briefly.

Bonanza Creek will provide a variety of market rate and affordable housing options in a walkable mixed use community within a network of parks, open space, and trails. Bonanza Creek provide a walkable and bike friendly access to services employment for Bonanza Creek residents. Bonanza Creek will be an economic development engine for Santa Fe County, providing much needed commercial and industrial land to support local business and employers and employment. Architectural guidelines will be established based on the local Southwest vernacular, encouraging creativity while ensuring aesthetic harmony among the various uses and building types. And lastly, Bonanza Creek design standards will focus on sustainable development practices and the creation of a built environment that is human-centered, livable, and welcoming.

So as, Mr. Vos pointed out, we did study the permissible uses within the proposed industrial general zoning district. And so we have established prohibited uses. The Industrial General does have some permissible uses that we feel are important for the viability of, the project. And there's some things we really want to encourage to support various industry in Santa Fe, especially given our context and proximity to the penitentiary and the wastewater treatment plant. That being said, there are a lot of uses we have no interest in supporting within this community. This is a mixed use community. This is going to have residential, commercial, industrial, all those elements. So everything has to work together. Mr. Vos went through this list. I don't know if it's necessary for me to repeat it, but we, I'm happy to come back to this.

And we also, at your request studied how the – we are providing 30 percent open space as required by the Sustainable Land Development Code. Within those open space areas, we also have an obligation to provide more formalized park areas. Starting over on the east side, and this is our primary commercial area along our Highway 14 frontage. We're proposing a 1.7 acre plaza. That we can have commercial and mixed use buildings surrounding that plaza to provide that kind of outdoor gathering space in the commercial area and then moving to the west more centered within the project we have a 4.75 acre central park and we chose that location intentionally because we wanted that park to be accessible to the residential areas, but equally accessible to the commercial areas. And then the other little blobs/ the circles would be smaller kind of, decentralized pocket parts within the community. So to our benefit, the SLDC establishes a level of service for parks, so we don't have to guess what, the right number is or what the obligation should be. So the SLDC states there should be 2.3 acres of parkland per 1000 residents based upon our zoning and some assumptions regarding residential densities it turns out we could be looking at around 1,400 residents in Bonanza Creek. That translates to 3.3 acres of parkland, which would be within the 30 percent open space. What we're showing right now, just with the Plaza and the Central Park is almost 6.5 acres. So we are far exceeding the level of service established by the SLDC.

At the last meeting we also had some discussion about our Highway 14 frontage, and there was a desire to really control what the aesthetics and what the feel of that is along Highway 14. 'cause as you move south from this project, you get into the, the Turquoise Trail Scenic corridor area that starts about a mile and a half south of this property. And so a couple of things. So already within the code, any structure within our property has to be a 100 feet from the roadway of Highway 14. So we have the right-of-way. So Highway 14, I think is a 200-foot right-of-way. And within that right-of-way, you have the actual paved section, the two lane road that is Highway 14. So the code requires that we're a 100 feet from the actual pavement of the road. So right here, right now, you can see that kind of centered we're already, our property line is already about a 100 feet from the road. And so you can see, we have a big right-of-way. We have the road and then there's quite a buffer between the road and our property line. And then beyond that, as you get into our property there's a requirement for a 25-foot setback and landscape buffer along that east property boundary. So as we studied this, what we would like to propose is at our access points, at our two roadway connections to Highway 14, here and here, there will be commercial lots, so there'll be four lots at those intersections. So in order to maximize visibility and economic viability in those locations, we would propose the standard setback of basically that's 125 feet from the road. But then on the balance of those commercial lots along the frontage, they would do a 50-foot setback. And what this additional, setback accomplishes a few things. It allows for buildings when we have varied setbacks from the road, we get a lot more architectural interest there. We do not want all of the structures along Highway 14 to be the exact same distance from the property line. That would be a bad outcome. A good outcome is we have a variety of setbacks in terms of how these structures relate to Highway 14. So that is what this proposal accomplishes. It allows us to give us room so we can have a variety of setbacks, and we don't end up with basically a straight line of structures along Highway 14.

With respect to the height, the maximum permissible height in the commercial general district is 40 feet. We would propose that any structure, that fronts on Highway 14 be limited to 24 feet, 24 feet is a standard height limitation for residential structures, just as a point of context.

And that concludes my presentation. Like I said, I am happy to, to touch on any other elements of, the application, but I think we spent a lot of time reviewing that last time. So with that, I'd be happy to stand for any questions and I appreciate your time.

CHAIR GREENE: Thank you, Mr. Jenkins. Questions from the Commission to start? Yes, sir.

COMMISSIONER HUGHES: What type of industry do you think – are you trying to accommodate?

MS. JENKINS: With respect to the industrial zoning, Commissioner?

COMMISSIONER HUGHES: Yes. Why is it industrial and not industrial light?

MS. JENKINS: Sure, sure. There are a couple of things. With respect to - we chose the industrial general, there's a little more flexibility on the dimensional standards. For example, with warehousing, we could easily see a distribution facility, a warehouse facility. Having those interior clearances in terms of the heights for stacking

merchandise is really critical to those types of uses. We also look forward to serving the film industry. We have Santa Fe Studios across the street. We have our movie ranches in the vicinity as well. So an opportunity for a mill shop, for example, to, construct sets that is a particular use that's not allowed in the industrial light. So we sort of have created what we see as a little bit of a hybrid by self-limiting some of the more impactful type uses, which we don't believe are appropriate here. But, in terms of accommodating what kind of industry standards are around warehousing and distribution, accommodating millwork, those types of things we feel like are important.

COMMISSIONER HUGHES: So in that case, leaving mill type facilities allowed would you mind adding to the things you don't allow manufacturing plants and animal production, that includes slaughter.

MS. JENKINS: Oh, I thought I had the slaughter on there. So on the manufacturing piece, let me just, I've got my list here. I just want to look at that really quick.

COMMISSIONER HUGHES: You said processing plants, which –

MS. JENKINS: Yeah, processing would be like an asphalt or a concrete facility. If you bear with me for just one second. So I will say yes to the animal production for sure in terms of putting that on the prohibition list.

COMMISSIONER HUGHES: Okay, good, good.

MS. JENKINS: Absolutely. And with respect to manufacturing, that feels, we really look forward to supporting local business and local enterprise. And that feels like that is a pretty broad prohibition that could kind of the law of unintended consequences could limit the types of uses and the economic development that we're seeking to support. Is there a certain concern around that type of use that maybe we could get to it in a different, way?

COMMISSIONER HUGHES: I'm concerned about anything that is going to smell bad to the neighboring, housing units.

MS. JENKINS: Sure.

COMMISSIONER HUGHES: You just said what, 1,400 people are going to live there and they're going to be pretty near, you don't want a smoke stack or anything like that. And also, tourism is our biggest industry, or one of our biggest industries. And I don't think they come here to see pollution.

MS. JENKINS: If I may, and maybe not right this second, but when the questions are complete, I would like to confer with my client for just 30 seconds. And I just want to make sure that I have consent in terms of that agreement.

COMMISSIONER HUGHES: Okay. Because manufacturing plants, I think is a broader term than processing that you put in there already.

MS. JENKINS: Sure. Okay. Thank you, Commissioner.

COMMISSIONER HUGHES: Those are my questions.

CHAIR GREENE: Yes, Commissioner Johnson.

COMMISSIONER JOHNSON: So this relates – thank you, Chair Greene, thank you, Ms. Jenkins. With regard to the industrial area, and this actually might be a question for Michael in growth management also, is there a maximum square footage for buildings in industrial zoning areas?

MS. JENKINS: That is a good question.

COMMISSIONER JOHNSON: Yeah, are there 100,000 square foot warehouses that are allowed, that are dry storage, but humongous structures?

MS. JENKINS: I could look that up and get that answer. I do not have that off the top of my head. My apologies.

COMMISSIONER JOHNSON: Okay. So we'll put a pin in that. And like Commissioner Hughes, I think my main concern with the industrial, it's important because it's such a broad category. We want to be sure that we limit industries considering that there's mixed use and residential right in the vicinity, plus the penitentiary, plus a neighborhood to the north and to the west, that we would limit dust and odors, smells that can impact neighboring properties.

MS. JENKINS: Sure. Absolutely.

COMMISSIONER JOHNSON: So I want to make sure that we capture that somehow. And, we're going to hear public comment, but I want to flag those two things since Commissioner Hughes mentioned industrial.

MS. JENKINS: Okay. Thank you.

CHAIR GREENE: Thank you, Commissioners. Any other questions?
Commissioner Bustamante.

COMMISSIONER BUSTAMANTE: Yes. Thank you. Thank you, Chair Greene and Ms. Jenkins. I do have a question about the – I appreciate what's been asked about just that industrial component of it, but coming over the hill, coming over La Bajada and the viewshed, and I have to just say this is one of the most beautiful things about coming home, especially when I used to fly out of Albuquerque, was coming over and then just seeing this broad, beautiful land.

MS. JENKINS: Sure.

