

SANTA FE COUNTY
BOARD OF COUNTY COMMISSIONERS
SPECIAL BCC MEETING
April 20, 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 05/15/2026

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SPECIAL MEETING

April 20, 2026

1. A. This special meeting of the Santa Fe Board of County Commissioners Board was called to order at approximately 1:30 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 Deputy County Clerk Jennifer Wilson 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. Approval of Agenda

There were no recommended changes from staff and Commissioner Johnson moved to approve as published. The motion was seconded by Commissioner Bustamante and passed by unanimous [5-0] voice vote.

2. **Miscellaneous Action Items**

- A. **Request Authorization for County Representatives to Engage in Nonbinding Negotiations with the Town of Edgewood for Fire Suppression Services, Fire Prevention Services and Emergency Medical Services for a Period Beginning on July 1, 2026**

CHAIR GREENE: Commissioner Bustamante, please.

COMMISSIONER BUSTAMANTE: Yes, I'm going to just briefly give some information that I'm going to pass this off to the County Manager and anyone else from County staff who may be able to provide more information. I think we should all be

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pretty well up to date on what has happened given our previous work on the canceling of the JPA. Since then, we have a request from Edgewood to go back into negotiations to discuss what they could possibly do to ensure that they have EMS services at the end of June of this year. And there are a number of things that we need to consider: how would they be able to meet arrears? I'll say my number one concern is, yes, there's money that's still left to be paid, but if we were to get back into a negotiation, who's going to have the oversight to ensure that we would still – we could all sign up and do it again, but they still haven't paid for the last couple of years, the amount that was necessary to be paid – so how do we assure or hold them accountable in that regard?

There are a number of issues that are already outlined in the letter that is in front of you, and Manager Shaffer can explain each one of those items. There is one item that is not out there in the interest of open government, we have a request from some Edgewood residents, and it would be specifically based on political background and/or business and local familiarity in Edgewood, but five people to just observe. They would not have input, but they would observe because they are concerned or want to hold people accountable because things have been stated in meetings that others have said that's not what was stated. So there's a request on the table for that as well.

So at this point, I would like to hand this over to Manager Shaffer and we can hear and then ask questions. Thank you.

CHAIR GREENE: Thank you, Manager Shaffer, please.

MANAGER SHAFFER: Thank you, Chair Greene and Commissioners. The things that I would, emphasize as the Board considers potentially going into or authorizing staff to go into negotiations with the Town are that I don't think at this point, given the actual course of performance of the parties as well as the unequivocal statements from former town officials in terms of what was negotiated back in 2005, that there's really any meaningful dispute about the payment provisions of the JPA. In essence, the Town was agreeing to replace revenue that the County lost upon incorporation by the Town consisting of Fire Impact Fees and the equivalent of the County area fire excise tax, which included food and medical deductions. With that by way of background, I think that really sets the stage relative to the minimum amounts that the County would anticipate on a go forward basis relative to reasonable contributions from the Town since there was a very clear, methodology and understanding, relative to that.

I think when you look at the reasonableness from the Town's perspective of that payment structure, it's reasonable no matter which way you look at it, both in terms of the true cost to the County of providing those services as well as what it would cost the Town if it instead decided to provide those services on its own.

I think as we move forward with any discussions it has to be clear the expectation that the County would not be providing, subsidized services in other counties. As you are all aware, the Town after the, JPA was entered into annexed areas in other counties, and there are significant potential development plans associated with those annex territories that may or may not come to fruition. But I think it's important, that anything that emerges out of, negotiations are very clear, that the County would not be asking its taxpayers to provide subsidized fire and EMS services outside of the County boundaries.

As Commissioner Bustamante made clear, there is the fact that payments were not

made for over three years. The way that I personally think about that, is there are costs over and above personnel that the County will be incurring if it continues to serve the Santa Fe County portion of the Town in terms of, fixed assets as well as capital expenditures. We have two, as I understand it, two new ambulances on order, specifically for the southern region and Station 70. We anticipate over the, next five years to replace a brush truck as well as a mini-pumper, and we also have known needs in the station itself. So the point is, there are costs that the County will incur from continuing to provide service in that area and getting paid for amounts that we had the right to rely upon over whatever period of time really represents the contribution that was agreed upon by the Town, towards all of the costs associated with serving the County portion of the Town.

And then finally, as Commissioner Bustamante said, we have to make sure that there's some mechanisms in place to provide a high degree of comfort, that any agreed upon future payments are accurately calculated and made timely so that we're not potentially setting up a situation where some version of this would, repeat itself.

