

**SANTA FE COUNTY**  
**BOARD OF COUNTY COMMISSIONERS**  
**REGULAR MEETING**

**April 29, 2025**

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

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**SANTA FE COUNTY**  
**BOARD OF COUNTY COMMISSIONERS**  
**MEETING**

**April 29, 2025**

1.     **A.**     This regular meeting of the Santa Fe Board of County Commissioners Board was called to order at approximately 2:12 p.m. by Chair Camilla Bustamante 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 Camilla Bustamante, Chair  
Commissioner Lisa Cacari Stone, Vice Chair [virtually]  
Commissioner Justin Greene  
Commissioner Hank Hughes  
Commissioner Adam Johnson

**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 Bustamante. She 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 Cindy Benavidez of the Clerk's Office.

Commissioner Hughes requested a moment of silence for Kim Shanahan, an advocate for sustainable housing.

Commissioner Cacari Stone requested a moment of silence for Minerva Marquez Dominguez, a victim of domestic violence.

Commissioner Greene also requested a moment of silence for Kim Shanahan and for Billy Merrifield, Sheriff of Rio Arriba County.

**G.     Approval of Agenda**

CHAIR BUSTAMANTE: Manager Shaffer, are there any changes to the

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agenda as has been provided?

GREG SHAFFER (County Manager): Chair Bustamante and Commissioners, the only recommended change from staff to the agenda as presented is in the area of public hearings, and we would respectfully request that what is listed as item C be heard first under that category, and that's a public nuisance abatement pursuant to Ordinance No. 2023-04, Nuisance Abatement, Section 11 resolution.

Other than that I would just note that the final agenda for today's meeting was posted on Friday, at approximately 2:51 in the afternoon. Thank you.

CHAIR BUSTAMANTE: Thank you and I'm going to apologize. The mask made it a little difficult for me to hear and I understand I would be removing one item from the agenda?

MANAGER SHAFFER: Forgive me, Chair Bustamante. We won't be removing an item from the agenda. Instead, the recommendation is that item C under Public Hearings be considered first. So in essence, 12. C would become 12. A and everything would be relettered accordingly.

CHAIR BUSTAMANTE: Understood. Thank you very much. My apologies.

COMMISSIONER JOHNSON: Madam Chair.

CHAIR BUSTAMANTE: Commissioner Johnson.

COMMISSIONER JOHNSON: I'd like to request that considering that I would bet that many people here are here to speak about the Bobcat Crossing, an item which is item I under Miscellaneous Action items. If we could hear that immediately following Public Comment. Having sat at many public meetings I think it's a nice thing to do, so I'd like to make that request, to move item I to immediately – to be the next action item following Public Comment at 3:45.

CHAIR BUSTAMANTE: We have a motion by Commissioner Johnson to move the Bobcat Crossing item to immediately after public comment. Do we have a second?

COMMISSIONER HUGHES: Second.

COMMISSIONER GREENE: Under discussion.

CHAIR BUSTAMANTE: Under discussion.

COMMISSIONER GREENE: Thank you, Commissioner Johnson. I think that given that this has been published and there is a lengthy number of action items, I think that there might be some people that are expecting to show up later and that might show up and go, wait a second. You just pushed this so far ahead that it would be too late at that point. And I know some people that I did make aware of this that asked about this and they were made aware that this was later in the agenda. So I do think it's inappropriate to move it so far ahead of this without public notice. I guess it's potentially their risk and their loss not to sit through a whole bunch of meetings but these folks are here and they can wait.

CHAIR BUSTAMANTE: We have a motion by Commissioner Johnson, a second by Commissioner Hughes. We do have a request to consider that there may be people that would also like to comment on this matter. Is there any change to your motion?

COMMISSIONER JOHNSON: I'll withdraw the motion. I see

Commissioner Greene's point.

CHAIR BUSTAMANTE: You concur with Commissioner Greene.

Commissioner Hughes, would you like to forward the motion and look for a second.

COMMISSIONER HUGHES: I'll forward the motion and look for a second. I think that people who come later, they don't have a chance to comment.

COMMISSIONER JOHNSON: Oh, that is true.

COMMISSIONER HUGHES: People comment and then want to hear.

COMMISSIONER JOHNSON: People would be observing the item. It's a resolution so there won't be public comment on the item, so I'll second it.

COMMISSIONER GREENE: So just as – public comment is typically on issues that are not on the agenda. So is public comment appropriate to talk about things that are on the agenda today?

COMMISSIONER HUGHES: It's fine. You can talk about anything you want.

CHAIR BUSTAMANTE: Are we talking about Matters of Public Concern at 3:45?

COMMISSIONER JOHNSON: Yes.

COMMISSIONER GREENE: Yes.

COMMISSIONER HUGHES: Don't you think people would come at 4:00, expecting it to be some time following that? 4:30, 5:00. 6:00? They don't know.

CHAIR BUSTAMANTE: I'll ask for the vote. We have a motion by Commissioner Hughes now, with a second from Commissioner Johnson.

The motion failed by 2-3 voice vote with Commissioners Hughes and Johnson voting in favor and Commissioners Green and Cacari Stone and Chair Bustamante voting against.

COMMISSIONER GREENE: I will make a motion to amend the agenda pursuant to moving item 12. C to be at the top of the public hearings after 5:00 p.m.

CHAIR BUSTAMANTE: Okay, do I have a second?

COMMISSIONER JOHNSON: Second.

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

**1. H. Years of Service, Retirements, and New Hire Recognitions**

MANAGER SHAFFER: The role of County Manager for this portion of our presentation will be played by Sara Smith. Thank you, Chair Bustamante.

SARA SMITH (Operations Manager): Thank you, Chair Bustamante. On behalf of Manager Shaffer I'm pleased to present the next two items on the agenda. First we'll recognize employees who are recognizing significant milestones with the County, as well as welcome the new hires who joined our team during the month of March.

In terms of significant anniversaries, we have two employees who are recognizing five years of continuous service with the County. They are Laura Chavez from the Administration Division of the Housing Authority, and Rosa Vigil in the Sheriff's Office

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Administration. Recognizing ten years of service with the County are Sean Depalma with the Public Works Department, and Joseph Lujan with the Sheriff's Office/Administration Section. We thank these individuals for their service and dedication to Santa Fe County.

CHAIR BUSTAMANTE: Thank you. Thank you very much.

MS. SMITH: During the month of March we're pleased to welcome 16 new employees to the County team. We have new hires from the Corrections Department: Gilmore Oben, the County Manager's Officer Alissa Byrne, HR Administration Senior. Also in the County Manager's Office, Systems Analyst Rashaun Smith. In our CSD, Community Services Department, are Miriam Gonzalez and Tyler Riemann.

In the Manager's, we welcome GIS analyst William Buckler. Development Review Specialist Michael Quintana, and administration assistant Marla Wittmer. In the Public Works Department we welcome Ashley Sisneros as the real property specialist, Manuel Mora as the vehicle mechanic lead. In Community Development, Senior Planner, Anne Wodarczyk. In the County Assessor's Office, Assessment Specialist II Carlos Casias. The County Clerk's Office welcomes two new employees: Margaret Gillett and Christian Rodriguez Pena. We have a new volunteer firefighter, Robert Rodriguez and in the RECC, we're welcoming an Emergency Communications Specialist II, Eugenia Wallace.

I would also note that in the month of March and into April we had seven hires in the Clerk's Office that were temporary employees that were hired just for the month to perform special election duties. So we welcome all these employees to Santa Fe County.

CHAIR BUSTAMANTE: Thank you. Welcome all of you to Santa Fe County. The work that you have ahead of you is a privilege and quite an honor to serve the people of Santa Fe. So we're so grateful for your presence and the opportunity to work with you.

**1. I. Employee of the Quarter, 1<sup>st</sup> Quarter 2025 Award**

MS. SMITH: So then we move on to announce the nominations for the Employee of the Quarter for the 1<sup>st</sup> quarter of 2025. I'd like to note that this is probably a record. We have ten employees who were nominated across the County this quarter. I'm not sure if it's a record but it's impressive. As the Manager does, I'll read a brief description of why the different employees were nominated, and then we'll announce who this quarter is awarded to and we can take a picture with the Board and the nominees at the end if possible. As I read the nominees' names I ask that you come join us up front and receive your certificate. So our first nominee is Emma Felt with the County Manager's Office, Department Administrator. Emma has voluntarily and exceptionally stepped up to provide invaluable administrative support to the newly established Office of Emergency Management under the County Manager's Office. Her outstanding work ethic, professionalism, and dedication have significantly contributed to the success and impact of OEM on the residents of Santa Fe County. From managing finances and procurement processes to coordinating travel and logistics, Emma consistently goes above and beyond, demonstrating competence, reliability, and a commitment to excellence in everything she does. So congratulations, Emily.

CHAIR BUSTAMANTE: We'll all applaud for them when they're all up here, okay? So get ready.

MS. SMITH: Next nominee is Justin E. Martinez. He's with our Public Works Department, Utilities Operations Foreman. Justin consistently goes above and beyond to support the team, demonstrating a positive attitude and a strong commitment to completing work accurately and efficiently. He communicates clearly and directly, always willing to answer questions and provide guidance on job tasks. His support has been instrumental in helping colleagues advance in their roles, including assisting with study efforts for Level 1 Water certification and facilitating access to OSHA 10 and OSHA 30 training. Justin E. Martinez.

CHAIR BUSTAMANTE: Justin, if you can please come forward. We have Justin Greene who's going to play the role of Justin Martinez.

MS. SMITH: Our next nominee is Maricela Martinez. She is the Administrative Services Director for Public Safety. Since becoming Operations Manager and quickly advancing to Director, Maricela has provided vital guidance in budgeting, interdepartmental collaboration, and process development. Maricela goes above and beyond her role, assisting departments such as RECC, Fire, Corrections, and the Sheriff's Office, all while effectively managing her own team. Her tireless work ethic, ability to handle complex projects, and inclusive, and solution-driven approach have made a lasting impact on County operations and those she works with. Congratulations.

CHAIR BUSTAMANTE: Thank you, Maricela.

MS. SMITH: Next up from our Legal Division we have Tyler Dominguez, administrative assistant. Tyler is a dependable and knowledgeable colleague whose collaborative and supportive approach has been instrumental across multiple departments and initiatives. He plays a key role in guiding staff through procurement processes, while also contributing significantly to budgetary and purchasing efforts. His work was especially critical in launching a FY25 pilot project, where his responsiveness and expertise helped ensure a smooth start. Tyler's contributions have laid a strong foundation for the County's new records management initiatives.

CHAIR BUSTAMANTE: Thank you, Tyler.