COMMISSIONER BUSTAMANTE: And my concern or question is when we talk about warehouse type buildings, and I appreciate that the planning wants to be consistent with the values of our area, if you will. I appreciated against the road [inaudible] staggered good. But the next thing I wonder is elevation big metal and what we'll actually see, it's one thing what we see on Highway 14, but I don't have, and I've been looking on the maps to see how I would get the perspective coming over La Bajada to see our beautiful City of Santa Fe with the surrounding communities that are agricultural and the lights and that very rural area and what we would have with this. I won't say it's more density. We know that there's density there, but now with commercial multi-story, what's the effect?

MS. JENKINS: Thank you, Commissioner Bustamante, Chair Greene and Commissioners. So I just pulled up this map because it was handy, but the industrial kind of sits down in here right? Just adjacent to the Quill Plant. And this is probably one of the lowest points on the site. I think is a really positive thing.

And so we have, as you can see, there is a drainage way that moves through here. Okay. And there is a little bit of a ridge here, so it drops down. So we're going to have the opportunity to work with the natural terrain to basically sink those structures into the earth, so to speak. So with these types of structures, they are still designed standards that can be implemented. So in terms of color choice is really important. We want to focus on earth tone colors. We want things to blend in, even if it's a metal building. Metal buildings are necessary, but metal buildings can still be really good looking and they can

have proper earth tones so the design standards that we are implementing here aren't just about houses or aren't just about commercial buildings. They're going to – it's going to be broad brush over everything. And yes, are you going to see structures, but I don't believe you're going to see anything that is going to be looming, in this area, especially given the terrain.

COMMISSIONER BUSTAMANTE: Thank you. Thank you, Mr. Chair and Ms. Gavin, The other question that I have, and you point out the waterways and I understand that you're on County water. it is a sensitive aquifer. I am concerned because that aquifer also goes to very shallow parts across I 25. That's all the same aquifer. My concerns would be, any stormwater pollution prevention planning that's done very specifically to not go into those ravines so that it's not something that people who may be on wells anywhere in proximity would affect any problematic, issues. That's more in the interest of saying it out loud. But, I appreciate it. Thank you.

MS. JENKINS: Sure. Thank you.

CHAIR GREENE: Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Thank you for your presentation. I appreciate the way you framed it and how you made it clear of the updates you did and the thought that you put into it. Just a question. So the way that you have it, what you're proposing in the conceptual plan is that the commercial and industrial could include, for example, a large Amazon distribution center or a Costco; that could fit there, right, based on your criteria.

MS. JENKINS: I believe in the commercial general, I'm not sure about the industrial, but I believe a Costco would be a permissible use, I believe.

COMMISSIONER CACARI STONE: Okay. And what I recall, and I'm going to go back because I have traffic impact and traffic on my brain because that's what my constituents and folks are concerned about. There were issues and we got, you received a lower score. If that's the case, that will highly increase traffic. Are you considering that and how will you, I guess, we really have no guarantees if we approve it tonight. It could be that, and the traffic could be horrendous.

MS. JENKINS: You do have a guarantee though, actually, if I may, Commissioner Cacari Stone. That's a really great question. So our traffic study that we presented with the conceptual plan is based upon certain land use assumptions. So we know the zoning we're asking for, we know the permissible uses. We had to make certain assumptions. With each phase of development, with every subdivision plat that we submit to Santa Fe County, we have to update the traffic study. So the traffic study is an organic document that will continue to evolve as the project progresses because we don't have a crystal ball. So there could be – we could have made assumptions that produce a lot more traffic than we're actually going to see. Or the opposite could be true. We could get a request for a certain type of use that has a larger traffic impact. So that's going to have to be analyzed. So we don't have to guess. We're going to have the data as we move through the process.

So this is just our first blush, this is our best assumptions, but we are going to have the data as we move through.

COMMISSIONER CACARI STONE: Understood. I was listening to Mr. Kurtz in the public comment for the previous presentation, and I think that our residents

and constituents remain very concerned about traffic and every development is created in its own bubble without thinking above the next one and then the next one, and then the next one. And then we probably are going to see some smaller but commercial solar applications coming forward also on Highway 14, I've been informed of that. So there's a lot of activity happening out there, and I'm just putting out there for the public that as a BCC and for myself, we are keeping that on our radar. And I think we need to think about it in a more comprehensive way, Commissioners, with Growth Management, what these traffic impact reports, what the metrics are, if we have the most up to date types of technologies and considering traffic impacts and maybe having a more mediary list of approved contractors rather than using the same ones. And those be selected by the County. I'm just – we need to guarantee accountability to the public around the traffic. Mostly for a public safety perspective. So that's why I'm asking it. We're considering this tonight as is. But I'm going to keep putting that out there because I know you work on a lot of projects as well.

CHAIR GREENE: Thank you, Commissioner Cacari Stone.

Commissioner Hughes, anything right now? Commissioners we've all gone through this.

I look at traffic as well, and this is something that's lingering in my mind and as I look at, the Valle Vista situation, if I look at South Sierra Place and Ramada Way, it corners into a dead end where it could connect to your development. And the property that is between you and your development looks like it's owned by the Valle Vista subdivision and is either adjacent and connecting to your property or on the Assessor's maps actually has an owner of Santa Fe County,

So here we are. We need a solution for Valle Vista. And, that should be part of this thematic plan. Whether it's a just a small road in and out. Nobody's going to – the folks in Valle Vista with a failing intersection need some relief there. It would also help that they would get to go shop in your nice, beautiful commercial area. And they would also get to go to your central park and all these great amenities. And I think your commercial properties would be more valuable because you've got a neighborhood of a couple hundred more homes that come into your area. That is really one of my biggest traffic concerns in this. And instead of us doing everything within a bubble, that we start to really look at how our adjacencies and how we can make solutions for other things. Anyway, I'm going to leave it there. I'm going to go to public hearing.

Is there anybody in the room that would like to speak for or against this? I've got one person in the back wants to come forward. If you would please come forward.

[Duly sworn, Patti Montes Burks, testified as follows:]

PATTI MONTES BURKS: My name is Patti Montes Burks. I reside at 14 Vista del Monte in the Valle Lindo Subdivision east of this new commercial plan. And I do know I'm sworn.

Good evening. I wasn't expecting to be here today, but I had heard wind of – I had gotten wind this commercial development on a, piece of land that only cattle are on right now. Can you hear me?

CHAIR GREENE: Yes. You're great.

MS. BURKS: Okay. And I went looking this morning. I drove down Highway 14 because I live a quarter of a mile from this location. And I went looking for the signs. I did not see any signs. When I came back up to my house, I went to Turquoise

Trail Elementary. I didn't see any signs posted for this property for this development. Came back and I saw some white signs on the ground. So I thought, are those them? I stopped and they were face down on the dirt. So I'm concerned that it wasn't properly noticed.

I'm not opposed to this plan at all. I'd like to be part of maybe creating a really nice commercial mixed use residential development because there are a lot of things that we need in that neighborhood, in the neighborhoods. Valle Vista has been there as long as Valle Lindo, we're 50, 60 years old. We've seen the development grow out there, and it's really actually an assault on Highway 14 to be driving into town right now with the new developments from 599 to the interstate with a half of a roundabout and a double diamond, and all of this new development in what was supposed to be the truck stop, you know, the Thompson development and also the Siebert development that's going to impose 800 more residents on our area. And then you multiply, you do the multiplier on the vehicles; how can we just dump all this traffic on Highway 14? Can we do it safely? Can we have cut-ins and cut-outs into Highway 14 to accommodate the type of traffic that's going to be needed for these, developments.

I would just request that if you can step back and try to have some of this new development that's existing right now to let it settle down and see how that absorbs into the County services before we go on to more and more.

I also just want to just as an option, I'd like the County to consider maybe some entrance and exit ramps onto Highway 14 from various points so that we're not imposing so much on for on 14. So I'm thinking I-25 on and off ramps could help. So thank you.

CHAIR GREENE: Thank you very much. Anybody else in the room in the chambers right now? Seeing none here. Daniel, online?

MR. FRESQUEZ: Mr. Chair, we have two people. Our first speaker is Doug Speer.

[Duly sworn, Doug Speer, testified as follows:]

DOUG SPEER: My name is Doug Speer. I live at 100 B Pine West in Santa Fe, 87508. I am under oath. I am also the president of the San Marcos Association. This development falls within the south San Marcos Association. And, first and foremost, I want to say that I'm very concerned about the general in industrial zone. I do not believe that is consistent with the rural agricultural character of our area. And I think there are a lot of potential unintended consequences. I realize there are some things that have been removed from permissible uses, but the comment at one point was that restricting manufacturing was a broad prohibition. I am concerned that general industrial is a very broad use that we can't possibly account for all the things that could come in there that could be very disruptive in this neighborhood and in this area.

Secondly, I'm very concerned about the traffic. As you know, this is a concern we've heard many times tonight. It's all about the same area and I would suggest that you look carefully at the map where the roads are placed to give access to 14. Only the south road will allow traffic to turn left onto 14 going north. The other entrance is purely from southern traffic. That means that most of the traffic that leaves that property will be going to the one entrance where there is a traffic light proposed, I believe, if I can remember correctly. It wasn't mentioned tonight, but that's what I remember from the last time. I think that's a real problem. I think that both of those points, at minimum, should have

traffic lights because it's going to be a lot. Think about 1400 residents. I realize there's an exit on the other side of the property, but some of those cars are going to be going out to 14. The industrial area talks about having distribution centers. Those are trucks. Those are – that's a lot of stuff coming in and out. Commercial areas, deliveries, and you're, going to all force that out most of the time out that entrance. That's just completely unreasonable. For something as huge as this development is, it's hard to see, imagine how big this property is. But I drive by it all the time and I look over at that land when I go by and I say, this is going to be huge. And I can't imagine just those two points of ingress and egress.