I think what is reflected in the memo beyond those considerations that I think are baseline relative to any, negotiations the Board authorizes is that, the request for transparency and the request for public involvement could also be held in a way that didn't necessarily slow down what would be urgent negotiations. And that could be through the BCC committing to hold a public hearing on any new proposed agreement, which would be held, as stated in the memo, after any new agreement has been available for a minimum of one week for public review and comment.

So to summarize, I think that if the Board authorizes negotiations, there are some, pretty obvious base level considerations that everybody needs to be coming to the table to. If these negotiations are authorized, then that would take priority over other business that we are working on, both to address what the Town residents have made clear to their elected officials that this is the most important service that they expect them to provide. But also the fact is, that any agreement will impact both governmental entities budgets in the next fiscal year. So there is a huge sense of urgency all around if these are negotiated and that again may be a factor that the Board considers in deciding how to ensure that the public has the opportunity to weigh in on whatever comes out of these non-binding negotiations.

Thank you, Chair. I'll be pleased to answer any questions.

CHAIR GREENE: Thank you, Manager Shaffer. Commissioners, any questions from the Board? Commissioner Johnson.

COMMISSIONER JOHNSON: Thank you, Chair. Thank you, Commissioner Bustamante for bringing this forward. So does the action item as it stands include the request for observers, Commissioner Bustamante, which you mentioned in your opening?

COMMISSIONER BUSTAMANTE: It would have to be something that we would put into the motion, and my recommendation would be that they are only observers. Only if they are asked would they say anything, and if anything, if they start to interject, then they would be asked to leave the negotiations. So it would be strictly for observation, and the request was because different stories come to the group and they want to hear everything that's said.

COMMISSIONER JOHNSON: Okay. I personally feel comfortable with that, though I'm curious to hear what my fellow commissioners have to say. So thank you for that.

COMMISSIONER BUSTAMANTE: May I give you one more piece of information that I didn't share before?

COMMISSIONER JOHNSON: Yes, please.

COMMISSIONER BUSTAMANTE: The recommendation was that they have a political or local government background, but also that Santa Fe County would have two people at the table. So we would pick two, and the Town would pick three. That's the last part.

COMMISSIONER JOHNSON: So the County, the greater Santa Fe County, we would choose two people to serve as observers in that capacity as well. Okay. And that those folks would have some background, could be a former commissioner, could be a former –

COMMISSIONER BUSTAMANTE: Yes, and two have submitted their names. They have been the ones requesting this and saying they're wide open to the Town making their recommendations who would be at the table.

COMMISSIONER JOHNSON: Okay. I did, have the distinct pleasure of watching the Edgewood Town meeting after our BCC, so I went to a second. I was, of course, online. I would have to say, the people of Edgewood that they really showed composure in the face of something that was quite complicated and obviously, threatened livelihood and there were a number of people who spoke that evening who would be great representatives as observers. So I personally am in support of that.

I'll yield for now. I think I have another question, but I just want to find it in the memo first. So I'll yield for now, Chair. Thank you.

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

COMMISSIONER CACARI STONE: Thank you, Chair. First I'd like to thank the County Management team, Legal, Fire Department volunteer and full-time, Commissioner Bustamante, thank you for your leadership on this.

I don't think any of us expected that we'd be in this position, and while we had a walkaway agreement, I think we're discussing today, how do we walk in again? And I like the guardrails that you have set and put up, regarding transparency and accountability.

I had a couple other ideas and maybe it's already hashed out, but, can we put them on a monthly payment system? Can they pay in installments ahead of time? We need more than a good faith effort, as both of you have been very clear about. How do we track and monitor? Do we have a monthly meeting with them, as we go so that we don't wait for a period of time? Again, we're just thinking about the safety of the public. Do we need an upfront deposit or, like I said, installment of three months to guarantee us from July through maybe, September? Are there any suspension triggers?

I know you guys have probably thought of all this, but this is just something that in reading and going through all the documents, I think it's critical, and I like the idea of transparency and observation, but at this point, should we completely just make everything available to the public as much as we can or videotape, or can observers be

given some guidelines? Do we make summary notes that both parties agree upon that would go to the public? These are the kinds of things because there was some mudslinging towards the County, and frankly, I think unfair accusations that didn't fully represent our Fire's department commitment to serve that community, as well as the County management and the BCC. So those were my thoughts. Thank you.

CHAIR GREENE: Thank you, Commissioner Cacari Stone.

COMMISSIONER BUSTAMANTE: Chair, may I follow up?

CHAIR GREENE: Yes, of course.

COMMISSIONER BUSTAMANTE: Thank you.

because those are all really good questions, and I want to thank the Chair who had been also talking with, representation from the state, and I don't know the answers, but, the Chair may have insights or has talked to people about how or what could happen. I just wanted to make sure I thanked you for that and acknowledge that the questions had come up, but how do we assure that? Thank you.