MS. SMITH: Next up is Eric Lucero. Eric is the Fleet Services Manager in the Fire Department. Eric Lucero brings over 24 years of fleet management experience, playing a vital role in enhancing the effectiveness and efficiency of the fire department through the development and implementation of key programs. He manages over 200 emergency and administrative vehicles, ensuring they are properly maintained and ready for response. His leadership, technical knowledge, and dedication have earned him widespread respect, as he consistently supports regional and district personnel, even outside of regular hours. His efforts have significantly strengthened the department's operational readiness and service to the community.

Next up is Jason Crichton. He is a Project Manager I in Public Safety/Fire. Jason has been instrumental in improving fire department facilities through his strong communication, dedication, and proactive approach to project management. He has streamlined processes for both ongoing and overdue projects, ensuring clear updates, timely follow-ups, and collaboration with all affected parties. His respect for the fire stations as second homes for crews is evident in his attention to health, safety, and

livability. Jason's experience, problem-solving skills, and commitment have significantly enhanced the reliability and operational readiness of Santa Fe County fire stations.

We have Brandon Delgado. He is a construction inspector in our Public Works Department. Brandon brings exceptional knowledge, initiative, and dedication to the Projects Division, often taking on responsibilities that exceed those of a typical Project Manager. His strong grasp of ongoing projects, attention to detail, and ability to recall key information have made him an invaluable asset to the team. Since joining last year, he has contributed significantly to numerous projects, such as the Santa Fe River Greenway Trail, Arroyo Hondo Trail, and El Rancho Community Center upgrades—while empowering his peers through his work ethic and leadership.

Then we have Greg Lucero. Greg Lucero is an electrician in the Public Works Department. Greg plays a critical role in maintaining and improving electrical systems across County facilities and fire stations. He responds to a wide range of issues, including power outages, broken lights, and cord reel repairs, helping ensure safety and operational continuity. Greg takes initiative to conserve County resources, such as sourcing and installing new lighting at the Judicial Complex to avoid contractor costs, while also improving energy efficiency and nighttime visibility through upgraded exterior lighting.

Next is Sarah Rodriguez. Sarah is the Department Administrator in our Public Works Department. Sarah consistently goes above and beyond in her role, demonstrating exceptional commitment, reliability, and a positive attitude. She is always willing to pause her own work to assist with funding questions, procurement processes, and budget preparations, offering prompt and accurate support to the Projects team and Public Works staff. Her strong communication skills, proactive problem-solving, and cheerful professionalism make her an invaluable team player and a key contributor to the department's success.

Last but not least, Bianca Bailon. She's a cook in CSD. Bianca has made a remarkable impact in just a little over a year of employment, significantly increasing meal participation at both the Santa Cruz and Chimayo senior centers. Her reliability, timeliness with food orders, and consistently high performance have earned her the respect of both staff and seniors alike. So much so, new cooks are sent to train with her, and seniors express strong praise and even compete to have her as their center's cook.

CHAIR BUSTAMANTE: Thank you, Sarah.

MS. SMITH: Can we just acknowledge them with a bit round of applause for all the nominees.

CHAIR BUSTAMANTE: Do we have any comments from the Commissioners? I would like to just start by thanking you all for your excellent work. I think it speaks volumes for the staff that we have and I look at all of you and just am so proud for everything that you've done and the recognition that you've achieved. Commissioner Greene.

COMMISSIONER GREENE: Thank you, Madam Chair. Same accolades here. I've gotten to meet a few of you over the years and some of you just about a week ago up in Chimayo. I'm sorry that Bianca isn't here. I've gotten to eat her food; it's fabulous and it became controversial because when we were talking about working in collaboration with Rio Arriba County, the seniors up in Chimayo said they refused to go eat at Chimayo's center because Bianca's food was really fabulous, and it is. Anyway,

guys, thank you very much. Congratulations. You all deserve this honor and thank you for your leadership above you who put you forward to this and to recognize you as all part of building a great team here. Thank you, guys.

CHAIR BUSTAMANTE: Thank you. Commissioner Hughes.

COMMISSIONER HUGHES: Yes, I'd like to thank you all for your effort. It truly makes the County – and the two of you that I met, I really appreciate you being here every day. So thank you so much for your work.

CHAIR BUSTAMANTE: Thank you, Commissioner. Commissioner Johnson.

COMMISSIONER JOHNSON: Briefly, thank you all for your service. It's essential to making the County as great as it is. So I reiterate everyone's applause and I'm really grateful for it.

CHAIR BUSTAMANTE: Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Yes. Felicidades. True public servants and role models. You're all winners. Thank you.

CHAIR BUSTAMANTE: Thank you. Shall we take a picture with the group?

MS. SMITH: I can announce the winner.

CHAIR BUSTAMANTE: Yes, if you would like. Yes.

MS. SMITH: They're all deserving.

CHAIR BUSTAMANTE: Very good. They are all deserving of this..

MS. SMITH: The Santa Fe County Employee of the Quarter award for the first quarter of 2025 is awarded to – drum roll please – Jason Crichton.

CHAIR BUSTAMANTE: Thank you. Okay. Let's take a picture.

[Photographs were taken.]

**2. Approval of Meeting Minutes**

**A. Request Approval of March 25, 2025 Board of County Commissioners Meeting Minutes**

CHAIR BUSTAMANTE: If we have any comments, changes, or a motion to approve.

COMMISSIONER JOHNSON: Move to approve the March 25, 2025 meeting minutes.

CHAIR BUSTAMANTE: We have a motion to approve by Commissioner Johnson. Do we have a second?

COMMISSIONER HUGHES: Second.

CHAIR BUSTAMANTE: Second by Commissioner Hughes.

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

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**2. B. Request Approval of April 8, 2025 Board of County Commissioners Meeting Minutes**

COMMISSIONER JOHNSON: Move to approve the April 8, 2025 Board of County Commissioners meeting minutes.

CHAIR BUSTAMANTE: We have a motion to approve by Commissioner Johnson. Do we have a second?

COMMISSIONER HUGHES: Second.

CHAIR BUSTAMANTE: Second by Commissioner Hughes.

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

**3. Consideration Proclamations, Resolutions, and/or Recognitions**

None were brought forward.

**4. Consent Agenda**

- A. PREVIOUS ITEM A MOVED TO MISC. ACTION ITEMS
- B. **Final Order for Case No. 24-5160. Las Campanas Residential Holdings, LLC, Applicant, JenkinsGavin, Agent, Requested Approval of a Type 3 Major Subdivision to Create a 13-Lot Residential Subdivision. The Property is Zoned as Residential Estate (RES-E), Which Allows for One Residential Unit per 2.5 Acres. The Property is Located at 7 & 11 Calle Monte Vista Just Off Caja del Rio Road, SDA-2, Parcel ID Nos. 99309411 & 99309412 (Commission District 2) (Growth Management Department/Kenneth Quintana, Case Manager) (APPROVED 5-0)**
- C. **Request Approval of Commissioner Justin S. Greene's Tuition and Travel Expenses for the Leadership New Mexico Core Program, September 2025-June 2026 (Commissioner Justin S. Greene)**
- D. **Resolution No. 2025-045, a Resolution Approving Grant SAP 24-I2454-GF for the Agua Fria Sewer System Improvement Project, Designating an Official Representative, Alternate Official Representative, Designated Agent and Notice of Obligations Contact for Grant SAP 24-I2454-GF, Authorizing the Chair of the Santa Fe County Board of County Commissioners, Camilla Bustamante, to Sign Grant Agreement SAP 24-I2454-GF, and Rescinding and Replacing Resolution No. 2025-017 (Finance Division/Yvonne S. Herrera)**
- E. **Request (1) Approval of Amendment No. 8 to Agreement No. 2017-0196-ASD/KE with Iron Mountain Information Management, LLC to Provide Archival Services, Extending the Term for an Additional Year and Increasing Compensation by \$85,000 for a Total Contract Sum of \$599,500, Inclusive of NM GRT; and (2) Delegation of**

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**Authority to the County Manager to Sign the Purchase Order(s)  
(County Attorney's Office/Rachel Brown and Purchasing Division/Bill Taylor)**

- F. Request Approval of Agreement No. 2025-0291-CMO Between Santa Fe County and the Northern Rio Grande National Heritage Area, Inc. in the Amount of \$20,000, Inclusive of NM GRT, for Legal, Bookkeeping, and Auditing Services Necessary for NRGNHA to Discharge Its Responsibilities as the Management Entity of the Heritage Area (County Manager's Office/Sara Smith and Purchasing Division/Bill Taylor)**

CHAIR BUSTAMANTE: Do we have a motion to approve or a removal to discuss any of the items under the Consent Agenda.

COMMISSIONER JOHNSON: Move to approve the Consent Agenda.

COMMISSIONER GREENE: I'll second it.

CHAIR BUSTAMANTE: We have a motion to approve the Consent Agenda as provided by Commissioner Johnson. The second is by Commissioner Greene.

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

[Deputy Clerk Wilson provided the resolution numbers throughout the meeting.]

**5. Appointments/Reappointments**

- A. Request Appointment of Members to the Transportation Advisory Committee (TAC)**

CHAIR BUSTAMANTE: We'll hear from Brett and Marvelous. We're looking forward to hearing from you.

MARVELOUS ECHENG (Community Planner): Good afternoon, Madam Chair, Commissioners. My name is Marvelous Echeng. I'm the Santa Fe County Community Planner. This item before you for appointments to the Transportation Advisory Committee for districts 2, 3, and 4. So the staff is requesting appointment of three members to serve on the Transportation Advisory Committee, the TAC. These members will serve a three-year term through April 2028 and represent districts 2, 3 and 4 respectively.

The Santa Fe County Resolution No. 2025-13 establishes the TAC Committee to provide input on transportation-related matters including planning, operations and maintenance policies developed by the Planning Division and the Public Works Department. Per the resolution the TAC consists of 13 members appointed by the Board of County Commissioners (BCC) and meets quarterly. To improve quorum achievement and promote county-wide representation, the BCC adopted Resolution No. 2023-089, which revised the committee structure to include two members from each Commission district and three at-large members. Additionally, the resolution extended the membership term limit from two to a maximum of four three-year terms, allowing for continued participation by experienced and engaged members.

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The list of current TAC members include their area of representation and term expiration date which are shown below. So for District 1 we have Ms. Christine Chavarria as the vice chair with her term from October 2024 to 2027; Mr. Gillis Lang, with his term of October of 2023 to 2026. And for District 2 we have Mr. Timothy O'Malley and his term is March 2024 to March 2027, and then we have a vacancy also in District 2.

For District 3 we have a vacancy as well and the second seating which was given to Mr. Ruben Cedeno. For District 4 we have a TAC member, Mr. Bill Miller with his term of October of 2023 to October of 2026. And we have a vacancy as well in District 4.