Thank you. I could go on and on I'm sure, but I won't. Thank you.

CHAIR GREENE: Thank you very much. And the second person.

MR. FRESQUEZ: Mr. Chair, our next speaker is Camilla Brom.

[Duly sworn, Camilla Brom, testified as follows:]

CAMILLA BROM: My name is Camilla Brom. I live at 181 San Marcos Loop and I understand I'm under oath.

Alright, I want to just make some brief comments about this application. First of all, the applicant said just a minute ago, when you were discussing the industrial uses, she again mentioned the Santa Fe Studios and that they could be tied in with that for storage or whatever. And as I stated last time, Santa Fe Studios has been closed since last year. It's been up for sale and there is no movie filming going on in this area because I live out here. But, also the applicant has stated they agreed to certain industrial uses being prohibited in this development. And they went over their list of things they added that they promised to not allow to build in their industrial zone, but things still permitted in general industrial use. I'm going to read off the list of things that still could be allowed if this zoning was changed. Permitted in general industrial uses includes hotels, motels, temporary structures, including tents, mobile home dealers, manufacturing plants, y'all, talked about a minute ago, industrial parks, warehouses, storage facilities, many warehouses, many storage units, rooftop parking facilities, solid waste collection transfer stations, commercial solar energy production facilities, which now includes they could have a battery energy storage facility, and last but not least, large scale wind facilities.

So as I said last time, the SLDC came, as we all know, it was adopted in 2016, so just 10 years ago. And at that time there was a big discussion about even permitting light industrial use in this area. And they weren't even considering general industrial use. But now this developer wants to have certain things, as general industrial use in this development. And again, we all know this is the Turquoise Trail National Scenic Byway. It's being built up faster than we can keep track. And at some point we need to put the brakes on and decide if this is the right thing to do at this time.

And I want to read to you just one little paragraph from the San Marcus Association from back on November 3, 2015, just a few months before they adopted the SLDC. It said an industrial zone on Highway 14 would create a scenario of industrial traffic moving up and down the byway. Most of 14 is a single lane in each direction with few areas for passing. Adding heavy industrial commercial traffic to a road already used heavily by cyclists, tourists, and commuters is bad planning for an area such as this. In addition, creating an industrial or commercial zone here would fatally mar the intended scenic nature of the byway.

So I ask you, Commissioners, please take this into consideration and please keep it as a mixed use zone and nothing else. Thank you.

CHAIR GREENE: Thank you, Ms. Brom. Anybody else online?

MR. FRESQUEZ: Mr. Chair, there are no other users online.

CHAIR GREENE: Fabulous. Thank you. And nobody else in the room? Seeing none. We're going to close public comment right now and go to the Commission to ask some questions and who wants to start. Please, Commissioner Hughes.

COMMISSIONER HUGHES: I'll start. Did you find out whether you were willing to prohibit manufacturing plants?

MS. JENKINS: Chairman Greene, Commissioner Hughes, and Commissioners, yes. I appreciate the time to confer with my client as well as the animal production. That is already a conditional use so that's why I overlooked that. But we're happy to include those on the, prohibition.

COMMISSIONER HUGHES: Great, and then, I know at least not at this stage yet, I think, but are you considering putting traffic lights in on the entrance and exit when you come with a more detailed plan?

MS. JENKINS: Thank you, cm, Chair Greene and Commissioners, so we've been working closely with the Department of Transportation who has reviewed our traffic study and we identified that some type of traffic control will be warranted at the south access which is really our main access. The options would be either a traffic signal or a roundabout based on our discussions with the DOT, they're probably going to opt for a traffic signal in that location. Currently, our north entrance is restricted so we do not have left out northbound turning movements there. I doubt that the DOT would want two signals in that close proximity but that is really up to them. If the DOT based upon our traffic studies, as we get into that area and they decide that they want a traffic signal, then we will work with them to provide the traffic control that is warranted. At the end of the day, it's not up to us. It's up to the Department of Transportation. And so currently the plan is we would likely have a traffic signal at the south entrance and the north entrance is restricted. But that could absolutely change as the project evolves and as we continually update the traffic study.

COMMISSIONER HUGHES: Okay. And just to comment, this doesn't affect you, but I think there should also be a traffic signal at Valle Vista as traffic increases. I know people have trouble getting out of their community.

CHAIR GREENE: Thank you, Commissioner Hughes. And just so I'm going to tag onto that. Two things about traffic. First one is that, if Valle Vista is going to fail, either it needs to have a traffic signal or it needs to have a right in/right out and then a traffic circle somewhere in your development that allows people to do a cutback. Both very complex, but this is doing the neighborly thing. Having a connection to that neighborhood is also a neighborly thing. I think both having traffic lights and Valle Vista, but then this be just becomes an urban corridor, right? With three traffic lights. Which honestly, this development needs three traffic lights. It's going to need it. You don't know it now, but we can see enough into the future.. And if this gets developed to that level, I keep going to other Commissioners, Commissioner Johnson.

COMMISSIONER JOHNSON: Sure, and this is a little bit, given the late hour, it might be a little bit of a shotgun approach. So I appreciate the change and

clarification as far as the setbacks go, just to drive it home. At the shortest distance the setback from Highway 14 would be 125 feet and then it would move to 150. I agree with Commissioner Bustamante. I think the staggered approach is better and more reflective of the area. When we do developments like this and it is a good pocket for it, all things considered, I would prefer to keep open land when it's contiguous and there's a state penitentiary to the south. So it's not, it is blocked in by that.

I think I would want to see, a commitment to limit signage in that frontage, in the setback area so that we don't have a big McDonald's sign or whatever. Is that contemplated?

MS. JENKINS: Actually the code already handles that for you.

COMMISSIONER JOHNSON: Thank you.

MS. JENKINS: Signage is not permitted in the setback.

COMMISSIONER JOHNSON: There you go. Teach us all something.

We just need a reminder, let's put it that way.

MS. JENKINS: Sure, of course.

COMMISSIONER JOHNSON: When I think about something like, and I think the idea of something like a Costco, let's just take that as an example, can entice people because it's something that provides services and has, decent labor practices, et cetera, et cetera. The thing that I think we have missed in the City of Santa Fe, in those type of big box development patterns is parking in front. So I would request that parking be back fronted, back fronted – placed in the back, so that the built environment, which is more architecturally in line than a parking lot, with the landscape would be part of that. Is that something you'd be open to?

MS. JENKINS: Yeah, that's actually our plan. So for the structures that will front on Highway 14, if I may find the right –

COMMISSIONER JOHNSON: So it sounds like you'd be open to that as a condition.

CHAIR GREENE: Would they have access from the front or would it be a loading dock facing Highway 14?

MS. JENKINS: No, they would have a proper facade. But the vehicular access would be from the rear roadway because they're not going to have curb cuts on Highway 14. So we have our two access points. There'll be a rear roadway that would access the parking, but then no, they have a proper facade and pedestrian access that would relate to Highway 14. So that doesn't get to be the back of house, so to speak.

CHAIR GREENE: Sorry, just to be clear, pedestrian and facade are terms that do not denote public access. I can be a worker and it can be a working loading dock, and that's just to be clear. A facade is just a face of a building. Primary facade is different than a facade.

MS. JENKINS: So we're probably looking at these buildings having more than one primary facade because you're going to want the access that is accessible from the parking area to be just as inviting as the front of the building on Highway 14.

COMMISSIONER JOHNSON: The idea of two primary facades is a funny quirk, but, yeah, I understand exactly what you mean.

It sounds like we could add that as a condition of approval and –

MS. JENKINS: Correct.

COMMISSIONER JOHNSON: -- and you already -- and I appreciate the step back nature of Highway fronted buildings also. So a loading dock is higher than 24 feet probably. I'll go faster.

Next month we have, dark skies week. I've actually been hearing from a lot of constituents about dark skies. So I wonder if you would be open to no pole mounted illumination over 15 feet high within 200 feet of the pavement of Highway 14. So if you think about where the parking lots begin, I would imagine it would be pretty easy to accomplish.

MS. JENKINS: That would be easy because all that lighting is going to be behind the buildings.

COMMISSIONER JOHNSON: I would like to ask that as a condition of approval.

MS. JENKINS: Okay.

COMMISSIONER JOHNSON: And that the development adhere to best practices for dark sky communities, across the entire development.

MS. JENKINS: Yes, sir.

COMMISSIONER JOHNSON: Okay. Thank you. So did we get an answer about the square footage of the industrial building?

MR. VOS: Yes, Chair and Commissioner Johnson. The square footage maximum for a building, it does not apply in the industrial zone districts. That is only in the commercial. zone districts. The industrial zone districts have a 60 percent lot coverage requirement, but not a specific building maximum.

COMMISSIONER JOHNSON: Are there any zoning areas in Santa Fe that restrict square footage and not percentage?

MR. VOS: So the commercial general zone district that the applicant is asking for does have a specific building square footage cap.

COMMISSIONER JOHNSON: A maximum. Okay.