CHAIR GREENE: Thanks. I'll circle back around in a second, but Commissioner Hughes, you're up.

COMMISSIONER HUGHES: Yeah, I wondered if we could know who's going to be on the negotiating team from the County.

MANAGER SHAFFER: Chair and Commissioners, I think it would initially, be myself, the County Attorney and Chief Black. And we would branch out from there as needed, depending upon, how things go forward. My sincere hope is that, given the clear direction provided by Town residents to the Town Commission, given the clarity that the County has continuously provided on this topic is that, things will go expeditiously. In anticipation of this special meeting, Town representatives did make arrangements so that if authorized by the Board, we could, have a negotiating session this afternoon. An approach would be to see how that plays out. To see if there will be extended further discussions or, if in fact, this will be quickly, resolved with a draft agreement to come expeditiously thereafter.

If the Board were to direct that all negotiations be subject to some observance process, I don't know what the Town's, perspective is on that one way or another, but that would by necessity I think require that things be delayed till later in the week so that we could have an additional special meeting at which we could solicit applications, make an appointment, what have you. And there are those practical things that the Board may or may not want to consider relative to that approach. And again, a hybrid approach would be to certainly commit to having a public hearing, but see how this initial session goes, and I could report back to the Board if it seems as if, it will be prolonged, and then we could evaluate where we are there. But obviously, we'll follow whatever direction, the Board gives us. And if, that is the terms upon which the Board is agreeing to negotiate, then we will communicate that and we won't engage in any substantive negotiations until such time as the Board of County Commissioners and Town Commission agree upon what the observer framework looks like and who their designated observers will be. Thank you.

COMMISSIONER HUGHES: Could we assign you to just appoint observers for our side, for the County?

MANAGER SHAFFER: Chair, Commissioner, you certainly could do

that. I assumed based upon the interest that was expressed that the Board would want to make those observer appointments. But yes, you could delegate that authority to me to appoint folks, again, assuming that's amenable to the Town.

COMMISSIONER HUGHES: Okay. And then just one final question. So you're going to come up with a draft agreement and then it'll come back to us to approve the agreement?

MANAGER SHAFFER: Chair and Commissioner Hughes, yes. What is being requested is not authority to actually execute any such agreement. It's to enter into non-binding, as the caption indicates on the agenda, negotiations. Any agreement would have to be approved in a public meeting by both the Board of County Commissioners as well as the Town Commission. So regardless if the authority is granted, the draft agreement would come back to both governing bodies for approval in a public meeting. And then as indicated in the memo, the Board could signal that it's going to have a public hearing or otherwise ensure that the public has access to the draft well in advance of the Board's consideration of it.

COMMISSIONER HUGHES: And I think, just in agreement with Commissioner Cacari Stone, I think it should be something that forces them to pay upfront for services and then has some version of suspension of the services if they've stopped paying again. That's all.

CHAIR GREENE: Commissioner Johnson?

COMMISSIONER JOHNSON: Thank you, Chair. Did you want to speak first? I've already had some time.

CHAIR GREENE: I'll let you go and then I'll wrap up.

COMMISSIONER JOHNSON: A couple more questions. I did have a question about the potential delay that was raised by Manager Shaffer. I am in favor of either him delegating, us delegating authority to him for him to choose observers or for Commissioner Bustamante to weigh in on that. If you already have people in mind, you represent this area, I would imagine it would be someone who lives in the region.

COMMISSIONER BUSTAMANTE: Chair and Commissioner, Johnson, I do have two who have requested to be on it and put forth that they would ask the Town to put whichever three that the Town would want. Commissioner Cacari Stone has put out a good question as to whether or not – and I know that there would be discomfort in knowing you're on TV and doing these negotiations, but it would be possibly something to consider in just saying. You can watch the negotiations online, then nobody can chime in. They just have to watch. And in that regard, then anybody could watch. They just wouldn't have anything to say.

COMMISSIONER JOHNSON: Yeah, I'm not sure that the negotiation should be that public, but I could see those observers being granted access and yeah, online make it easy for them to observe.

With regard to the public hearing that's mentioned in this document/in this memo, can we say a couple more sentences about what that would look like? Is it to be a joint meeting or is it to be a public hearing where we invite the residents of Edgewood to weigh in on the negotiations? I guess I would like a little bit more clarity on that process.

COMMISSIONER BUSTAMANTE: I would, actually defer to the Manager who made the recommendation for the community input the public meeting.

Did you foresee that to be a meeting where everyone would get together or to put it out there and take public comment? What was your vision on that?