For District 5 we have Mr. Daniel Painter with his term of October 2023 to October of 2026, and Mr. Phil Rowe with the same term. And finally, we have the at-large members, Mr. John Nitzel as the main chair of the TAC Committee, Mr. Jim Murphy, and Mr. Jack Sullivan, with the same terms from October 2023 to October 2026.

So there are currently three vacancies on the TAC, one in District 2, one in District 3 and one in District 4. In February 2025 the Planning Division issued a press release seeking letters of interest and résumés from interested in County constituents residing in Commission districts 2, 3, and 4 to serve on the TAC. Staff received seven letters of interest and résumés from the following applicants: From District 2 we have Mr. Charles Harrison. From District 3 we have Mr. Donald Pearson, and Ms. Risana Zaxus. From District 4 we have Dr. Abby Train, Ms. Peggy Fino, Johnson Samuel and Mr. Grant Alexander.

So the staff is submitting the candidates résumés and letters of interest for BCC consideration of appointments to the TAC. They are included as Exhibit A. And so the recommended action is that the staff recommends the following appointments to the TAC, of District 2 for Mr. Charles Harrison. In District 3 in favor of Ms. Risana Zaxus, and District 4 in favor of Mr. Grant Alexander. And finally, these are the exhibits provided below to indicate the applicants' letters of interest and résumés. It also indicates the Resolution No. 2013-089 with the Exhibits B and C, and lastly the TAC membership roster. Thank you.

CHAIR BUSTAMANTE: Thank you. Any comments, Brett?

BRETT CLAVIO (Planning Manager): Madam Chair, we stand for any questions.

CHAIR BUSTAMANTE: Do we have any questions for Marvelous or Brett? Commissioner Johnson.

COMMISSIONER JOHNSON: Thanks. Thanks, Marvelous. Thanks, Brett. I was pleased to see the four very distinguished and qualified applicants for District 4 and having reviewed all those applications I think Mr. Grant Alexander will be an excellent addition but I want to thank the other applicants for applying. It's great to see so many qualified applicants in District 4.

CHAIR BUSTAMANTE: I would move to approve Grant Alexander as the TAC member from District 4.

CHAIR BUSTAMANTE: Do we have a second?

COMMISSIONER GREENE: I'll second that.

CHAIR BUSTAMANTE: Second by Commissioner Greene.

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

CHAIR BUSTAMANTE: Next we would have either District 2 or District 3. I'll go ahead unless you would like to go, Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: I'll follow you, Chair. Thank you.

CHAIR BUSTAMANTE: For District 2 I too reviewed two extremely qualified applicants for this opportunity and recognizing that these are volunteers who bring skill sets that we're really grateful to have working on our transportation group. But I would like to also move forward with the staff's recommendation for Risana Zaxus for District 2. So I'll motion to approve District 3 TAC member Risana Zaxus.

COMMISSIONER JOHNSON: Second.

CHAIR BUSTAMANTE: Second by Commissioner Johnson.

COMMISSIONER GREENE: Discussion please.

CHAIR BUSTAMANTE: Discussion, Commissioner Greene.

COMMISSIONER GREENE: Thank you, Madam Chair. I know R.D. and she'd probably be fabulous for this but she acknowledged a significant amount of time out of the area, and even though it's a quarterly meeting part of the job is to be on the ground and to be a representative of the community, knowing all the issues of transportation and so on. So I'm wondering if you were able to discuss with her how much time she's out of town or how much of a resident she is at this point.

CHAIR BUSTAMANTE: She didn't feel that it was going to affect her ability to serve on the committee and I had the same question. So she really indicated that she wanted to and felt that she could still serve in this capacity.

COMMISSIONER GREENE: Okay.

CHAIR BUSTAMANTE: So that was discussion.

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

CHAIR BUSTAMANTE: For District 2, Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Yes, thank you, Chair. I'll make a motion to have Mr. Charles Harrison for the TAC for District 2.

CHAIR BUSTAMANTE: And I second. Discussion?

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

MR. CLAVIO: Thank you, Commissioner Bustamante. I just also wanted to recognize our County Manager's Office for soliciting this press release. It was very successful so I want to thank Olivia in particular and Mr. Fresquez as well. Thank you so much.

CHAIR BUSTAMANTE: Thank you.

MR. ECHENG: Thank you, Madam Chair. Thank you, Commissioners.

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**6. Miscellaneous Action Items**

**A. Resolution No. 2025-046, a Resolution to Establish a Community Organization for the La Cañada de Los Alamos Community**

CHAIR BUSTAMANTE: Thank you, Nate Crail.

NATE CRAIL (Planner): Good afternoon, Madam Chair and County Commissioners. I'm here today to request approval of a resolution to recognize the Cañada de los Alamos Community Association as the a community organization under the SLDC, as well as in your packets I've included the exhibits including the subject resolution, the application packet and also the proposed boundary map. I'm also joined by several association members who are in attendance in this room this afternoon. I think they would like to have a few comments after I'm done speaking as well.

So just to kind of step back in terms of background of what a community organization is. So a community organization is a new or pre-existing association or organization that is recognized by resolution of the Board to represent a specific geographical area. If recognized by the Board a CO, or a community organization is granted a range of eight different rights and responsibilities, and the most notable of them include the right to receive notice and provide written recommendations for any discretionary development application pending within their community.

Another right is what we call legal standing at the quasi-judicial hearings for such discretionary applications. And another notable right includes the right to participate in our ICIP and CIP processes.

And so some back ground for Cañada de los Alamos. Cañada de los Alamos is a small traditional community of approximately 420 residents in Commission District 4 and a key milestone in this effort has been supporting the community members in the formation of this new community association. As outlined in their topics of interest, their Exhibit B, they've established the following goals for their association which include to preserve and protect the rural residential environment of their community; to monitor the progressive development of their community to ensure that this development is orderly and consistent with the character of the area and conforms to applicable County plans; and finally to represent the common interests of property owners and residents in the community in matters including public services, utilities, as well as general welfare.

Unlike our existing eight community organizations, Cañada de los Alamos is not currently a community planning area, so for example the Tesuque Valley Community Association CO represents the Tesuque Valley Community Planning Area. And so because there is not currently a community planning area for this community, we've decided that the proposed boundaries should follow the US Census Bureau's census designated place boundaries, which is Exhibit C in the exhibits. This approach, by using this boundary, this approach staff and the community to consistently utilize census data for planning studies and project development efforts down the road.

So after a thorough review of all their application documents, staff have determined that their application to become a CO meets all the requirements outline in the SLDC and therefore recommend approval of the application. And I stand for any questions and after questions I think the community members would like to speak as well.

CHAIR BUSTAMANTE: Nate, I would like to ask you, I'm amenable to have either Ms. Cook or Ms. Blanco, and that way the two of you would be available for any questions at this time and that way we can make a judgment after that. Is that okay with the applicants? Okay, so if you can choose either Ms. Cook or Ms. Blanco from the leadership of the organization. If you have any additional information that you'd like to provide and then we may have questions for you.

MARTHA COOK: Okay, I want to thank the Commissioners for reviewing our resolution, in particular Commissioner Johnson for meeting with us and I wanted to thank Dee for kind of leading the charge and giving everybody behind her some courage to organize this resolution on our behalf and on behalf of the village. I think I want to primarily – we are a wildland-urban interface and with that in mind we're vulnerable in terms of wildfires especially considering the lack of personnel from the Forest Service. We are really welcoming collaboration with the County and Commission District 4.

I've hiked the Arroyo Hondo headwaters which have been targeted by mountain bike people who built trails in that area and that probably was the origin of us writing this application to the County. We hiked the area with John Sanchez, who is the Santa Fe National Forest Supervisor and Amina Sena, a district ranger. I've hiked the area with members of the Open Spaces Committee of the County. We all have concerns about the Arroyo Hondo headwaters and the overuse by mountain bikes in particular. But I also want to be sure to mention that Nate Crail and Sam Joseph have been a big help to us from the Planning Council and in addition, Brett Clavio.

For people who don't live close to Santa Fe, we are nine miles from the plaza. If you follow the Old Santa Fe Trail for nine miles you will arrive at Cañada de los Alamos. It's a little higher elevation. There's a forest access road there that's within the census boundary of the village. So we have lots of asks of the County but I appreciate you guys considering this resolution today.

CHAIR BUSTAMANTE: Thank you. Do we have any questions of either Nate or Ms. Cook?  
Commissioner Johnson.

COMMISSIONER JOHNSON: Thank you, Chair Bustamante. Thank you, Nate. Thank you, Martha. Thanks to Dee. Thanks to all the members of this community organization. As Martha indicated I have met with them. They're very well organized and they have a clear understanding of their community's needs and I think this is a very useful application as was mentioned by Ms. Cook. The Forest Service abuts the Cañada de los Alamos area and there are some issues with use and access because all traffic goes through the community and directly into the village at Cañada Village Road, there's some speeding issues as well. With the creation of this CO it will give us on the Commission and us as staff in the County an understanding of who to work with.

I met with Mr. Sanchez of the Forest Service who this year will provide us with an opportunity to have an identifiable organization to enact negotiation. As was mentioned, there are issues with the development of some bike trails in that area that was done without the consultation with this community. We need to make sure that that sort of activity is done in coordination with neighbors, and so I applaud your efforts and I look forward to working with you as a community organization. Thank you.

MS. COOK: Thank you.

CHAIR BUSTAMANTE: Thank you. Additional questions.  
Commissioner Greene.

COMMISSIONER GREENE: Thank you very much. I do like the community organization structure for small communities. It gives us a good partner but understand there are some responsibilities to it, right? You have to – there's administrative things that you need to do to make sure that you contact all of your community. And having worked with a few community organizations it can be a little bit of a lift. So be prepared to do that. I'm sure you're capable of it. It's just making sure that you're capable of it and that you have a succession plan for the people that come after you, because this is something that lives on long beyond you, most likely.

And so I'm in support of this. I hope we can work with you to help on the traffic and road issues and the access. I hope you actually support access for the greater Santa Fe County because advocating for cutting off access is not really the mission. It shouldn't be only your backyard. It should be all of our backyard, but we should work with you to find ways to improve it, to make sure that there's adequate roads and parking and all the right things in there. But I'm sure you can work on that. And good job, Nate. Thank you.

CHAIR BUSTAMANTE: Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: [poor audio] Thank you. Thank you, Chair. I commend your coming together and putting this application together. Community organizations are – and really encourage the CO to connect with other organizations. We need a community of COs. This is critical – and building capacity for sustainable development and other concerns. So thank you.

CHAIR BUSTAMANTE: Thank you. I too find community organizations to be quite important, especially in helping the big picture and ensuring that the County is in service to our community from the community's perspective. I have to ask: how many people reside in this boundary.