MR. VOS: I believe there's, a couple different ones. One of them is a 100,000 square feet, and if you want to go bigger it's a conditional use request. It is not permitted by.

COMMISSIONER JOHNSON: Okay. So given the comments and my understanding of the character of the area, it seems like something like 50 to 60,000 square feet would be in line with a lot of the types of development that you're trying to accomplish. Movie sets, a grocery store, what have you. So would you accept 50,000 square feet as a limit?

MS. JENKINS: In terms of an individual building?

COMMISSIONER JOHNSON: Yes.

MS. JENKINS: Yes, sir.

COMMISSIONER JOHNSON: Thank you. That's all I have for now at least.

MS. JENKINS: Great. Thank you

COMMISSIONER JOHNSON: Thank you for being flexible. Just to very briefly put a fine point on it. I mentioned this is a great pocket for development given the land uses around it. And so it's important that we do this right, and I appreciate your flexibility on that. Thank you.

MS. JENKINS: Thank you, Commissioner.

CHAIR GREENE: Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Thank you, Chair Greene. I just have one question. I was, I appreciate the public comment from the three residents that took the time, and it sounds like they're not saying, no development, no housing, but what I heard was the need for more public input of the residents around the area. This is so common, right? The signs being knocked down. We all drive around Santa Fe signs are knocked down, they're blown over – people are just really, I saw that five people participated in the public comment. Would you be open to and agree to as a condition for tonight of approving both, that the conceptual plan and the other item we're approving to do more creative public input. For example, smaller discussions or pre-public hearing discussions with neighborhood associations like San Marcos considering the traffic, the noise pollution, the air, or more of planning around what the industrial would be. Why does it have to be after we approve this way or no way at all. And I think that we need to have as a County, more stepping stones for communities to have input as we go.

So I'm asking for that, particularly around the industrial, which relates to the traffic, which relates to the environment, the landscape, and the air and the, quality. Yeah. So are you amenable to that?

MS. JENKINS: Yes. And what I would like to offer, if I may, Commissioner Cacari Stone and Commissioners and Chair Greene, is that as we move forward with our first phase of development, we're going to be into a new kind of stage of community outreach. And so we would be happy to go above and beyond, reach out directly to the registered organizations in the area and meet with them independently prior to the larger scale, formal pre-application neighborhood meeting. And as we get into our first phase of development, we're going to know more. We're going to know these are the users that have expressed interest and we're creating this lot for this particular user. So we're going to have so much more information for them than we do today.

So yes, we would be happy to, as we move forward with our next phase of our entitlement process, that we will do individual outreach to our registered and community organizations and give them the opportunity to meet with us independently prior to the formal neighborhood meeting. I would be happy to agree to that.

COMMISSIONER CACARI STONE: Thank you. And I think sometimes we think about community input as more of a passive. Oh, come and tell us what you think. But we underestimate our residents in Santa Fe County. So many of our residents are so connected. They could recruit users. They're connected to companies, local owned businesses. They themselves have it. The right degrees of separation and we need to look at community assets and the portfolios that our residents have to be able to help create the community around them and not have it be one way. So let's please, I'm just calling for in a public hearing, the need to change a conversation in the narrative.

MS. JENKINS: Got it.

COMMISSIONER CACARI STONE: Let's call on the community to recruit the users to be part of this in a meaningful way. So thank you.

MS. JENKINS: Great. Thank you.

CHAIR GREENE: Thank you, Commissioner Cacari Stone.

Commissioner Bustamante. Excellent.

Okay, I've got a couple things. When I look at Highway 14 right there, right now it's a two-lane divided highway. It's not going to stay that way. You're measuring you're 1--=feet off the pavement based on a single lane in each direction. So that road is going to be at least 25 feet wider. Actually, it's going to be 30 feet wider because you're going to have a turn lane in both directions, right? So if somebody who wants to go to the east, somebody that wants to turn left into your area, so you're going to have a turn lane there. So that's 10 or 12 feet. Then you're going to have your through lane, which you already have, but now it's shifted over 12 feet. Then you're going to have a decel lane there. So the road is going to be 25 feet wider than just even if we don't do any median or anything in between just as undivided highway. Which I don't actually think is the safest thing for this, because there probably should be a little bit of a division there. Given that the road is at a minimum 25 feet wider than you're saying it is, than it currently is, and you are measuring all of your setbacks based on 100 feet from there, I ask respectfully that we actually assume that the road is going to get 36 feet wider and that your setbacks be at least 36 feet deeper.

MS. JENKINS: Thank you, Commissioner Greene, Chairman Greene and Commissioners. The setback requirement as each structure is permitted, it's going to be based upon where's the road or is – if I may finish. So the beauty of this is that when we submit a subdivision application that's going to have the engineering for any improvements in Highway 14, that would include turn lanes that widen that paved section, that's where the measurement, it's 100 feet from there. This is just the existing conditions this is what I know about today. But absolutely, we don't have to guess and make assumptions because it's going to be based upon the engineered plan that is submitted and that's where the 100 feet will be measured from. But the beauty of this is the road is going to do a little bit of this, right? It's going to have areas where it's going to be wider to accommodate turn lanes than areas where we just have our two through lanes. And what that does is it gives us a variety in our setbacks, which is a really positive thing from a design standpoint. So we will absolutely measure from not what's there today. It's what is the either the planned improvements or what is on the ground that is relative to that structure.

So I guess an answer to the question is, yes, we will. The 100 feet is measured from what is the circumstance at the time.

CHAIR GREENE: So the circumstance at the time could be built after the fact, right? So if you come in and permit all of the, those buildings along the street frontage and say, Well, as a traffic plan comes in the future, which we fully know that with 1400 residents living here and a Costco and some industrials 18-wheelers coming out, that road's going to be at least 36 feet wider, possibly much more.

MS. JENKINS: What I, may offer is that we can't, the first stage before any buildings go up is we have to do a subdivision plat. As part of that subdivision plat to create those, lots, whether they're commercial lots or industrial lots, well, these would all be commercial because they're the only ones with the Highway 14 frontage. And we update our traffic study. Traffic study says these are the improvements you need to do to serve these lots. So we'll know what those improvements are. Absolutely. And the setback has to be based on that and the infrastructure goes in before you go vertical.

CHAIR GREENE: I understand. You're just gaming the system though. You're giving us a conceptual plan right now that says conceptually there will be 1400 units and a Costco here.

MS. JENKINS: Oh, I, never said Costco.

CHAIR GREENE: I understand, but a Costco could go here. You said a Costco could go here. And people would be thrilled if a Costco went here. However, this is high density commercial and high use industrial. They're going to be 18-wheelers, whether they're building sets or whatever. These things are coming in large scale trucks. And the traffic engineer, did the traffic engineer look at 18-wheelers coming in or did they just look at generalized traffic coming in? Because if you have industrial, trust me, nobody's going industrial without an 18-wheeler.

MS. JENKINS: No, we absolutely made assumptions with respect to the traffic to be generated by the industrial zoning for sure.

CHAIR GREENE: Okay. In the spirit of mixed use, is there any dialogue to be able to have the amount of general industrial and instead do half light industrial? So there's a mix because you certainly – I helped convert a mill into Tesuque to create the mill at Camel Rock Studios. That's 20,000 square feet. That's plenty for a big screen production, you know. That's on an acre, right? Maybe two. You've got 50 something acres of general commercial and to give – we want to put a mill. A mill is two acres. Maybe you do three mills. There is six acres.

MS. JENKINS: Sure.

CHAIR GREENE: But you're in the 50 something acres of industrial.

MS. JENKINS: Okay.

CHAIR GREENE: Again, a little bit of overbuilding in an area that is sensitive. And as Commissioner Bustamante mentioned, it's our scenic corridor. We've all mentioned the scenic corridor and it's highly visible.

MS. JENKINS: Okay.

CHAIR GREENE: We need to protect that corridor. So one, reducing the amount of general industrial. Two, finding a way to have additional setbacks. The 25-foot from the existing condition, I just think that those lots should be a 100 feet from your property line and there should be landscaping there that gives that rural feeling. So the gateway into Santa Fe doesn't feel like it's – it's all behind something, don't get me wrong, it's all back there. You've got 300 something acres of development behind there, or 260, 270 acres of it. But you're giving up six or eight acres along the front so that we don't get phone calls for the rest of our lives saying you guys just approve that; why?

We need to protect the spirit, the visual appeal of Santa Fe and a 25-foot setback when we know that the road's going to be wider. There should be a trail, there might even be a trail that we have to build because of from the pen. Those should all be not looking at commercial development.

MS. JENKINS: So thank you, Commissioner Greene. So again, we have to be 100-feet from the road, wherever the road is. We have to be 100-feet from it. So as the road gets closer to our property, as it likely will, as you've aptly pointed out, we're 100 feet. So now we're well into the property in terms of the 100 feet.

So we will always be 100-feet from the road. As you just stated, these buildings should be 100-feet from the road. They will be because the SLDC says they will be.

CHAIR GREENE: What does the – if there's a trail that the Highway 14 puts on that side of the road, is that included in the quote unquote road?

MS. JENKINS: Not – it talks about the actual road pavement that and I'm just quoting the code. And the trail could potentially it could end up being on the Bonanza Creek property, for example, you know, if you wanted to have more of a buffer away from the travel lanes in the roadway. And so when I think a trail improvement would be a permissible use within that setback and landscape buffer.