MANAGER SHAFFER: Thank you, Chair and Commissioner Bustamante. I was really using public hearing to make it clear that we would be committing to having folks given the opportunity to voice their opinions, as opposed to just signaling that individuals could comment on that item either as a matter of public concern or as an agenda item under miscellaneous action items. So it was just giving it that extra sense of importance, if you will, and recognition that the community has indicated a strong desire to know what's going on and, to see the potential terms going forward. So again, it would be akin to the type of public hearing that you would have on an ordinance, what have you, not sworn testimony, but the point is, if you want to speak, you get the opportunity to speak.

That's really what I was, envisioning. And then, I didn't anticipate that there would be a joint meeting of the Board of County Commissioners and the Town Commission. There might be some, practical challenges associated with that and I didn't want to dictate or suggest that we would dictate to the Town Commission how they go about discharging their duties. This was more about the Board of County Commissioners recognizing the desire of the community to ensure that they know what is in fact being discussed and planned for the future of fire and EMS services.

So that was a long answer. I'll summarize by saying I didn't envision a joint meeting of the two governing bodies. And I used the term public hearing just so that it was clear that the Board anticipated that this would be, open in the same way that other matters of significance that require such public hearings are open so that folks know that they'll have the opportunity to provide comment. Thank you.

COMMISSIONER JOHNSON: Okay. Understood. Thank you, Manager Shaffer. And now I see that process laid out a little bit more clearly. I'm in favor of it, inviting people from the Town of Edgewood stakeholders who have their services threatened to be able to comment on proposed negotiation, but I don't see a reason to have a joint meeting at that point.

I have one question about the annexation of non-county areas, and I'm not sure – what is the current practice because I don't know the dates of their annexation into other counties, but do we provide services to those areas because they're continuous with the Town of Edgewood at present through a mutual aid agreement or some other form?

MANAGER SHAFFER: Thank you, Chair Greene and, Commissioner Johnson. At this point, and Chief Black can backstop me in what I'm about to say, it's really been a non-issue because you're dealing with vast amounts of vacant land. This is, I believe, the so-called Campbell Ranch Corporation property. And there is not that I can discern a population center there or large structures. And I believe that Chief Black told me that he's not aware or can remember any actual call to service to these large areas.

The point of bringing it up and being transparent about it is that when a town chooses to annex territory, in other counties, to put it simply, it just complicates things. And as you're well aware from our actual cost in serving this area, a payment of the equivalent of a county fire excise tax doesn't cover our cost. And so ultimately, there are other county resources that are making the difference up, if you will. There's no, in my view, sound public policy reason as to why Santa Fe County would provide the same

subsidy to an area of the town and other counties. Again, property tax revenue would go to Bernalillo County, countywide gross receipts tax would go to Bernalillo County, and then a part of the area that we're talking about would go to Sandoval County. And so that's really what we're trying to make sure that there's no misunderstanding about going forward, is that was a Town Commission decision to grow in that direction, and that to provide services for those areas which the Town Commission chose to annex, really isn't going to be subsidized by Santa Fe County taxpayers. I hope that answers your question.

COMMISSIONER JOHNSON: It does. Thank you. And I'm glad that we have considered that in these negotiations because I think it's just important to be as clear as possible as we have seen lack of clarity was what caused this issue in the first place. I think I've had my questions answered. Thank you, Chair.

CHAIR GREENE: You're welcome. Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Thank you, Chair Greene. So let me just lay out what I hear the process is. The negotiations for the new JPA starting July 1, 2026, would be in private. We're considering an ombuds or observer type of counsel that includes two representatives from the County, three from the Town, selected by County management and Commissioner Bustamante that would be at these closed sessions. Following a closed session, the outcome, hopefully, would be a draft joint powers agreement or the final to share with the public. That's my question: do we want to take back to the public and to the Town, and of course, it's up to the Town Commission, but for transparency's sake, this is what we have baked, here's the outcome, any other feedback, and then a final legal agreement.

I just want to be clear on the process because regaining public trust in both governments, local governments is critical here, and it's especially important based on the turnout of the residents of Edgewood that they know what the steps are and that we issue a notice that this is happening.

MANAGER SHAFFER: Chair Greene, Commissioner Cacari Stone, I think it really depends upon the terms on which the Board wants to authorize negotiation. So if it was simply to negotiate with representatives of the Town, ultimately what would come forward, from that, would be a draft agreement that memorializes those outcomes for the governing bodies to agree upon or if negotiations couldn't be successfully concluded, a report of some sort as to where things are stuck. That would be one path, that you could go down.