MS. COOK: 423.

MR. CRAIN: Madam Chair, 421 as of the 2020 census, approximately.

CHAIR BUSTAMANTE: Thank you. And it doesn't call for, and I don't recall seeing, a requirement to get any type of majority interest of the community. So what diligence was taken to ensure that the people living within that boundary would have an interest in this formation? And there isn't a requirement in the ordinance that creates this but I'm just curious as to how you were sure that this boundary would include people who wanted to be in it.

MR. CRAIN: Madam Chair, at a certain point it was kind of just to use the existing boundary that the Census made instead of trying to go parcel by parcel figuring out a boundary. This was a general boundary for the Cañada de los Alamos community. As you stated, the ordinance does not require a majority vote or anything of the constituents in that community but is more just like as a new association, having them make sure they have a good faith effort in canvassing the community and making all the community members aware of different efforts that they're undergoing.

CHAIR BUSTAMANTE: Thank you. And then La Cañada de los Alamos is a Spanish word so it kind of only lends to seeing things in Spanish, and I have to acronym you want? And I'm not saying it to have three-year old humor, but I'm reluctant

to say the LCACA is the name of your organization, because as a Spanish speaking community and a Spanish word your acronym is La caca. And I apologize sincerely and I really hesitated to bring this up but I think there's some room to really be considerate of the language that you're working with.

MS. COOK: I appreciate what you said and I did consider dropping "La" and then it would be caca. So I added –

CHAIR BUSTAMANTE: Maybe adding the D in place of the first A.

MS. COOK: Whenever people refer to Cañada it's generally La Cañada. The origin of the village is Spanish and it's totally recognized by people who live there. So the acronym would be LCACA.

CHAIR BUSTAMANTE: Okay. I would just for the record say LCDCA won't have people wondering what people are thinking back in the 2000s but we respect your self-identification if you will. Do we have any – Commissioner Johnson.

COMMISSIONER JOHNSON: Move to approve the resolution to establish a community organization for the La Cañada de los Alamos community.

COMMISSIONER HUGHES: Second.

CHAIR BUSTAMANTE: We have a motion by Commissioner Johnson and a second by Commissioner Hughes.

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

- 6. B. Request (1) Approval of Amendment No. 7 to Agreement No. 2021-0020-PW with the Rocky Mountain Youth Corps, Increasing Compensation by \$36,166.57 for a Total Contract Sum of \$255,704.95, Inclusive of NM GRT, to Provide Resource Management Services on County Open Space Properties; and (2) Delegation of Authority to the County Manager to Sign the Purchase Order(s)**

ADELINE MURTHY (Open Space and Trails): Good afternoon, Chair Bustamante, Commissioners. I'm joined by Bill Taylor, the Procurement Manager. The Growth Management Department is seeking approval of amendment 7 to agreement #2021-20-PW with the Rocky Mountain Youth Corps to continue to provide resource management services on County Open Space properties. These services carried out by Youth Corps support the conservation of our natural resources at Little Tesuque Creek in Los Potreros open space, That's what this amendment is for. They have also worked at the Ortiz Mountains open space.

In December 2020 Rocky Mountain Youth Corps was awarded a contract to provide resource management using youth crews on these open space properties, and they've played a key role in implementing management plans across several sites, including the open spaces that I mentioned. So work completed by the Rocky Mountain Youth Corps has included removal of invasive plant species, installation of wildlife-friendly fencing and also the removal of legacy fencing that's no longer needed, construction of erosion control structures in watershed areas, forest-thinning and slash management, riparian restoration and also more recently some trail maintenance.

Partnering with the Rocky Mountain Youth Corps not only supports the County's

conservation goals but also contributes to workforce development in the outdoor recreation and ecological restoration sectors. Although the Rocky Mountain Youth Corps works with many different project partners across New Mexico youth crew members have consistently expressed that their work here in Santa Fe County has been some of the most rewarding and best learning experiences for them.

Amendment numbers 1 through 6 increased the contract compensation and extended the term through December 23<sup>rd</sup> of this year, and staff recommends continuing the successful partnership with Rocky Mountain Youth Corps. Pursuant to Resolution 2024-143 a proposed increase in the contract compensation requires approval by the Board of County Commissioners. Staff recommends approval of amendment #7 to increase the compensation by \$36,166.57 for a total contract sum of \$255,704.95, inclusive of NMGRS and to delegate authority to the County Manager to sign the purchase orders. Thank you and we stand for questions.

CHAIR BUSTAMANTE: Do we have any questions for Adeline or Bill Taylor? Commissioner Greene.

COMMISSIONER GREENE: Thank you, Madam Chair. Thank you, Adeline. Thank you, Bill. I really love the work that they've done over the years and I look forward to these two projects up in District 1. Somebody told me that there was discussion of them doing some improvements to rebuild the trails in Rio en Medio. Is that just not a part of this and maybe that's coming soon, or was that – not in this room but somebody told me that there was that project somewhere.

MS. MURTHY: Chair Bustamante, Commissioner Greene, they will not be doing any work in Rio en Medio. That trail is actually owned by the US Forest Service. So the US Forest Service is hiring them, yes, to do work on that trail that will go through the County open space but not the County.

COMMISSIONER GREENE: Okay. Thank you for clarifying that. They're busy and doing great work, so thank you.

CHAIR BUSTAMANTE: I'll ask that you mute the microphone so that when Commissioner Cacari Stone speaks I understand that it creates some feedback here. If you could just turn it off and on between. Additional questions? Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: No questions.

CHAIR BUSTAMANTE: No questions?

COMMISSIONER GREENE: I will make a motion to support this.

COMMISSIONER HUGHES: Second.

COMMISSIONER GREENE: Thank you. I will make a motion to approve of amendment No. 7 to Agreement No. 2021-0020-PW with the Rocky Mountain Youth Corps, increasing the compensation by \$36,166.57 for a total contract sum of \$255,704.95, inclusive of NM GRT, and delegating authority to the County Manager to sign everything to get this done.

CHAIR BUSTAMANTE: We have a motion by Commissioner Greene. I understand we have a second by Commissioner Hughes.

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

**6. C. Request (1) Approval of Agreement No. 2025-0161-PW/TS with Meridian Contracting Inc. in the Amount of \$3,998,907, Exclusive of NM GRT for the Construction of Arroyo Hondo Trail Segments 2 and 3; and (2) the Delegation of Signature Authority to the County Manager to Sign the Purchase Order**

CHAIR BUSTAMANTE: And we have before us Robert Walton.

ROBERT WALTON (Public Works): Thank you, Madam Chair. I'm the project manager for Public Works. I'm here on behalf of the Arroyo Hondo Trail segments 2 and 3. We're requesting approval for agreements number 2025-0161 with Meridian Contracting in the amount of \$3,998,907, exclusive of NMGR. And this is for the construction of the two segments which are Arroyo Hondo segments 2 and 3. The project was bid in February and the bid was awarded in March.

A little bit of context for the trail: The Arroyo Hondo Trail System is a system that connects 599 and the Rail Runner station to the Santa Fe Community College. It's a multi-modal use trail. There's been a lot of hands involved in this project in getting it thus far. This will be the last thing to get it across the finish line. I know Commissioner Hughes actually joined us at one point in time to request signatures for the condemnation of the property out there. We were here in December securing construction management services so that has been taken care of. This project has federal funds tied to it so a lot of oversight for the reimbursement of those funds.

Arroyo Hondo is a district trail in the Community College District Plan and part of the Santa Fe County Open Space, Trails and Parks strategic plan, and it connects a lot of residential areas, commercial centers and open space. So the trail itself has kind of taken a great effort of teamwork to get it this far. This is the last piece, securing the PO for this vendor of the winning bid.

CHAIR BUSTAMANTE: Okay. Do we have any questions?  
Commissioner Hughes.

COMMISSIONER HUGHES: Yes, this is a great project and I'm glad it's moving forward. I wonder if you have heard from people who say there's raw sewage running next to the trail, which could be, and they're very concerned about that. Have you heard anything about that?

MR. WALTON: Madam Chair, Commissioner Hughes, I've heard nothing yet. I'm aware of [inaudible] out there currently but I'm heard nothing from constituents.

COMMISSIONER HUGHES: I've only heard from constituents complaining about the smell. So we ought to look into that somehow. I know the New Mexico Environment Department would give them the best response since they regulate effluent but it seems concerning.

MR. WALTON: Absolutely.

CHAIR BUSTAMANTE: Thank you, Commissioner Hughes. Additional comments, questions? Commissioner Cacari Stone? Hearing none, do we have a motion to approve the agreement?

COMMISSIONER HUGHES: I move to approve the request for agreement # 2025-0161-PW/TS with Meridian Construction, Incorporated.

COMMISSIONER GREENE: Second.

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CHAIR BUSTAMANTE: We have a motion to approve by Commissioner Hughes, a second by Commissioner Greene.

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

**6. D. Request (1) Approval of Agreement No. 2025-0196-FIN/TS with CliftonLarsonAllen, LLP in the Amount of \$400,000, Exclusive of NM GRT, for a Four-Year Term to Provide Internal Audit Services for Various County Departments and Divisions; and (2) Delegation of Authority to the County Manager to Sign the Purchase Order**

YVONNE HERRERA (Finance Director): Madam Chair, Commissioners, I'm requesting approval of the agreement 2025-196 with CliftonLarsonAllen, CLA for internal audit services for a term of four years at a cost of \$400,000. An RFP was issued to procure the necessary services as the prior internal audit contract had reached the maximum four-year limit for professional services. The evaluation committee reviewed and scored the proposals based on the respondents' introduction, evidence of professional competence, specialized experience, understanding the scope of work, past performance and the proposed cost for the services.

The committee determined CLA as the most qualified and responsive to the County needs. The internal audit will be overseen by the County's Audit Committee with the Finance Division as the liaison. CLA has been the County's internal auditor since 2016 and has established themselves as an experienced and qualified partner in helping improve and find efficiencies in the County's processes. With that, Madam Chair, Bill Taylor, the Procurement Manager and I stand for any questions.

CHAIR BUSTAMANTE: Do we have questions for Yvonne?  
Commissioner Greene.

COMMISSIONER GREENE: Thank you, Yvonne. Thank you, Madam Chair. I serve on the Audit Committee and I think this is a great resource for us to hear about optimizing our internal processes. We frequently hear about the audit, the big audit, right? That's the financial audit that goes to the State Auditor, but this is sort of our internal tool to sort of study different areas of optimization for processes and how we can be a better County. And so I'm in support of this and CliftonLarson is our current auditor in that, if I'm correct. Right? Yes. And so they've been doing a great job at that meeting. So thank you very much for keeping them onboard.