CHAIR GREENE: I think that's great. And if you guys want to pay for it, maybe we can talk about having it just 30 feet and not 100-foot setback. But I really feel like the view corridor is sacred in this conversation.

MS. JENKINS: Right, absolutely.

CHAIR GREENE: And to think that 25 feet, 25 feet isn't even this room, it's nothing. A hundred feet isn't even a city block. A city block is 300 feet. We're not talking about a city block, we're talking about 100 feet, which is basically this room right here.

MS. JENKINS: So one of the elements that we're trying to be cognizant of with respect to, because we don't want to create commercial zoning that does not attract the users in terms of its commercial and economic viability. That is not why we're here. We're here to generate services. We're here to generate employment opportunities and business opportunities for our local businesses. That is the goal of this. So reducing visibility from the roadway has an impact. And what I would like to invite, I'd like to invite Ty Bixby to speak to that. He knows more about this than any of us. So I'm going to, if I may indulge, and ask Mr. Bixby to come up and speak to the importance of maintaining a certain level of visibility to that stretch along Highway 14.

CHAIR GREENE: So while he's coming up, Ty, please feel free to come up, but I'm going to tell you, you're fighting both sides of the coin here, right? You want high visibility for commercial viability in a scenic corridor. Square that circle for me, right? It's like we are literally destroying the Highway 14 visibility corridor. I get you want that visibility, but in a world of GPS, if I know that there's a Costco, I put it in my phone and it tells me where to turn left. It's not that, oh look, there's the Costco, right? People will know these things are here, but people will also know that we protected to the best of our ability the visible.

MS. JENKINS: And I'm very open to the setback discussion about where is the sweet spot in terms of what makes the most sense? Because having vacant commercial parcels here serves no one.

CHAIR GREENE: Sure.

[Duly sworn, Ty Bixby, testified as follows:]

TY BIXBY: Ty Bixby, 5 Calle Pinero, Santa Fe, New Mexico. I'm also working as an advisor to the applicant here. I've also given sworn testimony on this topic, really with respect to the effect of traffic counts on the viability of retail businesses previously. So we consider, with respect to the minimum threshold of traffic, even in this day and age with GPS and social media and all the things that drive consumers to make retail choices, 10,000 vehicles per day is considered to be the minimum threshold for a business that's facing on an arterial road like this one is. The 2024 traffic count for Highway 14 at that north property line there I believe was 9,800 vehicles per day at the

current count. So I would consider that to be the minimum threshold.

And I certainly respect the importance of, maintaining a balance between the visible beauty of the Highway 14 corridor. And then you also have to consider what do you want in terms of mixed use for a site like this? There's going to be employment centers for sure with industrial light, light industrial businesses. If you want to place out here to go to get a quart of milk, some food, maybe a gas station, something like that, those types of businesses need to have visibility to be viable and you can push those sites back to maintain the visible corridor. And it's a trade off, which I know you understand as an architect, you've got to make design choices here. I would say that if you push the, retails corners back so far from the intersection that they become less visible, the property owners or the business owners are going to have trouble being viable until the traffic counts get up to the point where they'll catch up to make the retail there viable. So that, that's what I would say about that.

If it's more important to have a beautiful highway corridor, if that's more important to the people of Santa Fe County, to the Commission, I certainly respect that. It just means that the developer here he's probably going to have trouble finding people that are willing to develop the lots within the vision that Ms. Jenkins is developing.

So that's, what I would say. And if you have any questions, I'm happy to respond.

CHAIR GREENE: So you know, there are other things that can attract people to this, right? The idea of a plaza and have public amenities that people go to because it is unique and not just waiting for commercial things to happen. To have vibrant public spaces that'll attract people here, right? If you have a central park that people, 4.5 acres is not quite a central park. It's a park, it's a basic park. But a central park with maybe a soccer field and maybe something that draws families to this and not just a leftover green space but really something that anchors this, right. That will draw people. And beyond the 10,000 people that are just commuting by it on their way down to Madrid, it's great. But I just, I know that we will hear about this for forever and we could point at you, the developers or the retailers will say, oh, great, he got me a great pad site. But we are going to have to deal with the fact that people are going to say, How did you destroy our beautiful corridor here? And 100-foot setback is not going to kill this development. In fact, it'll probably accentuate it with better development behind it. The plaza I think should be surrounded not with the highway on one side of it, it should actually be embedded at least in the middle of one of these adjacent to the first setback block, probably to the west of that. And the Central Park should be along that second middle street there from north to south, connecting everything and be one and a half city blocks 400-feet deep so it has something that can ramble and connect the north to the south and beyond that. And those are the things that you should be specifically speaking to right now in your conceptual plan. And will become things that anchor this in a way that makes people say, I'm going to visit this because it's a special community, not because it just has a store and I saw it on the highway.

MR. BIXBY: Sure. Commissioner Green, may say one more thing?

CHAIR GREENE: Of course.

MR. BIXBY: Two anecdotal stories that I think speak to what you're talking about because I agree with what you're saying. The concept of a plaza with mixed use, everybody knows, that's an awesome place to live, work, play. The vision, for

example, of the developers of Aldea de Santa Fe. You've got the plaza there. A hundred percent of the real estate on that plaza was developed and it all changed hands and foreclosures because they couldn't get – they had a density issue. They had a number of problems there. Oshara Village, same situation, 100 percent of those lots traded hands by foreclosure. And, in the case of, Rancho Viejo, the plaza that's there, that entire retail strip center, it didn't quite go to foreclosure, but it did change hands at a price that was half of what the developer paid to build it really just because he had to accept rents that were low enough to allow businesses to exist there.

So we have those non-theoreticals and I'm, enthusiastic about this project. It has a chance because of the traffic and the proximity to Highway 14 to maybe become a project that overcomes those limitations. If we're able to find a balance between the arguably important factors that you're asking for of maintaining the visual beauty, it should be a nice place to live, it shouldn't be junky big boxes. By the way, the minimum size of a Costco is 145,000 square-feet. So if the applicant were to agree to a 50,000 square foot limit, you definitely won't have a Costco or a Walmart or a Sam's Club out there, the other kinds of businesses. So I'm, interested in continuing to be part of the applicant group here and see what I can do to help,

CHAIR GREENE: Just to fight back on the – or to debate the Aldea, I remember when Plater, Zyberk & Andres Duany were here in those days, I was a part of that, it wasn't going to work there because the location. It was a new urbanism dream and it was great that it had developers that were willing to do it, but it never had the traffic counts.

MR. BIXBY: Right.

CHAIR GREENE: You do have the traffic counts. And you do have people that will call us all the time to say, this was, this is ugly, right? Why did you let this happen here? And I just, I know we will live with it for a long time. I know it's these --

COMMISSIONER BUSTAMANTE: Respectfully, if I may. And I appreciate that. But I'm glad you looked in my direction. I just want to ask that we can keep the conversations into things that may be consequential to a vote. We're approaching 10 o'clock and we still have two more hearings and we're talking about recollections of other developments and making detailed recommendations as to how an applicant should move forward. I don't mean to be disrespectful, but respectfully of everyone's time, I'm asking that we keep our discussions concise into what the applicant needs to hear from us tonight. Thank you.

CHAIR GREENE: Okay. Thank you for that, Commissioner Bustamante. Just another, so a restriction on heavy traffic to the frontage road. We're building an industrial or you're building an industrial, we're allowing an industrial use to happen, 18- wheelers on that access in that direction.

MS. JENKINS: I'm absolutely amenable to a truck traffic restriction going out to the frontage road. Yes.

CHAIR GREENE: Fabulous. And access potentially designed into South Sierra Place for future access to allow as a solution in the future.

MS. JENKINS: Yes. So Chairman Greene and Commissioners, what I would ask is that, we're given the opportunity to study that because I'm caught with not

all the information in terms of ownership and is that a County-maintained road and what about the FEMA floodplain that separates us from that road? There are a lot of things to consider. Absolutely willing to consider. I'm pro-connectivity. And so what I would ask for a condition of approval is when we're developing that phase. because until there's a road to connect to there's nothing to connect to, right? So when we're developing that phase, we will have studied it and we'll come with proposal of what that could potentially look like. But we need an opportunity to study that and engineer it and confirm that there's right of access. So there's a lot of elements to consider. But we absolutely will consider that and study it as part of that phase of development.

CHAIR GREENE: How do we codify that into as a condition?

MS. JENKINS: So if I may. At the time that the area of development adjacent to the roadway name again, I'm sorry.

CHAIR GREENE: South Sierra Place.

MS. JENKINS: South Sierra Place, at the time that that subdivision plat for that phase of development that is proximate to South Sierra Place, we will have studied the feasibility of a roadway connection or a pedestrian connection or both into Valle Vista and we will come armed with that information of what, whether it's a yes, no or a maybe, and we will have studied it and we will present that as part of that application.

CHAIR GREENE: Okay. Thank you. Other Commissioners, just to see where we're at.

COMMISSIONER CACARI STONE: I'd like to make a motion if we're ready.

CHAIR GREENE: Sure. Do you have a list of conditions that you're –

COMMISSIONER CACARI STONE: I'll try to recite them.