The separate path of having potential observers that may or may not entail interim report outs, in terms of, here's what's happened at this session and here's what happened at next session. There, again, as with any decision, there are potential pros and potential cons, to doing that. But in any event, if that was the direction of the Board, we could think about what that would potentially look like in terms of interim progress updates, if you will.

So again, I think to answer your question, I don't know what that format would look like. You articulated one potential way in which that could work, in terms of providing interim updates, this is what happened today, this is where things left off or not. That would be an approach. And as I said, I'd be happy to offer any thoughts further to that. Another approach, as I said, would be let's see where we get today, and then we could report back to the Board and say, Hey, we pretty much have wrapped this up and

we can work towards an agreement, or, instead we could, go down the path of, appointing observers. So again, it's not definitively you have to do it one way or another. I do think, and I do hope based upon everything that transpired that the conversations and the negotiations, again, will be quick. But that would be another option again for the Board to consider.

COMMISSIONER CACARI STONE: Thank you.

CHAIR GREENE: Thank you, Commissioner Bustamante.

COMMISSIONER BUSTAMANTE: Yes, Commissioner Cacari Stone and, thank you, Chair, and Mayor – mayor, good lord, Manager Shaffer. [laughter]

CHAIR GREENE: You got a promotion.

COMMISSIONER BUSTAMANTE: Is that what that is?

CHAIR GREENE: Maybe. You can decide what it does, so yeah.

COMMISSIONER BUSTAMANTE: So the intent isn't that the five community members are ombuds-peeps. They are observers. And the question that I've had in the interest of the ombudsperson, would this be similar to the previous conversation with a former, it was someone who had experience in the legal system, who would be the ombudsperson, who would be the facilitator in a neutral perspective coordinating the conversation.

CHAIR GREENE: Okay, yes, go ahead.

MANAGER SHAFFER: Chair Greene, Commissioner Bustamante, so I think what I heard the question to be is, could we have a potential mediated or facilitated discussion like occurred in the actual, mediation that resulted in the Town's decision to issue the notice of termination and pursue a walkaway settlement. I think we could certainly explore that. I think then we would just have to make it clear, to whoever was chosen as the potential mediator that the expectation would be that they might have to explain what the actual conversations were, which is not typical for mediators. Typically mediators operate in the context where mediation sessions are confidential and, in fact, they can't be compelled to provide any information associated with the mediation. But, we may be able to find someone who would be willing to undertake some facilitation on the understanding that there wouldn't be that typical expectation of confidentiality. And, again, that could be something we could explore as well so that you have someone who's truly neutral. I don't know if – again, we would have to ask if the individual who was the mediator would be willing to serve under those different terms or find some other individual that the parties was mutually agreeable to have these conversations be facilitated. So that would be yet a third approach that we could pursue.

CHAIR GREENE: Thank you, Manager Shaffer. Back to Commissioner Bustamante, please.

COMMISSIONER BUSTAMANTE: Actually, Chair Greene, I understand that and I understand this from one of the state representatives that you had some fruitful conversations and I don't know any details. We didn't get into a lot of depth, so I'm very interested in hearing your thoughts on state oversight. Is that what it would take? Would a bond with the Town be necessary? Would it be something under DFA, et cetera? So I pass this on to you for your insight, your thoughts on how to go through that part of the process and the accountability, et cetera.

CHAIR GREENE: Thank you, Commissioner Bustamante. I'll circle back

to that in a second. I do want to say that I appreciate the, the idea of having some observers. I do think that there are pitfalls to observers too. And there are ground rules. Negotiations are private, right? There's lots of stuff that needs to come out in a level of privacy, where the trust can be built, that's why you don't do it in an open room. Having that tight-knit group and actually having people sign an agreement, if you want to be an observer, there should probably be some level of, whether you call it an NDA or some level of agreement that says you do not go out and leave the room and go talk to the TV station and go hold court saying something, right? You're here as an observer and you're responsible for leaving this in a private state. You should be able to probably have an opportunity to voice your concerns to us and to the Town council in a mechanism that is in public, not going out there and writing a letter anonymously or going out there and really blowing things up any further, right? We could appoint great people and they might do it they may not. We could appoint the wrong people as well. But I'm somebody that believes that if we're going to go down that road, we should have some ground rules for them to find a way.

I do think that today, if the negotiations do happen this afternoon or the first step of this those people are unnecessary. I think that you will be able to report back to us, and say, We need two people. And I think Commissioner Bustamante, you, and the County Manager can choose those two. I would feel great with it. We can make a motion and to empower the two of you to figure out whom the right two people are there. But I would hope that our attorney would also bring that to their appointees, the idea that, you don't go out and ruin the negotiations. You can voice concerns to us and to their town council in a way that is constructive and call BS if necessary to encourage people to move forward, whatever that role is there. So that's my take on this in a way to use them as a mechanism for good as opposed to just potentially giving them grenades and dynamite.