MS. HERRERA: Madam Chair, Commissioner Greene, thank you.

CHAIR BUSTAMANTE: Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: No questions.

COMMISSIONER GREENE: Madam Chair, I'll make a motion.

CHAIR BUSTAMANTE: Commissioner Greene.

COMMISSIONER GREENE: Okay. Thank you. I will make a motion to approve item D, requests for approval of Agreement No. 2025-0196-FIN/TS with CliftonLarsonAllen, LLP in the Amount of \$400,000, exclusive of NM GRT, for a four-year term to provide internal audit services and delegation of authority to the County Manager to sign the purchase order.

COMMISSIONER JOHNSON: I will second.

CHAIR BUSTAMANTE: We have a motion by Commissioner Greene; we have a second by Commissioner Johnson.

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

6. E. **Request (1) Approval of the Purchase of Various Fire Apparatus and Equipment for the Eldorado, Turquoise Trail, Glorieta, and Edgewood Fire Districts Utilizing Various Existing Contracts in the Amount of \$1,850,296.78, Inclusive of NM GRT; and (2) Delegation of Authority to the County Manager to Sign the Purchase Orders and Contracts**

CHAIR BUSTAMANTE: Good afternoon, Chief Black.

JACOB BLACK (Fire Chief): Madam Chair, Commissioners, the Fire Department is here before you seeking the approval to purchase various fire apparatus and equipment to support emergency operations throughout Santa Fe County. The first is a water tanker for the Eldorado Fire District. Second is a breathing air compressor trailer for the Turquoise Trail District to support filling of breathing air cylinders on fire scenes. Third is a fire engine for the Glorieta Fire District. Lastly, the fourth is a new ambulance to serve the southern fire region out of the Edgewood fire station.

Each of these apparatus are at various stages of construction and thus have various delivery times. Additionally, each of these apparatus will be purchased utilizing existing contracts as well as through diverse funding sources which are outlined in the packet material. The Fire Department requests you to approve the purchase of fire apparatus and equipment for the Eldorado, Turquoise Trail, Glorieta and Edgewood fire stations utilizing various existing contracts in the amount of \$1,850,296.78, inclusive of NMGR, and delegate authority to the County Manager to sign the purchase orders and any necessary contracts. And with that I stand before you for any questions.

CHAIR BUSTAMANTE: Do we have any questions for Chief Black?  
Commissioner Cacari Stone?

COMMISSIONER CACARI STONE: No. No questions. Thank you,  
Chair.

CHAIR BUSTAMANTE: Do we have a motion to approve this request?

COMMISSIONER GREENE: I'll make the motion to approve the purchase of various fire apparatus and equipment for the Eldorado, Turquoise Trail, Glorieta and Edgewood fire districts utilizing various existing contracts in the amount of \$1,850,296.78, inclusive of NMGR, and delegation of authority to the County Manager to sign purchase orders and contracts.

CHAIR BUSTAMANTE: Do we have a second?

COMMISSIONER CACARI STONE: I second the motion.

CHAIR BUSTAMANTE: Second by Commissioner Cacari Stone. So we have a motion by Commissioner Greene, second by Commissioner Cacari Stone.

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



**6. F. Request (1) Approval of Change Order No. 3 to Agreement No. 2024-0192-PW/DK with TLC Construction Services to Provide Construction Services for the Aqua Fria Wastewater Infrastructure Phase II Project, Increasing the Compensation by \$320,039.99 for a Total Contract Sum of \$2,059,308.51, Exclusive of NM GRT; and (2) Delegation of Authority to the County Manager to Sign the Purchase Order**

CHAIR BUSTAMANTE: Thank you, Mr. Hart.

MIKE HART (Public Works): Madam Chair, Commissioners, so this project is to increase the funding for a change order #3 for an Agreement 2024-0192 to TLC Construction. This project came about as a result of two projects actually converting together. This is actually a need to extend the sewer system out beyond the scope of the Santa Fe Greenway project so that we can get it installed without having to tear up the road in the future. So this is actually taking a part of the project that would have been part of Phase 5 and moving it forward. So it would be funded through the Agua Fria project and it will be installed in the Santa Fe Greenway project. I stand for any questions.

CHAIR BUSTAMANTE: Do we have any questions for Mr. Hart?  
Commissioner Greene.

COMMISSIONER GREENE: Thank you for working with the Dig Once concept here. That's really appreciated. When it comes to the next time that would have been in that phase, please remind us all up here and people in the public that this was taken out of a future phase and added here in the effort to save money, or maybe not save money but at least keep from damaging work on the Greenway project. Thanks.

CHAIR BUSTAMANTE: Thank you. Any other further questions? No.  
Commissioner Cacari Stone?

COMMISSIONER CACARI STONE: I just want to assure this doesn't take away any resources from the Agua Fria wastewater project.

MR. HART: It does not take away any resources. This work would have occurred in a future phase regardless, so we're just moving that scope forward.

COMMISSIONER CACARI STONE: Okay. Thank you.

CHAIR BUSTAMANTE: Do we have a motion?

COMMISSIONER GREENE: I will make the motion to approve Change Order No. 3 to Agreement No. 2024-0192-PW/DK with TLC Construction Services to provide construction services for the Aqua Fria Wastewater Infrastructure Phase II Project, increasing the compensation by \$320,039.99 for a total contract sum of \$2,059,308.51, exclusive of NM GRT and delegating Authority to the County Manager to sign the purchase order.

CHAIR BUSTAMANTE: We have a motion by Commissioner Greene.

COMMISSIONER HUGHES: Second.

CHAIR BUSTAMANTE: We have a second by Commissioner Hughes.

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

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**6. G. Resolution No. 2025-047, a Resolution Agreeing to Participation in Transportation Project Fund Program Administered by New Mexico Department of Transportation, Project No. LP50065, for the Turquoise Trail Extension**

CHAIR BUSTAMANTE: We have someone other than Yvonne and Alexandra Ladd. What say ye, Mr. Clavio.

MR. CLAVIO: Good afternoon, Commissioner Bustamante and Commissioners. On behalf of the Planning Division and the Finance Division we're requesting to participate in the New Mexico Department of Transportation project fund program. The New Mexico Department of Transportation offered us a grant for a Turquoise Trail extension project which is located on the outskirts of the Community College District along NM 14, also known as the Turquoise Trail

This project is an interesting one in the sense that it's come together rather rapidly with the development of these multi-family housing projects along NM 14. So as these developers were in the early phases of getting their projects reviewed and approved, we agreed to cooperate on providing a multi-modal transportation component to their projects. Currently NM 14 doesn't have any bike or ped trails there, so this would be helpful and because they are multi-family units some people are going to be able to walk or bike to work or school.

And also the Fire Place Road has been identified in the Agua Fria plan of 2006 as being the site of a future multi-use trail. So we basically combined those projects and put them together to extend the Turquoise Trail which you may know currently – it was built as part of the double diamond interchange project that DOT did several years ago. There is actually a multi-use trail that goes under that freeway. Not a lot of people know about it or use so this might actually help to promote that trail. But this extension would link to that and it would actually provide another way of linking the city and the county together, which is a challenge because of that freeway.

And it also would link this residential development to the station, so that those folks can take the train or the bus to where they need to go. It's a really great project and the County was able to get a lot of benefit from our development partners who did the engineering, and then the State of New Mexico has given us the money for construction. So we're really on the hook for just a small amount of money to do this project which has been important to the community for over ten years. And with that I stand for any questions.

CHAIR BUSTAMANTE: Thank you, Brett. So it is my understanding then that this is determination of the Board to approve receipt of grant money.

MR. CLAVIO: That's correct.

CHAIR BUSTAMANTE: That's a hard one. Commissioner Hughes.

COMMISSIONER HUGHES: Yes, I have trouble understanding the map I guess. Is this money for any particular section of the trail or is it for the whole trail in general?

MR. CLAVIO: So this project would be a complete new trail. So currently the Turquoise Trail comes under the freeway and it terminates at Rancho Viejo Boulevard. So if you're a cyclist you don't really have where else to go, but this would

now enable you to cross the street at a traffic controlled intersection and then take your trip on the west side of NM 14 to Fire Place Road and over to the Rail Runner station.

Another benefit of this trail is that it will actually connect with the Arroyo Hondo Trail system that we just spoke about.

COMMISSIONER HUGHES: Yes, that was my next question. Okay.

Thank you.

CHAIR BUSTAMANTE: Commissioner Greene.

COMMISSIONER GREENE: Thank you. Any time we can use other people's money, even if it is other government's money, this is great. If it's a grant opportunity this is fabulous. Thank you for going after this money. I do think that this is a key segment of the trail system down there and this is a great neighborhood for trails and I continuously will say I wish we had this over more of the county so that people could walk and bike and get to the Rail Runner or whatever transportation is near them because I love trails. So thank you very much.

CHAIR BUSTAMANTE: Commissioner Johnson.

COMMISSIONER JOHNSON: Yes, thank you, Madam Chair. Reiterating Commissioner Greene, the connection to the Rail Runner station at 599 is particularly appealing and I think it shows our commitment to establishing those connections in transit area so I applaud this also that it's a grant. Let's do it.

CHAIR BUSTAMANTE: Thank you. Commissioner Cacari Stone?

COMMISSIONER CACARI STONE: No questions and I'm ready to make a motion when we're ready.

CHAIR BUSTAMANTE: Okay. I have a question. Regarding internal resources for the execution of the grant, which is usually the downside of accepting other people's money is there has to be some type of capability to assure that everything's in line and that we're in compliance and that we have the resources necessary to carry out that work.

MS. HERRERA: Madam Chair, the County's portion will come from the set-aside that we budgeted for source capacity. So we do have the funding and as soon as we have an agreement we'll get the budget in place so that the project can then move forward.

CHAIR BUSTAMANTE: Thank you, Yvonne. Does the grant provide money for the management of the grant or is the money just for the project itself? So does it have any administrative support in that grant funding?

MR. CLAVIO: Madam Chair, the money is strictly for construction and my understanding is that our Public Works team has the capacity to oversee this construction.

CHAIR BUSTAMANTE: Okay. Thank you. Thank you. I'm hearing that we have no more questions and a desire to provide a motion. Go ahead, Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Thank you. I make a motion to approve a resolution agreeing to participation in Transportation Project Fund Program administered by New Mexico Department of Transportation, Project No. LP50065, for the Turquoise Trail extension.

COMMISSIONER HUGHES: And I second it.

CHAIR BUSTAMANTE: We have a motion by Commissioner Cacari Stone, a second by Commissioner Hughes.

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

CHAIR BUSTAMANTE: It is actually right in time for our break. We will meet right at 3:45 at which time we will start public comment at 3:45. So we have a ten minute break just shy of that. Let's please be back on time.