COMMISSIONER HUGHES: Do we need to do the zoning change first and then the conceptual plan? I think there's two motions.

COMMISSIONER CACARI STONE: Right. there's two and I thought they were together.

CHAIR GREENE: So, let me ask: was the ability to do light industrial and a mix of general industrial. So it's not 50 acres, but it's 25 and 25.

MS. JENKINS: Yes. We're in agreement to that.

CHAIR GREENE: Okay. Thank you. And the restrictions on what type of industrial is in the general industry.

MS. JENKINS: And the restrictions that we presented with the addition of manufacturing plants and the animal production slaughterhouse one. We'll add those to the list of prohibited, uses in the industrial general.

CHAIR GREENE: And I just want to be clear about manufacturing, mill work sounds like manufacturing.

MS. JENKINS: It's a separate category, interestingly.

CHAIR GREENE: So if somebody wants to make widgets, they're not going to be able to make widgets? Is all manufacturing against your wishes?

COMMISSIONER HUGHES: Yes. And then there's the mill type factory is a separate category.

MS. JENKINS: Mill structures and construction related, like somebody

would be able to make a cabinet or things of construction-type facilities would be permissible. We want to support the construction trades for sure. So they are separate categories. So we think it can work.

CHAIR GREENE: Okay. Great. Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: I think before we move towards a vote, I really want to clarify, we've been at this an hour, what you are agreeing to as the applicant, so we don't walk away with unrealistic expectations. So let's just do this together. Why don't you summarize what you understand you're agreeing to.

MS. JENKINS: Great.

COMMISSIONER CACARI STONE: And then we can add if we hear different.

MS. JENKINS: Thank you, Commissioner Cacari Stone. And I might need some help from you, Commissioner Fulton Johnson. We are agreeing to add manufacturing plants in the animal production to the prohibited uses in the industrial general. We are agreeing to 25 acres of industrial and 25 acres of industrial light zoning. We are agreeing to study the feasibility of a roadway connection into Valla Vista via South Sierra Place at the time we are subdividing the phase of development that is proximate to that location. And we are agreeing to no heavy truck traffic on Lewis Road that goes out to the frontage road. We are agreeing that along the, the commercial structures that are adjacent to Highway 14, the parking will be behind the structures and not fronting on Highway 14, and the buildings themselves will be designed so there's a public entrance on the Highway 14 side, so that is not a quote unquote the back of house for the facility.

COMMISSIONER CACARI STONE: And I believe that there was – you agreed to a maximum of 50,000 square-feet.

MS. JENKINS: Oh yes, thank you. In the industrial we agreed to a maximum 50,000 square foot structure. Thank you.

COMMISSIONER JOHNSON: No, pole-mounted illumination.

MS. JENKINS: No pole mounted illumination over 15 feet within 200 feet of Highway 14, correct.

COMMISSIONER JOHNSON: Great memory.

MS. JENKINS: And we would follow best practices with respect to night sky protections –

COMMISSIONER JOHNSON: Dark sky.

MS. JENKINS: -- for the entire development.

COMMISSIONER JOHNSON: Thank you.

COMMISSIONER CACARI STONE: So thank you for clarifying that.

MS. JENKINS: No, thank you. That was actually helpful for me.

COMMISSIONER CACARI STONE: I want to give reference to Commissioner, Hughes since it's in his district, if you hear clearly and you agree to what's been discussed, what she just summarized, so we can move forward and it would be your prerogative to make the first motion, Commissioner.

COMMISSIONER HUGHES: Yes, I agree with all that. And do we need two motions or can we do one? That's a question for Walker.

ATTORNEY BOYD: Chair and Commissioner Hughes. it certainly

would be cleaner for the minutes to have both of them taken separately, but it sounds like if the sense of the Commission is to approve these in one fell swoop, you could make it part of the same motion.

COMMISSIONER HUGHES: Okay. Then I'll make the motion to approve the, zoning amendment and the conceptual plan given all of the – and the zoning, I guess, we're going to make half of the zoning industrial light and half industrial; that's 25 acres each. We're going to add to the prohibition to manufacturing plants and also animal production that includes slaughter. And then on the conceptual plan, all of the things Adam mentioned, which are –

COMMISSIONER JOHNSON: The conceptual plan is mentioned by Commissioner Greene, but at the moment in which we are reviewing the next phased development connection to South Sierra Loop and by Valle Vista Place, the dark skies provisions that were mentioned, including no pole mounted illumination over 15-foot high within 200 feet of the pavement of Highway 14, the parking shall be 200 feet from the Highway 14 frontage and, behind the buildings relative to Highway 14.

COMMISSIONER HUGHES: And no truck traffic on Lewis Road.

COMMISSIONER JOHNSON: Yes.

COMMISSIONER HUGHES: Anything I missed?

COMMISSIONER CACARI STONE: The 50,000 square feet.

COMMISSIONER HUGHES: Right, the 50,000 square-foot limit on buildings in the industrial zone.

MS. JENKINS: And if I may, apologies, Chair Greene, Commissioners. Just a point of clarification on the parking. It was my understanding the parking must be behind the buildings and not adjacent to Highway 14. I did not recall there was a particular distance because if you had a relatively small commercial structure and then the parking had to be a certain distance away from Highway 14. It could end up being pretty far from the building.

COMMISSIONER JOHNSON: I'm sorry, you're correct. No buildings or parking lots within 100 feet, the parking lots shall be behind the building.

MS. JENKINS: Great, behind the building. Thank you so much for that.

COMMISSIONER HUGHES: Okay. I think that is my motion.

COMMISSIONER CACARI STONE: I second it.

MR. VOS: Chair, may I?

CHAIR GREENE: Yes.

MR. VOS: Just as a point of clarification from staff's perspective, we will obviously review the minutes of this and make sure that we bring you a final order that correctly reflects all of these conditions. But we would recommend that the ordinance adopting the zone map amendment, we will make the change for the industrial to be half light and half general. But we will not, we would put the prohibition on the two additional uses on the conceptual plan and not in the ordinance.

COMMISSIONER CACARI STONE: That sounds good.

COMMISSIONER HUGHES: Yeah. They go on the conceptual plan.

CHAIR GREENE: All right. Go ahead Greg.

MANAGER SHAFFER: I just had a technical question with regard to the ordinance, is that right now as I read it, there are actual survey markings that demarcate

the zoning districts. So if you're saying, basically 25 acres industrial, 25 acres light industrial, I'm not sure how you're going to demarcate that on the map. So how you're going to actually adopt the map without a survey boundary unless you just draw the line.

CHAIR GREENE: Which way do you want?

MR. VOS: Chair, Commissioners, County Manager, that's a good point. I would suggest the southern property boundary line on that survey is a little over 3,000 feet linear. I was trying to figure out the math. So at approximately 1,500 feet from the west side, we'd ask the applicant to draw a new vertical boundary line on that exhibit.

CHAIR GREENE: You're saying go vertical east west versus north south?

MR. VOS: my gut was to go east and west, but I would – the applicant is a good point of clarification.

MS. JENKINS: Thank you, Chairman Greene. I think that there's not a lot of depth in terms of that just because of the terrain. So I do think east west makes more sense.

CHAIR GREENE: Okay.

COMMISSIONER HUGHES: So is the east side industrial light and the west side industrial?

COMMISSIONER JOHNSON: Yes, she said yes.

COMMISSIONER HUGHES: Yes.

MR. VOS: we will ensure that change is made before we get you an ordinance to sign and get recorded.

COMMISSIONER CACARI STONE: Thank you.

CHAIR GREENE: Thank you. We've got somebody wants to call the question. We've got an ordinance, which I think is a roll call; yes?

ATTORNEY BOYD: Yes.

CHAIR GREENE: We have a motion from Commissioner Hughes.

COMMISSIONER CACARI STONE: Second.

CHAIR GREENE: Seconded from Commissioner Cacari Stone. And we're ready to go with those conditions. Thank you.

The motion passed by unanimous [5-0] roll call vote as follows:

Commissioner Bustamante	Aye
Commissioner Cacari Stone	Aye
Commissioner Hughes	Aye
Commissioner Johnson	Aye
Chair Greene	Aye

CHAIR GREENE: Do we have a second item or was that for both?

COMMISSIONER CACARI STONE: That was for both.

CHAIR GREENE: Okay, great. Fabulous. Good job. Thank you very much.

B. Case No. 25-5081 - The Tierra Pintada: Applicant Also Requests Approval of the Affordable Housing Agreement with 11 Affordable Lots in Phase 1 and 10 Affordable Lots in Phase 2 [Cont. from page 73]

ATTORNEY BOYD: Chair Greene, before we get to the next item, I wanted to bring up something regarding item 13B, the Tierra Pintada, phase two final plat. You mentioned to me that agenda item also had for up for approval affordable housing agreement. And, Manager Shaffer pointed out to me that the conditions of approval included compliance with the approved affordable housing agreement. So the Commission could take it as approved, by virtue of having approved the merits application. But I don't want to belabor this any further. There was no formal vote on the affordable housing agreement. So I think there just needs to be either clarity in the minutes that you approve the affordable housing agreement or some formal vote the agreement.

CHAIR GREENE: Fabulous. Did you understand the issue there was two issues on the last item prior to this?

COMMISSIONER HUGHES: Yes. So I'll just move that we approve the affordable housing agreement for Tierra Pintada.