I'm going to, I'll circle back at the end, but I know that they, the Town of Edgewood, is behind on their audits, so any, concept of them building or doing anything that might be able to build their own fire and EMS system is probably out of reach until they catch up on those things. But that doesn't mean – and that is one more reason why we should be potentially helping them in partnership. And how that plays out so that we don't stall any growth, right? So if they've grown the town and there's a need for another fire station, but we don't have the clarity that they're going to be with us forever, that if we are going to go to the legislature, we, Santa Fe County, because if we're going to build a new fire station in Edgewood, it's probably us that is going to do it. We should probably have a mechanism to recoup that money if there is a dissolution within a certain amount of time. Because those could be priorities that we would build elsewhere in the County, and if we don't have, a way out of this, I think that it could complicate things in the future. I don't know if the Town of Edgewood has impact fees that they have for fire and service like that, but during, Oh, they do; thank you for clarifying that. I don't know if we need to incorporate that into our agreement here, in an effort, because we are subsidizing this. At the end of the day this little amount of money that we are getting is not the full amount that this costs us. So definitely making sure that impact fees are addressed in this, however the negotiation goes, but at least that it's on the table there.

Again, to the fact that they owe us a bunch of money or if they don't owe us a

bunch of money yet, but they did walk away. We did, we both mutually walked away from a bunch of money that was unpaid. I do want to recoup that and I do think it probably has to be fair to them to give them a timeline, but I also think that if they decide, before that timeline and full repayment is up that if they do want to walk away from this again at another date, before they've paid up, that is a trigger, that they have to come clean. Like if they still owe us half a million dollars, but they want to extend, they've got three more years to pay it, but they want to withdraw from the JPA, whatever we come up with before then, that we have, no problem, you can do that, but here's what your bill is at this point. And, whether it turns into a lump sum at that time or that they have an ongoing obligation to pay it over the remaining certain number of years or an accelerated pay down of it, whatever it is, that's some terms there.

I also, similar to the issue with the, observers, I would hope that there could be some sort of joint communications in progress here. Both either to the Board at our future meetings and to the general press and public, right? I hope that their team and our team can come forward with a joint statement after each meeting. We made substantive progress or we're going to need a couple more weeks or whatever, so that we can give the public some clarity of where things are going. But also that we don't throw bombs in these communications because this is about building trust and building a relationship, rebuilding a relationship between Edgewood and Santa Fe County.

In terms of the state and my communications, I did speak with some state representatives and they encouraged us to get back to the table. And for my part, I said that I thought that all of us wanted to get back here, and I do want to thank everybody who's involved here. Look at us we're here on a Monday morning, on pretty much the first day, or Monday afternoon, the first possible time that we could get ourselves together here to do this. So this is a good faith effort on behalf of both, the County team and the Board of County Commissioners to get back to the table and to work towards this. So I appreciate you all for being here in person. I appreciate everybody being here to get us to this point, and I really, thank you for being here.

I think that the state officials could, if we decided that we wanted one or more of them to be – if they reached out to you, the two of you, County Manager Shaffer and Commissioner Bustamante to be those representatives and observers, they would be a great person to be in the room if they had the time and energy to be those observers because they are one more part of this play here. And whether DFA has a role to play in this I'm all for some level of accountability that doesn't become, he said/she said, or he said she said she said he said whatever it is, but that if there is a state organization that does, have that sort of oversight, whether it's DFA, because this is a tax issue, it's a revenue issue based on taxes, that's not a bad role to play. But that can be a negotiating point, right? I think that's something that we shouldn't necessarily say here and make a decision right here, but I, for at least from my position, that's something that could be put on the table as an additional player in how this moves forward beyond that.

I hope that answered your questions, Commissioner Bustamante.

COMMISSIONER BUSTAMANTE: That's, very helpful. Chair, the question that we discussed – If I may just ask, put something out there because it's in the interest of the state oversight, and whether it be DFA or whomever, and I'm barely learning the difference between a cash bond or a surety bond. But a surety bond would be

Edgewood with the state, and if they don't follow through on paying the commission, then the state would be the oversight.

But I just wanted to make sure that has been discussed. Sorry, Manager Shaffer.

CHAIR GREENE: Thank you, Manager Shaffer.