[The Commission recessed from 3:40 to 3:47.]

**8. Matters of Public Concern**

CHAIR BUSTAMANTE: I do see in the chambers a number of people, and I'd just like to see a show of hands of people who are here for Matters of Public Concern and who would like to speak. Okay, that's quite a few. And then I have a list of – I don't know – probably 25 people online. That being said, we're going to limit comments to two minutes. Okay? Two minutes. And we will start with those people who are online. Is that okay? Okay. So we will start with – and just so that everyone knows the rules, you have two minutes and we don't provide any feedback. We won't get into discussion. This is just your time to express your concerns to the Board of County Commissioners, and then we'll go to the next individual. Okay? Thank you.

DANIEL FRESQUEZ (Media Specialist): Chair Bustamante, our first online speaker is Chris Mechels.

CHRIS MECHEL (virtually): This is Chris Mechels from Tesuque. Madam Chair and Commissioners, I'm addressing you again about the IPRA problem which is ongoing. I've been trying to get records concerning the November election since November 21<sup>st</sup> and I still have not received what I asked for. I bring this to your attention because it is your responsibility, the Board, not the County Clerk, which you seem to believe. Not the Attorney, who is the records custodian, which you seem to believe. It is your responsibility because you own the records. The Clerk does not, nor does the custodian.

Please look into this. You seem to be ducking out, because if suit is necessary, and it's increasingly looking like it may be because you won't meet your responsibilities, then you, the Board, will be sued. Not the Clerk – can't sue her. Can't sue the Attorney. Can sue you. You're the only ones. So I think maybe you should actually take your responsibilities seriously and actually look at it. Right now, what you've got is the County Clerk is finally, reluctantly admitted that she is subjected to providing documents under IPRA, so we've got some documents.

That's the good news. The bad news, the documents she provided are fraudulent. She presented documents in response to my IPRA request which clearly, on their face, are not responsive and they're referring to some other meeting and documents which I did not request. I went back and tried to correct this and I've been ignored. The Clerk provided fraudulent documents and she and the County Attorney are not responsive to that fact. So again, please look into this. We shouldn't have to sue the Board of County

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Commissioners to see the records that belong to the public. And please wake up. I'll leave it right there. Thank you for your attention. Bye-bye.

CHAIR BUSTAMANTE: Next.

MR. FRESQUEZ: Chair Bustamante, our next speaker is Julie Bennett.

CHAIR BUSTAMANTE: Thank you, Ms. Bennett. Go ahead.

JULIE BENNETT (virtually): Good afternoon. Thank you so much. This is the third time I've addressed this body regarding the TDR program. I was impressed to see how much business was accomplished in the prior meeting. I would like to see if we can elevate the implementation of the TDR program to a higher level. My husband and I are still waiting a determination of the quantity of our water rights, and as I said last time, if there were purchasers ready and willing to buy our TDRs we would not be able to provide them because we have not received determination from the County Attorney about our water rights bonus calculation.

We did receive on April 25<sup>th</sup>, after being promised it on April 10<sup>th</sup>, after waiting for seven months, a wordy, unsigned directive called the water rights documentation information requirements for TDR application. It's a pretty verbose, two-page document that is a little bit overwhelming. We are feeling pretty frustrated about participating in this program and it really would be appreciated by I think the County in general if the Board elevated this process to a level at which there was some comprehensive planning. I would like you to look at some creative options. I know my husband and I are looking at creative options because the County doesn't appear to be a supportive option for us to preserve our land and monetize our property for retirement.

Los Potreritos is a good example of a County purchase that might be another way to look at it. Thank you.

CHAIR BUSTAMANTE: Thank you, Ms. Bennett.

MR. FRESQUEZ: Chair Bustamante, our next speaker is Jack Sullivan.

CHAIR BUSTAMANTE: Thank you, Mr. Sullivan. We're going to have to go back to the next speaker.

MR. FRESQUEZ: Chair Bustamante, the next speaker is Jeanne Dean. She pre-registered but I do not see her on line.

CHAIR BUSTAMANTE: She's in the chambers. Okay. Let's continue with those who have registered online.

JACK SULLIVAN (virtually): This is Jack Sullivan. Thank you, Madam Chair. My wife and I reside at 29 Churchill Road in Santa Fe County. For 17 years, since 2008, the residents of our area who are all on shared wells have attempted to obtain County water service with no success. Then in November of 2023 without any public input or, to the best of our knowledge any Commission discussion or action, a legal ad appeared in the New Mexican saying that Santa Fe County is partnering with two area developers to transfer 5.53 acre-feet of water rights to an exploratory well in Rancho Viejo, less than a mile and a half from Churchill Road, for so-called backup water in the event of a drought.

This of course was an immediate issue for us regarding impairment and drying up of our wells. The wells of Churchill Road are around 300 to 400 feet deep. The Rancho Viejo exploratory well is 1,350 feet deep with a 20-inch casing and was pumped at 300 gallons a minute. The potential impact of that well is obvious. Three hundred gallons a

minute is equivalent to 483 acre-feet per year, which is a far cry from 5.53 acre-feet. It's interesting that in the draft hydrologic study recently released by the County the consultant studied the effects of pumping 450 feet per year and currently the ultimate purpose of this transfer is not for backup water. In fact, the County Utility Department wrote that the additional reason for this transfer, and I quote is, "to satisfy -- Green's obligation to transfer water rights to the existing Oshara development." These are not for a new development.

So we ask the County to please withdraw the transfer application until such time as the residents on Churchill Road are served by County water and that way we will not experience impairment to our wells. Thank you, and I'd be glad to stand for any questions.

CHAIR BUSTAMANTE: Thank you.

MR. FRESQUEZ: Chair Bustamante, there are no other users on line indicating that they'd like to speak.

CHAIR BUSTAMANTE: Okay, we will now have individuals from the chambers. You can line up bring yourselves to the microphone if you would like to speak.

JOSEPH LOEWY: Madam Chair, Commissioners, Manager Shaffer and friends. My name is Joseph Loewy, 6 Monterey Road, Santa Fe. I'm pleased to see you all once again. I'm here today to urge your approval of the resolution proposed by Commissioners Hughes and Johnson for the purchase and conservation of the property known as Bobcat Crossing Ranch, agenda resolution item 6. I.

My neighbors and I live reasonable near this property. We strongly favor the proposal as it extends our existing Rail Trail, supports new trail construction, has magnificent views, and much of the acreage is undeveloped. It affords unblocked wildlife migration and preserves the land from unwanted development.

I've previously served with many of you as a ten-year Housing Authority Board member, and based on my knowledge of affordable housing development I want to address the issue of the potential of a portion of this site to be used for public or other affordable housing. Due to the lack of existing electrical, gas, water and sewer infrastructure, which is extremely costly, lack of public transportation and the distance from major employment opportunities, it's my opinion that this parcel is unsuitable for housing development. Once again, I urge you to approve the resolution which will benefit the residents of the entire county. Thank you.

CHAIR BUSTAMANTE: Thank you.

CHRIS MANN: Madam Chair and members of the Board, I'm Chris Mann, chair of the County's Open Land, Trails and Parks Advisory Committee -- COLTPAC. And this comment I'm making on behalf of myself and committee members Dan Potter and Bryan Bird. We greatly appreciate your consideration of our proposal to the County to acquire the property know as Bobcat Crossing Ranch for the open space portfolio, and strongly support the resolution proposed by Commissioners Hughes and Johnson.

This acquisition presents a rare, timely and tangible opportunity to take decisive action on numerous County resolutions urging the protection and enhancement of natural habitat, wildlife, water, and outdoor recreation. We have some concerns about the staff

memo that was placed in the docket about this resolution. We feel that it's unbalanced in that it discusses only the potential costs associated with acquiring and managing the property and doesn't acknowledge the immense value the property would provide to county residents for recreation and conservation.

We also feel that some of the County's financial assertions in its analysis of the open space potential of the property were it to be developed, to be shaky at best. The high value of this property for conservation and public recreation is precisely because of its large, contiguous, and relatively undisturbed condition at the ex-urban fringe of Santa Fe.

The development plan included in the staff memo would result in large swaths of development at both the eastern and western borders of the property, leaving only a central area of highlands and narrow arroyo strips undisturbed. That development would eliminate the value of the property in viewshed protection, eviscerate its value as a wildlife migratory corridor, and restrict public access. So we urge you to move forward with the purchase for open space without imposing excessive conditions on the purchase. Thank you.

FELICIA PROBERT: Good afternoon, Madam Chair and Commissioners. My name is Felicia Probert, 15 Gaviota Road here in Santa Fe. I'm here today regarding the resolution proposed by Commissioners Hughes and Johnson to purchase and conserve as open space the property known as Bobcat Crossing Ranch as referenced in agenda resolution item 6 I. As a resident of Eldorado and frequent user of the Rail Trail and nearby trail systems and open space I along with my friends and neighbors urge you to approve the purchase and conservation of the Bobcat Crossing Ranch.

This parcel is bordered by the existing Rail Trail to the west which supports new trail construction on the parcel that will leave various existing open spaces and trail systems. Maintaining it as an open space will conserve wildlife and vegetation, provide unblocked wildlife migration routes and protect known cultural resources that are present on the parcel. And given that opportunities to conserve and protect open space that is not otherwise readily suitable for development are increasingly few and far between, I ask that you approve this resolution for the benefit of the residents of Santa Fe County and beyond. Thank you for the opportunity to speak with you today and for your vote in support of the purchase of the Bobcat Crossing Ranch. Thank you.

CHAIR BUSTAMANTE: Thank you.

MAYA CLIFFORD: Good afternoon, Madam Chair. Good afternoon, Commissioners. My name is Maya Clifford. I'm the general manager of the Eldorado Area Water and Sanitation District, and I come before you to share two sentiments of the board. The first is approval of the Bobcat Crossing purchase and protection of that land that the board feels strongly is the right action for not only the residents of Eldorado but the rate payers of the utility. And the second is the CCD P1 well, as mentioned, or I guess otherwise known as the Rancho Viejo well owned by Warren Thompson.

You all saw on November 10, 2020, this piece of paper, which I can distribute after, and basically it shows the importance and the reason why in the Eldorado Area Water and Sanitation District agreement with the County, how important this well was to understand the exploration of the Ancha and the Tesuque and the Santa Fe conglomerate formations. These are super important understanding our groundwater basin that we don't have in this moment, and by exploring this well and understanding it it gives all of us a

better understanding of what our groundwater is doing beneath the surface and how we can understand and preserve it ultimately for aquifer protection. So I'm happy also to provide any information or reports that you may or may not have and also tour the system if you want to in the future. So thank you for your time and attention.