COMMISSIONER CACARI STONE: I second it.

CHAIR GREENE: We have a motion from Commissioner Hughes, a second from Commissioner Cacari Stone. All in favor say aye.

The motion passed by unanimous [5-0] voice vote.

CHAIR GREENE: And I'm in favor of that part. Thank you very much.
Moving on.

D. Case No. 25-5261: Tabled

E. Case No. 25-5230 - Grand Prix de Santa Fe LLC, Applicant, JenkinsGavin, Inc., Agent, Requests Approval of a Conceptual Plan to Support Redevelopment of the Subject Parcel as a 130-Space RV Campground and Equestrian/Event Center to Be Developed in Three Phases. The 57.086-Acre Property is Within the Planned Development District (PDD) and Located at 87 S Polo Dr. Within Section 17, Township 16 North, Range 8 East, SDA-1 (Commission District 2).

[Duly sworn, Kimberly Serrano, provided her staff report as follows:]

KIMBERLY SERRANO: Kimberly Serrano, 240 Grant Avenue. Good evening, Mr. Chair and Commissioners. Grand Prix de Fe, LLC, applicant through their agent, JenkinGavins, requests approval of a conceptual plan to support redevelopment of the subject parcel as a 130- space RV campground and equestrian event center to be developed in three phases. The 57.086-acre property is in the plan development district

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located at 87 South Polo Drive.

The Santa Fe Equestrian Center was established on an 80.63 acre parcel in 2015, which was later subdivided in 2023 into one tracts 1, 2, and 3. Only tract 1 comprising of 57.1 acres is the subject of this application. Tract 2 and 3 are not part of the request and remain bound by the existing entitlements.

2001, Santa Fe Horse Park Master Plan Book, 489, page 34 through 36, 2015, Santa Fe Equestrian Center Development Plan, Book 782, page 39 through 40. 2016, SLDC designated the 80.63 acres as PD13, Santa Fe Horse Park Plan Development District. 2023, summary subdivision plat, book 900, page 28 through 29, creating tracts 1, 2 and 3.

Tract 1 is currently operating as an equestrian and event center and it includes a small RV campground area and associated bathhouse. Existing improvements also include a polo field, corrals, stables, event lawns and utility infrastructures.

The applicant requests approval of a conceptual plan to redevelop the subject parcel as a 130-space RV campground and equestrian event centers subject to the SLDC provisions governing plan development districts. The project will be developed in three phases. A site development plan will be submitted for each phase of the development. Phases may be developed in subphases and development of each phase of the subphase may not be sequential.

The permissible uses as depicted in the conceptual plan are as follows: camps, camping and related establishments, public assembly, stables, and other equine related facilities, commercial, over 12 horses, recreational facilities, outdoor RV storage, and residential uses. The conceptual plan approval criteria per SLDC 4.9.9.6 has been addressed by the applicant as outlined in the memo.

This application has been reviewed for compliance with the applicable standards set forth in Chapter 7 of the SLDC: access and roads, fire protection, landscaping and buffering, open space, water supply, wastewater and water Conservation, protection of historic and archaeological resources and terrain management.

On December 11, 2025, this request was presented to the Sustainable Land Development Code Hearing Officer. The Hearing Officer memorialized findings of facts and conclusions of law in a recommended order on request. The Hearing Officer based on the evidence presented recommended approval of the conceptual plan with the proposed use matrix subject to staff's 13 conditions. On January 15, 2026, this request was presented to the Santa Fe County Planning Commission. The Planning Commission memorialized findings of facts and conclusions of law in a final order on this request. The decision of the Planning Commission based on evidence presented at the hearing unanimously recommended approval of the conceptual plan, including the proposed permissible uses.

Staff has determined that the conceptual plan application is in compliance with the subdivision and design standards set forth in the SLDC. Staff recommends the BCC approve the conceptual plan to support redevelopment of the subject parcel as a 130-space RV campground and equestrian event center to be developed in three phases. Mr. Chair, may I enter the conditions into the record?

CHAIR GREENE: Yes, please.

MS. SERRANO: Thank you. I stand for questions.

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CHAIR GREENE: Thank you very much. Commissioners, any questions? Is the applicant here?

MS. SERRANO: Yes.

[Previously sworn, Jennifer Jenkins, testified as follows:]

MS. JENKINS: Good evening, again. I can confirm that. I am still sworn. I am here this evening on behalf of Grand Prix de Santa Fe and request for conceptual plan approval for the redevelopment of HIPICO de Santa Fe. I'm going to go through my presentation as expeditiously as possible. Just quick introductions as I mentioned, the property owner, Grand Prix de Santa Fe engineering services provided for the project by Santa Fe Engineering Consultants and landscape architecture by Design Office.

I'm going to assume everyone is familiar with HIPICO. This is Paseo Real that basically Airport Road turns into Paseo Real. It heads in a southwesterly direction, leaving the City of Santa Fe. And this is Polo Drive, which is the access to HIPICO which is here. Then we have County Road 56C, which comes down here and also connects to Paseo Real and this is the La Cieneguilla community here as you can see access via Calle Debra.

The property is zoned plan development district is identified as PD13. So back when the SLDC and the associated zoning map were adopted back in 2016, there were several existing master plans that didn't necessarily fit perfectly into any of the zoning categories. So the County said we're going to let these projects continue to be governed by their master plan, like Bishop's Lodge is an example, Las Campanas, Aldea, there's several of these. And so they established a plan development, district zoning, which basically means that your master plan governs what you're how you're allowed to use and develop the property. So this, these are the existing conditions. You can see we have the polo field, which is really the site of the redevelopment. This is a small RV campground that you see here. We have other kind of event lawn spaces and equestrian facilities throughout.

A little bit of background. So back in 2001 is when the Santa Fe Horse Park master plan was recorded and then subsequently quite a few years later, a development plan was recorded in 2015, and I mentioned in 2016 HIPICO was designated as PD13. In 2023, the property was subdivided into three parcels. The subject of our request this evening is the largest the central parcel tract 1 that totals 57 acres. Back in December, the Hearing Officer recommended approval of the conceptual plan, and then in January the Planning Commission also recommended approval. Our current request is a conceptual plan to establish a new PD for tract 1 only. Tracts 2 and 3, the one to the south and the one to the northeast, they will remain subject to their existing entitlements, the existing master plan and development plan. Tract 1 is to be redeveloped as an RV campground in three phases, and existing equestrian and event uses will continue as permissible uses.

This is the conceptual plan. Access would be via Polo Drive that comes in right here. And then what is shown here is in phase two, we are proposing an alternate access. We already have platted an easement. That alternate access will be developed in phase two, and then we will no longer use this existing access through the neighboring tract. All of the road network that you see is existing. The roads are in excellent shape and they do

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satisfy all emergency access requirements. And so starting this is the south end of the site the left of the page. this is where there's some existing RV camping going on, but that is going to be redeveloped and reconfigured. And then we have the RV spaces here and here, and this is our central outdoor amenity space. We would have a shower house and laundry building there, outdoor gathering space, fire pit, lawn games, all those types of outdoor amenities. And then to the north, this is the equestrian and event areas. Then up here, this is phase three, it's our little glamping area. Some people like to have the experience of camping, but they don't own a rig. And so you can go, you can park and you can have an experience with a little kind of glamping cottage up in that west side of the property. We're adjacent to BLM land to our west, which offers great outdoor space and hiking. And also we are adjacent to Santa Fe County open space right here to our east as well. At the north end of the site, we are providing for an RV storage area.

So this is just zooming in so you can see the layout for the individual RV spaces, which is the image to the north. So we accommodate parking for two vehicles. There are full hookups, so electric water and wastewater hookups at each site. And then of course, you can see with the glamping they would share a driveway and also have associated parking. And then on the right is the concept for that central outdoor amenity open space area.

So these are just the specifics. The project's a little over 57 acres. We are required to have 30 percent open space and we are providing, which is 17 acres, we're providing 24 acres of open space. As I mentioned, we're proposing three phases. First phase is 50 RV spaces. Then we do the balance of the 68 RV spaces. And the last phase would be the 12 glamping spots. And then there's our list of our permissible uses there. So this is the phasing plan. So what you see in blue would be the first 50 RV spaces and then in green are the balance of the 68. And then up in the corner you can see the glamping spots there.

And then of course, as I mentioned in phase two, we will be building a new access road here, and then this roadway through the neighboring parcel would no longer be utilized by the campground. I also do want to point out we do have access through tract 3 out to County Road 56C. So we do have two points of access out to out to county facilities.

So this just touches on the phasing plan as well. So utilities, HIPICO is currently served by the Hagerman Well, which is located on an adjacent parcel, 2.6 acre parcel, just east of the subject property. And the owner owns water rights that authorizes over 60 acre-feet of diversion from that well and a consumptive use of 30 acre-feet. So you could irrigate 60 acre-feet because that water goes back into the aquifer. But domestic use we have 30 acre-feet consumptive use for domestic livestock, irrigation, municipal, industrial, and commercial uses. So it's a pretty broad water right. Santa Fe County and Grand Prix own an undivided 75 percent and 25 percent interest in the Hagerman parcel as tenants in common. So at full build out the water budget for the project is 17.83 acre-feet per-year, which is an over 70 percent reduction in water use than what is historically been used to irrigate primarily the polo field at the 60 acre-feet per-year. So with respect to wastewater treatment. There's an existing permitted septic system that is permitted for 50-RV spaces that will serve the first phase of development. Once we move into phase two, we will construct an onsite wastewater treatment plant and the septic system will be decommissioned and abandoned, and then the phase one will connect into the wastewater

treatment plant as well as all the future improvements. We submitted a preliminary engineering report with our conceptual plan regarding the design of the wastewater treatment plant, which has been reviewed and preliminarily approved by the New Mexico Environment Department.