MANAGER SHAFFER: The security could take very many different potential, forms each with different cost structures, what have you. What I was going to suggest, because the Town representatives are, in fact, present would be, a path forward would be to authorize the negotiations to occur today without any designated observers because I believe that would have to potentially go back to the Town for consideration. If they are successful, we'll report out that it seems as if we've reached agreement and we'll be working toward documenting that agreement. If they're not successful, the report out will simply be, We were unable to reach agreement. And then we'll go down the route of working on a potential observer structure, whether that's two and three, what the rules of the observers will be. Again, that's its own negotiations is all I'm saying relative to that. And so that could be a way to allow some conversation to occur expeditiously this afternoon. And again, there wouldn't be any finger pointing. The only statement that would be made is no agreement was reached. And so we'll need to have observers if those are the terms that the Board are offering that wouldn't end negotiations. It would just say, We didn't get it done today. And so therefore, we'll go down this alternative path and that would be the simple report out. Not where things were left, just we weren't able to reach agreement. So that would be one path forward.

CHAIR GREENE: Thank you very much, Commissioner Bustamante.

COMMISSIONER BUSTAMANTE: Manager Shaffer, are you, suggesting that this could be discussed this afternoon with the Town and it could all be in a position where we would say agreement has been made and it would be brought to the BCC for approval and we would have public input if we were able to get to it this afternoon. Is that what you're saying?

MANAGER SHAFFER: Yes, that is what I'm suggesting and see if we can do that. And if we can't, then the report out would just be we were unable to do that. And then at that point in time either pursuant to motion made by the Board now or future meeting of the Board, we would put together and negotiate with the Town what these alternative structures would look like in terms of the number of observers, the rules of the observers, what have you. As I said, that's a whole different discussion and set of negotiations. And so yes, to sum up, authorize the negotiations today on the substance of the issue, see if we can reach agreement. If we can't, we would just report that no agreement was reached and therefore, we would recommend that the parties consider an alternative structure going forward that would allow some observers and potential interim report outs.

COMMISSIONER BUSTAMANTE: Thank you, Manager Shaffer, thank you, Mr. Chair. So what mechanisms would we have in place to assuage our concerns regarding assurance that past debt would be paid and that if they just decided to stop paying again, we would roll another number of years and just go with it. What assurances would we have in place to make that something that we can feel comfortable with this by this afternoon?

MANAGER SHAFFER: That would all be the subject of negotiations.

And so I think, ultimately, anything that's negotiated would have to be approved by the Board of County Commissioners. I think you've made it abundantly clear the expectation relative to security and so we would be working in good faith with Town representatives to discuss those various options and provide you with, hopefully, at the staff level from the County an option that we think meets your needs and you could tell us, no, that doesn't, we need more. But everything that we've already laid out and that the Board has laid out today would be factored into the negotiations. And so I would have my marching orders in terms of here's the parameters under which I've been instructed to operate, these are the things that we need to do. And again, the hope would be we have some principles of agreement that emerged today that check all of the things that you've identified as a Board you think needs to be in place and then if not, again, the report out would be we were unable to reach agreement, so we need to have a different structure to have observers, what have you.

COMMISSIONER BUSTAMANTE: Thank you, Manager Shaffer, and it's 2:00 now, and we would have some assurance that all of those details would be discussed and negotiated before COB today that would be brought back to the Board of County Commissioners, and that's simple yes or no.

MANAGER SHAFER: Yes.

COMMISSIONER BUSTAMANTE: Thank you.

MANAGER SHAFER: The only caveat would be what is COB?

CHAIR GREENE: Close of business. So if I may, I'll get to you Commissioner Cacari Stone in a second. If you have fruitful conversations today, I don't think you have to terminate and sign it all up today, right? I would, me, speaking for myself, would say if it means that you need more time tomorrow and you all can come together and meet tomorrow, you meet tomorrow, right? But the goal should be that if, by next Commission meeting, potentially next Tuesday, that some level of understanding that things are moving, if not finalized, but are moving in a constructive way, that then we could have, if we needed to change our thing, that we would do that at the next meeting. That you have the rest of this week to figure that out by Friday when we post the updated agenda that may be next week we would get a report. I think their Town council, commission would meet next Tuesday as well, and we would be able to see if we need to change anything. But for now, not necessarily close of business, but I got you, like the close of this week to give you some time to work some things out.

COMMISSIONER BUSTAMANTE: If – my apologies, I'm sorry.

CHAIR GREENE: Of course.

COMMISSIONER BUSTAMANTE: I'm not comfortable with the end of this week because then we need to go through the process that allows the community members. If it's tomorrow -

CHAIR GREENE: No, no, no, of course. No, just to say if we need to change the rules, if we need to add observers, if we think that there would be a report to us that things went really well today and everything's moving great, but there's some finer details, but things we don't need observers. And we think that we can hash this out with just a few more days and a few more meetings, that could happen this week, but if it doesn't happen by the end of next week, but we don't need observers, that we would be able to let them keep moving into that process. But if we do feel that we need observers,

that would come to us by the next meeting.