CHAIR BUSTAMANTE: Thank you.

JEANNE DEAN: Good afternoon, Madam Chair and Commissioners. I am Dr. Jeanne Dean. I'm a resident of Santa Fe. I am representing and going on record representing Mr. James Dugan who is an elder of the Chiricahua Apache Tribe. He's also the nephew of the 106-year-old chief. I appreciate, Madam Chair, you recognizing the indigenous people's land and their stewardship.

In representing Mr. Dugan, we had offered a cash purchase of the Bobcat Crossing Ranch, which happens to have the address Apache Plume. Mr. Peter Kempf, who represents Mission Viejo, turned down our cash purchase offer. That was in November of 2023, indicating it was sold. Once that sold property didn't go through I contacted Mr. Peter Kent again. That was prior to October of 2024, Columbus Day weekend, presenting the cash proof of funds, which is funded by a royal family.

Mr. Peter Kempf canceled the following day, after Columbus Day weekend and informed that there was a government entity that was interested in purchasing the land and refused to meet with myself and Mr. Dugan, who is representing and managing the royal family. He has also offered a \$3.5 billion development and infrastructure project. This has happened to Mr. Dugan again when he offered to do the midtown development project, and the City Commissioners, I put on record there, and they went ahead.

So if you decide to vote – I'm sorry Mr. Commissioners Hughes and Johnson if you did not do your due diligence, there was a complaint against Mission Viejo and Peter Kempf with the Real Estate Commission. So if you do decide you'll be entangled in a lawsuit with Mission Viejo, the Real Estate Commission, who did not do the investigation.

CHAIR BUSTAMANTE: Thank you.

JOAN LATTNER: Thank you, Madam Chair, for allowing us to speak. My comments are regarding the transfer of water rights from the State Coach Inn to Rancho Viejo, currently unused exploratory well. For the record, the original application, RG-28789, submitted by Gardner and Associates and Univest/Rancho Viejo on September 19, 2023, signed by Alex Girard and Warren Thompson, developers, is untruthful, with the intent of being deceitful to our community. The application states its purpose for backup or drought reserve in times of operational stoppage of surface water shortage on the Rio Grande.

Protestants have discovered the purpose of opening this well is not only for a backup well for drought purposes but for the purpose of satisfying Gardner Greer's obligation to transfer water rights for the existing Oshara development and new high density building in La Pradera. This information was shared by the former Utilities Director for the County on December 19, 2023, Paul Choman, via email, which I have, where nowhere is it stated in this application of their use. This well is capable of pumping 544.4 acre-feet of water over a ten-year period or all at once.

What do you think will happen to the wells less than a mile or a little more of this from this 1350-foot, 20-inch wide pipe well who will also be affected by this drought?



Do you think? The subdivision, Eldorado is in favor of this transfer, but wait. They have County water. The well users do not. They have nothing to lose. Well owners in the adjacent area do. Thank you for your consideration.

COMMISSIONER GREENE: Ma'am can you state your name for the record please?

MS. LATTNER: Joan, last name is Lattner, resident of Churchill Road.

COMMISSIONER GREENE: Thank you very much.

MICHAEL BARTLETT: Madam Chair, Commissioners, my name is Michael Bartlett. I live at 23 Churchill Road. I've been a resident there and owned my property there for over 25 years and have noticed drastic changes in our water availability over the years and I have grave concerns over the transfer of water rights from the Rancho Viejo well that has been discussed by both my neighbors, Mr. Sullivan as well as Ms. Lattner. So I would just like to urge your vote against that. Thank you.

CHAIR BUSTAMANTE: Thank you.

MELINDA HALL: My name is Melinda Hall. I live at 5 Conestoga Trail in Rancho Viejo. Thank you, Madam Chair and County Commissioners. I would like to say that we moved to Santa Fe six years ago and after about three years, we started to notice a lot of housing developments popping up everywhere, including the county. And we wondered right away, and where's all the water coming from to support this housing? And then we thought, what are the current residents going to do? Are they being considered?

So I am talking about the water rights transfer today. My concerns regarding the proposed water rights transfer is that the over-development in my opinion, in the county, will indeed create a water emergency. It will be a man-made emergency and the backup well will need to be tapped in Rancho Viejo, which will then become a production well. I am worried that this scenario may be what is actually between the developers and County government and what they have in mind all along.

So that's my comment here today. Thank you for hearing that.

CHAIR BUSTAMANTE: Thank you.

RICHARD HALL: Thank you, Madam Chair and Commissioners. I am fortunate enough to be acquainted with the director of the Southwest Climate Hub of the United States Department of Agriculture and I got her to send me a basic outline of the future projections for Santa Fe County water due to the weather and climate changes that are expected in the future. This information is from a variety of sources including peer reviewed research, the Santa Fe Basin study from the Southwest Climate Hub, and the latest national climate assessment.

I have copies of what she sent to me if you are interested. But the projections for Santa Fe County, New Mexico indicate significant changes from both surface water and groundwater resources. Santa Fe Basin study indicates that supplies from the Santa Fe River and San Juan Chama could be significantly reduced necessitating increased reliance on alternative sources such as groundwater that should be carefully preserved. The projections are that there will be a decline in snowpack and stream flow. Studies show a 16 to 28 percent decreased flow in New Mexico's major rivers and this includes the Santa Fe River by mid-century.

As surface water becomes less reliable, dependence on groundwater is expected to

rise, potentially leading to over-extraction and further depletion of the aquifers. The Santa Fe Basin Study recommends aggressive water conservation measures, infrastructure improvements, and a diversification of water sources. I'm just bringing this forward because I would like to urge caution and I would like to urge wisdom in looking at moving forward with tapping our aquifer.

CHAIR BUSTAMANTE: Thank you, Mr. Hall.

ANTONY ASPLAND: Madam Chair, Commissioners, my name is Antony Aspland. I live at 7 West Hondo Vista and I'm concerned about this water issue as well, primarily because of the test well that's been dug and that has the potential of withdrawing 300 gallons a minute of water from our water supply in that area. My well, which is not 1,350 feet deep; it's only 410 feet deep has a reduction in water of 60 percent since 1992. So water use is a big concern. There's map data on the water data website that shows of 21 monitored wells around the Santa Fe area 18 have declined significantly in volume. There is more data available according to the hydrology bureau which shows the water levels are down in wells that are even 1,000 feet deep.

Santa Fe where I live is in the Rio Grande basin and all of the water that comes into the Rio Grande Basin doesn't come from the Rio Grande. Santa Fe's water supply is pumped from the Pojoaque area and other wells. But for us who live in the county where this well is located, all of the water falls from the sky. It doesn't come from the Rio Grande or any other river source. So being able to pump 300 gallons a minute is a significant reduction in our potential water. And with that I thank you for your time.

CHAIR BUSTAMANTE: Thank you,

LISA BURNS: Hi. My name is Lisa Burns. I'm a 36-year resident in the Vista Ocaso neighborhood in the Community College District. I have lived here since before there was a Community College. I'm one of the hundred homes a mile from the 1,350-foot Rancho Viejo exploratory well. Existing wells in my neighborhood are 300 to 500 feet deep. Santa Fe County is struggling to supply water to all of the existing and new subdivisions that are either approved or in the process of being approved.

Using the aquifer as the contingency to allow for more development prior to everyone being able to be hooked up on County water feels a lot like the cart before the horse. What happens when the aquifer goes dry? We are not living within our means for available water resources. New development takes precedence. Why is Santa Fe County partnering with developers? How is the County going to notify well owners that their wells will go dry? Don't existing long-time well owners also have the rights to have water?

The aquifers are all connected so it's likely several hundred homes could potentially lose their water. I appreciate the fact that Eldorado has been able to stop pumping their 19 wells since they have been hooked up to County water. But we are not hooked up to County water. I strongly urge this Board to request a pause for this application to transfer water rights while you consider how many well owners will be impacted. Is there any guarantee that 100 well owners will not be harmed?

KATHERINE BILTON: Good afternoon, Madam Chair and Commissioners. My name is Katherine Bilton. I live at 131 East Chili Line Road in Rancho Viejo. I'm the president of the Santa Fe Gateway Alliance, which is a County registered organization. I speak on the matter of the water rights transfer. We request a

pause in or complete withdrawal of the County from the application pending further study of water availability, aquifer health in these drought conditions, and potential impairment of wells in local neighborhoods. More evidence is needed to determine how public health will be protected. We also question the ethics of the County partnership with these developers whose further construction of future large developments will be facilitated by the transfer. Thank you.

CHAIR BUSTAMANTE: Thank you.

CRISTINA IVERSON: Hello. My name is Cristina Iverson. I live at 52 Churchill Road in Santa Fe County and I'm here for the same reasons that a bunch of people already mention but I will repeat some of them because that's why I'm here: to protest. So we're talking about the exploratory well, which will produce 300 gallons permanent and it will be draining my well and everybody else's wells. We won't have water in a drought, which is when they're supposed to draw so much. Well, in the drought we won't have water either because we're within a mile.

Aquifers are dull, incredibly dull, so I have another issue here. When the development was approved it should have already had the water resource established. From the very beginning, the big issue: where's the water coming from? Not now, when somebody decided, oh, let's build another 500 houses and make this exploratory well to produce an amount that cannot be even comprehended. It's beyond my imagination and anybody else's imagination.

And the third thing which is what somebody already mentioned, a few people, yes. The County aligned with a developer. Why? Without public input. I haven't heard of any hearing. I would have been there. No hearing was done. It was just aligned with a development and let's do it and the County's in. Why? Since when do we do this without public input? No hearing. So I'm done. Thank you very much.

CHAIR BUSTAMANTE: Thank you.

JONELLE JOHNSON: Hi. I'm Jonelle Johnson. My husband and I reside at 50 Churchill Road. Madam Chair and County Commissioners, I'm also here to protest the transfer of water. I'd like to mention that when Ed Moreno was our County Commissioner we actually came to these chambers and met with him, many of us from Churchill Road and discussed being able to hook up to County water. At that time, it would have been prior to the pandemic. I know he's since passed. But the discussion was that as more development came to our area we would be in alignment to be connected to the County water.

So what you need to know about Churchill Road is if you go down Churchill Road, the lower part of Churchill Road, we're either on shared wells with four neighbors or two neighbors. The water level has continued to decrease and at the top of Churchill Roads there's four homes that are actually connected to County water. So I feel like the County has done us a disservice on joining with developers and ignoring our please in the past. I don't know how things are recorded but we did have a meeting and it was discussed when more development came to our area there would be an effort to have us hook up.

That's never happened, so I would like also to ask for a pause until something can be done. We feel very squeezed on Churchill Road that we're in this small area with development all around us. Continued development in La Pradera also wanting to use that

water and there's been no consideration made when in the past those discussions were entertained. So I would request we also put a pause. Thank you.