So this just touching on the utilities. So up in the on the right hand side of the page with the blue dot, that's the Hagerman Well. And this is this little kind of postage stamp parcel that is owned in common by Grand Prix de Santa Fe and Santa Fe County. There are existing 15,000 gallon storage tanks here, which will be fed with water and store water for fire protection. And over here, this is the existing septic system here. Again, once we move into phase two will be decommissioned. And then in purple you can see that is the proposed location for the wastewater treatment plant.

I just want to touch on the access situation. So the main access will be via Polo Drive, coming off of Paseo Real. This is our phase two access that will be constructed at such time. This will no longer be utilized. We also have a 50-foot access easement running – this kind of triangular parcel right here is owned by the City of Santa Fe. This is the County open space here. And so we have an easement that should it ever become necessary, that we could have another access road that comes here over to here across City of Santa Fe property. And then on the southern end of the site we have an all weather access out to County Road 56C.

We did conduct a traffic study at the direction of the Santa Fe County Public Works Department. These are the intersections that we analyzed. We analyzed the intersection at Polo Drive/Calle Debra, as well as 56C. We had to establish the existing level of service at these intersections and then what would the level of service be at build out. And as you can see, we have excellent levels of service, A's across the board in the existing conditions, as well as in the build condition.

That completes my presentation. I'd be happy to stand for any questions. Thank you.

CHAIR GREENE: Thank you very much. Commissioner Bustamante.

COMMISSIONER BUSTAMANTE: Thank you, Ms. Jenkins. The question that I have about the water and it's long been something that people have been very envious of with regard to the water rights, and I understand there have been communications historically about the possibility. but now that we have this contamination in La Cieneguilla, I'm wondering about the possibility of somehow either leasing, purchasing from the owners of HIPICO for water from the Hagerman Well. And I'm putting that out there just if that's at all a potential given that there's less use now with this work and there's a percentage of water that -- it's good that it's still being the aquifer, but there's a lot of need for it. And I don't know if that's something that's been discussed or you're privy of.

MS. JENKINS: I'm not privy to any discussions, but I do think the opportunity is there because, yes, because this project at build out is going to be sitting with way more water than they need. So they would probably be looking for some opportunity to divest some of that water.

COMMISSIONER BUSTAMANTE: I appreciate that. And those were conversations that were had before I was sitting on this Commission. As well, Jennifer, with the County Road 56C, I get that's an alternative –

MS. JENKINS: Secondary.

COMMISSIONER BUSTAMANTE: -- secondary access. It is a primary for a lot of people who run cattle or go up through that particular area. And I'm wondering if that will have any effect because some of the noted illegal activity is accessed through that road. So whenever I've gone to look at a lot of waste disposition that isn't, let's just say illegal dumping; will there be any kind of monitoring of access? Because once there's something that's used more potentially there'll be more interest and more traffic and I don't know if there's any discussion or talk about having any kind of surveillance or camera, anything out there that would monitor the traffic up and down that road because it does have a potential to adversely impact HIPICO especially if you have clients or visitors who don't want to be around folks who are going to go shooting at stuff and that happens.

MS. JENKINS: Yeah, absolutely. So what I can share with you, Chairman Greene, Commissioners and Commissioner Bustamante, is that access road today gets very little use. It is primarily, I see it as secondary emergency access. As far as any advertising, like how do you get to HIPICO, it's Polo Drive. So I think few people even know you can get into HIPICO that way.

And so we do definitely see that as secondary. Of course, as we move forward the project, there'll be security measures that will be employed to monitor the campground. But I would expect not a significant amount of use.

COMMISSIONER BUSTAMANTE: Good. And I think that's part of why I'm bringing it up. It doesn't have significant use, but when I've been out there, in all fairness I grew up out there, and that is because it's so rarely used there are a lot of things that happen off of that particular road that are really problematic. My concern would be that as HIPICIO gets developed that, I don't know why at this hour the word shenanigans is coming to mind, but people will access that. Oh look, nobody goes back here and want to go do things at that on the back end of the property. That's just what I'm thinking. And the last time I was out there with some cattle growers it became apparent that if the people didn't know they could park in that particular area, they could access HIPICIO through the back and that's exactly what I thought at that time.

So that and the water are my two primary interests in that particular project. I appreciate your presentation. [light banter]

CHAIR GREENE: Excellent. Thank you, Commissioner. Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Thank you, Chair Greene. I won't take a lot of your time. I think, frankly, I find this exciting. We need opportunities for people to have RVs and recreation and really enjoy our open spaces. I don't know if anyone else in the room is a camper, but I looked at your nice map and the glamping and all that, and then I had questions. Are they class A, B, C RVs? Is there really enough space for those? Are there water hookups? Electric? And one of the big issues with campsites and managing it, and it does come into play with your conceptual plan, is the management of trash and recycling. It can make or break a good RV park and also the landscape around it with the blowing. So any particular plans so far with that? I don't see the -- those big Class A are huge. You can have a little tiny camper and then you got this big like Dolly Parton travel trailer thing going on.

MS. JENKINS: Sure, sure. Thank you, Commissioner Cacari Stone, Chairman Greene and Commissioners. So we designed the spaces most of them are pull throughs so there's no backing in required. And they are designed for kind of the biggest rigs on the road. And it's at this scale it looks really small, but they're very generous. I think they're 30-foot wide, 35 by 80. It's like a residential, you put a townhouse on that lot. So they are very generous.

COMMISSIONER CACARI STONE: Thank you that helps just mentally what it looks like. But what about the trash and the recycling plans?

MS. JENKINS: Sure. There will be receptacles and they will be contracting with the local service provider to empty that and take the recycling and take the trash on a regular basis so nothing overflow. So we would be getting weekly service from a local provider to ensure that everything stays clean.

COMMISSIONER CACARI STONE: Okay. And maybe that's too much detail for your conceptual plan, but for a RV park this size, you do need designated spaces, right?

MS. JENKINS: Absolutely. That'll be identified when we do the site development plan. And there will be more than one location because it's spread out. So you want to accommodate that.

COMMISSIONER CACARI STONE: Thank you, appreciate it.

CHAIR GREENE: Thank you. Commissioners? Okay, this is a public hearing. We will go to the public. Is there anybody in the room that would like to speak for or against this? I see none. Is there anybody online that would like to speak for or against this?

MR. FRESQUEZ: Mr. Chair, there's nobody online.

CHAIR GREENE: There we go. Excellent. Thank you very much. Commissioners, any final questions of staff or the applicant? I hear none. Anybody ready to --.

COMMISSIONER BUSTAMANTE: I'd like to make a motion to approve case 25-5230 per the recommendation of staff that has determined that the conceptual plan application is in compliance, so I move for approval.

COMMISSIONER CACARI STONE: I second it.

CHAIR GREENE: We've got a motion from Commissioner Bustamante, a second from Commissioner Cacari Stone. All in favor say aye.

The motion passed by unanimous [5-0] voice vote.

CHAIR GREENE: You've got a conceptual plan. Thank you.

14. **Informational Items/Reports** - No concerns were raised
- A. **Community Development Department, January 2026**
 - B. **Community Services Department, January 2026**
 - C. **Growth Management Department, January 2026**
 - D. **Finance Division, December 2025**
 - E. **Human Resources and Risk Management Division, January 2026**
 - F. **Public Safety Department, January 2026**

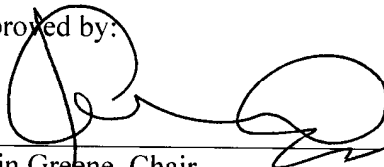
G. Public Works Department, January 2026

3. Concluding Business

- A. Announcements** - None were presented
- B. Adjournment**

Upon motion to adjourn by Commissioner Johnson and second by Commissioner Hughes, Chair Greene declared this meeting adjourned at 10:25 p.m.

Approved by:



Justin Greene, Chair
Board of County Commissioners

ATTEST TO:



KATHARINE E. CLARK
SANTA FE COUNTY CLERK

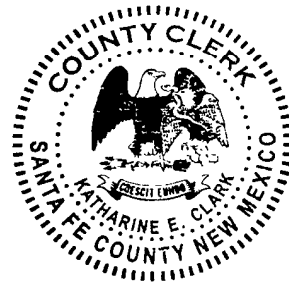
Respectfully submitted:
Karen Farrell, Wordswork

SFC CLERK RECORDED 04/01/2026


COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

BCC MINUTES
PAGES: 111

I Hereby Certify That This Instrument Was Filed for
Record On The 1ST Day Of April, 2026 at 12:38:54 PM
and Was Duly Recorded as Instrument # 2080335
of The Records Of Santa Fe County



Witness My Hand And Seal Of Office
Katharine E. Clark

Deputy  _____ County Clerk, Santa Fe, NM