COMMISSIONER BUSTAMANTE: For clarification, I wasn't necessarily proposing the observers because I feel that we need them. I feel that I want to respect the requests of the observers. So if it's going great by the end of the day, but there will be further information, then I think we need to move forward with anything happening after today would require the appointment of the five observers if that's part of the motion.

CHAIR GREENE: Okay. That's fine with me too. Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Thank you, Chair Greene. We're moving towards authorizing the County representatives, the management team, legal counsel and with Commissioner Bustamante to move forward with these negotiations. That's plan A as County Manager Shaffer laid out. Plan B, I think we should authorize today, is that if you go through door number two and you don't come to agreement, that we just say go ahead, because I want to support what Commissioner Bustamante said, that we have observers that today we're saying. Okay, you don't have an agreement, go with plan B, get some observers, then try again, and then you could report back to us.

I just want to streamline this and not make it so complicated. Hopefully, we'll have plan A. But I think it's important that the community hear that there'll be observers if it doesn't go well. They need to be assured. It's fire season, it's really dry right now. I think it's really good that they be assured that their safety is going to be assured as soon as possible. Thanks.

CHAIR GREENE: That's fine. I'm good with either way at this point. I think we're all moving in the right direction here. Any other comments? Commissioner Bustamante.

COMMISSIONER BUSTAMANTE: I'd like to make a motion to authorize the County Manager and other appropriate County staff to engage in a non-binding negotiations with the Town of Edgewood for fire suppression services, et cetera., every thing in the recommended action. I would add that that would be available or something that could start today, April 20, 2026, and that if anything is not complete by close of business today or by midnight, that we would, move forward on integrating the requests of the community participants to have five community observers that will just observe would not have input. And if they are asked questions, they are allowed to answer, but if they start interjecting they would be asked to leave. The five would be two proposed from Santa Fe County, three from the Town of Edgewood, and that's only if they're not able to come to an agreement today about who would have that oversight, a third party oversight or how it would be assured that the payments would be made and we wouldn't find ourselves in a situation that we're in today.

CHAIR GREENE: I'd like to second that, and may I add to this. That one, authorizing you and the County Manager to designate the two County officials here with that, asking that they have some government experience or legal experience –

COMMISSIONER BUSTAMANTE: Actually it was government and business experience with Edgewood.

CHAIR GREENE: Okay.

COMMISSIONER BUSTAMANTE: And that's a request of the

individuals.

CHAIR GREENE: Sure.

COMMISSIONER BUSTAMANTE: Thank you.

CHAIR GREENE: And if necessary, if it gets to that, that some ground rules would be defined by our attorney to allow for proper professional communications and some methodology to report back to us and the Town council and to the public in some sort of ground rules. So this is not just a leave the meeting.

COMMISSIONER BUSTAMANTE: Thank you.

CHAIR GREENE: Anyway, I hope that's friendly.

COMMISSIONER BUSTAMANTE: Absolutely. I accept the motion, the friendly amendments.

CHAIR GREENE: Thank you. We have a motion by Commissioner Bustamante, second by myself.

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

CHAIR GREENE: You all got some work to do, and I do want to acknowledge the Town members and elected officials from Edgewood here. I look forward to meeting you in person and thank you for coming up to Santa Fe County Board of County Commissioner Chambers. Welcome to Santa Fe.

3. Concluding Business

A. Announcements

Birthday cheers were extended to Attorney Walker Boyd, Manager Greg Shaffer, Commissioner Lisa Cacari Stone and Chair Justin Greene.

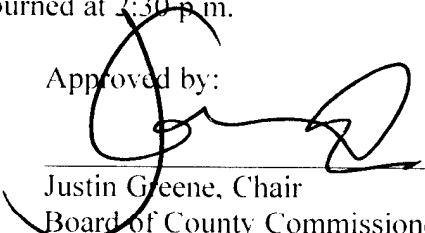
Commissioner Cacari Stone announced that Sunday, April 22nd is the "Move for the Santa Fe Children's Museum" fun walk/run starting at 9:00 a.m. She recognized the County is a major supporter of the museum and encouraged the community to join the fun walk.

Commissioner Bustamante recognized the County staff that showed out to support community members for the cleanup this past weekend.

B. Adjournment

Upon motion to adjourn by Commissioner Johnson and second by Commissioner Hughes, Chair Greene declared this meeting adjourned at 2:30 p.m.

Approved by:


Justin Greene, Chair
Board of County Commissioners

SFC CLERK RECORDED 05/15/2026