CHAIR BUSTAMANTE: Thank you, Jonelle.

NANCY GILKYSON: Hi. My name is Nancy Gilkyson. I'm an equestrian and a hiker and I live in Arroyo Hondo. I'm representing a group of neighbors and friends who support the County's purchase of the Bobcat Crossing Ranch. We cannot imagine a better property to purchase for open space. BCR checks all the boxes that you already know about and it's affordable. If we are really serious about creating open space as a balance to our projected growth this purchase is a no-brainer.

However, I would like to see a conservation easement put on the entire property as soon as possible. Facing the appalling housing crisis here the County has suggested an alternative proposal allocating more than half of the BCR to development and leaving as open space only the sensitive watershed area in the center of the ranch. However, even the more cursory research into suitable sites for development and especially for affordable housing will reveal that this site is inappropriate for the kind of very dense development the County proposes.

The County alternative plan also lists some hypothetical and undocumented costs to develop the ranch as open space. These costs don't take into account any partnership participations that are so common in development of open spaces these days. Partnerships that can only come about with a conservation easement in place. Right now, at least two exemplary developments in Rancho Viejo and Tierra Contenta – sorry guys – are moving forward in Santa Fe County with others in the approvals and planning stages. These developments are meticulously planned with roads in place, with utilities nearby and available, with community infrastructure existent and with a percentage of the build-out dedicated to affordable housing.

The county's growing pains and the very real problem of affordable housing are huge issues the County faces. However, along with our growth we've got to remember to preserve the very thing that makes people want to live here in the first place. So our vote is to buy the property right now, however we can, but let's put it under a permanent conservation easement as soon as possible. One thing I've learned in the past four months is that we cannot assume that the things we love in our world are protected. Legal protection is the only way to safeguard what's dear to us.

CHAIR BUSTAMANTE: Thank you.

AMY LEWIS: Madam Chair, Commissioners, thank you so much for this opportunity to speak. My name is Amy Lewis. I live at 7 Seaton Plaza. I've lived in Seaton Village for 40 years. I support the purchase of the Bobcat Crossing Ranch for conservation and wildlife, open space, trails – I'm a mountain biker. As Nancy said, it checks all the boxes. But as a hydrologist who have done reports for Santa Fe County and a resident, I'm on the Sunlit Hills water system, I'm a little worried that the sky is falling as far as water goes. The wells that our system has are all dropping and we see more and more single wells coming in all around us and I've talked to County director of the water utility years ago about connecting Sunlit Hills because what's going to happen when the system fails.

So if you purchase this property and don't develop it that gives me a little assurance that there'll be fewer straws tapped into the aquifer and that they don't rise to

the priority over Sunlit Hills to be connected to Santa Fe County's water utility when it goes dry.

Anyway, that's all I have to say. Thank you so much.

CHAIR BUSTAMANTE: Thank you.

MAUREEN CASHMAN: Good afternoon, Chairperson and Commissioners. I'm Maureen Cashman at 20 Arroyo Viejo Road, Vista Ocaso neighborhood, and I'm here to ask you to pause the exploratory well at Rancho Viejo. Since we've lived there, about 27 years, so not as long as some of my other neighbors, but within those 27 years we've had to dig deeper for our wells. We are concerned, what is the contingency plan if this exploratory well starts to dry up our wells. What are you going to do for Vista Ocaso, Churchill? We're all connected and you've got an obligation first to your current residents. I know we want to increase the tax base and development does that, but what about all the people that are living here right now?

Our properties, if our wells dry up we can't even sell them. And you know that just as well as we do. New development should first happen after you've taken care of your current residents. So please – we weren't notified of any hearings. We have a very activist neighborhood. We would have liked to have been in those discussions. It's not fair to leave the neighbors out of those discussions. We know the developers have a lot of clout here but we as neighbors should also. So please pause this until you at least come up with a contingency plan for what happens if there is no water for the present wells that are out there. Thank you.

CHAIR BUSTAMANTE: Thank you.

GARY THARP: Madam Chairperson and Commissioners, thank you so much for letting us come here and visit with you today and make a request and I'm here to make a request too, to have a pause on the water transfer rights. And I don't want to repeat everything everybody else has said but I will say that I'm here to strongly, my wife Jan and I, live at 43 Churchill Road. I know we're small pieces of the many wells around Rancho Viejo, but also, even if we were granted County water tomorrow, you know it's going to take years to get it in there. And in the meantime we're going to be out of water. So will you please pause and let us get caught up. Do what's fair to current residents like everybody has said.

We're right in a circle where there are people, developments, all around us that have come up over the last 10, 20, 30 years. They get water, but us as residents don't. And one thing I would say to you as County officials and thinking about it from a business standpoint, if our wells dry up and we can't sell our property, you don't get any tax money either. And if we get County water, the value of our properties goes up. We pay the water; we also pay more taxes. Eventually the County is winning in money as well as serving the community. That's all.

CHAIR BUSTAMANTE: Thank you.

SUSAN YEWELL: Madam Chair and County Commissioners. My name is Susan Yewell. I live at 115 West Coronado Road. I stand in support of resolution 6 I for the purchase and preservation of the Bobcat Crossing Ranch for open space and in perpetuity. Thank you very much.

CHAIR BUSTAMANTE: Thank you.

HARMON BERTRAM: Madam Chair, Commissioners, my name is

Harmon Bertram. I'm a resident of Santa Fe. I was born and raised here. I grew up, San Mateo Road was the edge of town, the southern edge. North of the interstate – the interstate wasn't even there – there was no development at all. I moved out to Vista Ocaso and that area in 1981 so I've lived there 45 years. I like the area. I am concerned – I understand development. I know we need development. I know there's a tremendous shortage of housing. All of our young people are leaving Santa Fe and going to Rio Rancho.

Warren Thompson and his father's partner, Larry Myers, bought the old Jarrett Ranch which is now part of Rancho Viejo, that extends almost to Galisteo. It's probably one of the best areas for development in the future but the water problem has to be solved. And I don't think it's fair that they start pumping water and a lot of the present residents the wells go dry. But I do think that it really needs to figure out how to support development on this other side of Santa Fe if the town is going to progress. Otherwise we'll end up like Aspen or Telluride where the homes are two and three million and nobody can afford them but the wealthy people.

CHAIR BUSTAMANTE: Thank you.

ELIZABETH WEST: Good afternoon. My name is Elizabeth West. I live at 318 Sena Street in downtown Santa Fe, which is in Santa Fe County. I'm here for two reasons. Quickly, I am in support of maybe a pause, not exactly a moratorium, but a pause to really look at the water issue. I know tomorrow night is City Hall, they're going to be talking about the City's approach. I believe Mr. Jesse Roach will be speaking. And that's interesting.

I of course, some of you know me and you know that I'm very interested in making a connection between City and County, because I seem to be in both places. My family lives outside of the town, so I've said that about the water business. But I'm really here because my son, who is wonderful, said, Mum, I'm at work. I can't go. I wish he could because he's really charming and fun. Some of you have met him. But he said would you go. You don't mind speaking up. That's true. Would you go and mention that the County Road 44, otherwise known as Shenandoah Trail, named by some people who left the county very soon after naming it for a place that has absolutely zilch to do with this area – is really still a mess. And I know that the County has put up these flashing signs because I live right near them.

I'm hoping you'll consider – I want to put this on the record – I want you to consider something different, a little bit more aggressive, ideally, working with the state to have a roundabout there. People are not slowing down, and when you turn off heading south from Santa Fe to turn off left or going east on County Road 44, people speed up. Please lower the speed limit. It doesn't need to be 35. They'll go 35 if you say it's ten. It's on the record. Thank you so much.

CHAIR BUSTAMANTE: Thank you.

LINDA PARKER: Good afternoon. My name is Linda Parker. I'm here on behalf of myself, my husband Steve Parker and the other residents of Villa Linda Subdivision, and we would like a pause or a complete stoppage of this water rights being transferred. I feel like we also need to put the residents here above the new development that's going. I'm not very appreciative of the developing that's going on at the end of my road. I've lived out at my road for almost 50 years, and I guess like they say a little taste

of honey is worse than none at all, because it's really hitting us hard out there.

So we would really like you guys to look at this well stuff and stop these developments, these big dense developments that are going in. We live out on 2 ½ acres and now they're putting houses on postage size things. And we did get it stopped the last time we were here so that they would not use our road for construction vehicles, but this morning when I was going for my walk I noticed the chain was off that fence back there by this development that they're doing. So we're keeping an eye on it and we would appreciate your help in helping us because we really love where we live. We feel like we in a park. We don't want a park. We don't want sidewalks. We would just like to be left alone and live where we are and have our water. So thank you.

PATTY MONTES BURKS: Good evening. My name is Patty Montes Burks. I'm a 48-year resident of Valle Lindo, at 14 Vista del Monte. And I'm here as someone who took part in the study for the Community College District plan, and also I serve on the Santa Fe Gateway Alliance and I'm actually here because I just learned about the application and I want you to consider pausing on the application because to me, I was looking through it and there's a lot of obsolete and incomplete and also confusing facts on the application.

First of all, it references 2023. Second of all, it's unclear whether it's going to be for ten years or 40 years. It's unclear whether it's going to be 5.5 for ten years, and then it's going to continue to pump from the wells for another 30 years or up to 40 years. So if I were a Commissioner I would really want those facts cleaned up with the Office of the State Engineer. I wouldn't want to pose going forward with something so obsolete. That document is unclear and obsolete.

And the other thing is I want to ask you to put a pause on development. It's way out of hand. If you take a look, if you ride around you're going to see so many developments going up and yes, are you guys in a bind for water for the approved developments? And something that may be coming in the future. So I'm just saying put a pause on development so that we can for three years, two years, so I can see where everything lands up, and the dust settles and we know we're in a good spot to sustain ourselves through the future. Thank you.

CHAIR BUSTAMANTE: Thank you.

RACHEL WIXOM: Hello, my name is Rachel Wixom. I live in Rancho Viejo. I agree with all the comments that have come before me. I think we have a serious problem with unbridled development in this county. Despite the unaffordable housing need, these developments are not affordable, and coupled with the very serious water issues that's already here, I think common sense tells you we have a very serious water issue.

So getting into bed with a developer and transferring the rights is extremely dangerous. So please pause or even stop that, and I do agree with putting a pause on development as the woman before me has suggested. It's quite scary and it's one thing that might get me, quite frankly to move from here, and I know my family will not move here as a result of this. So thank you.

CHAIR BUSTAMANTE: Thank you.

BRYAN BIRD: Madam Chair, Commissioners, my name is Bryan Bird. I'm a resident of Villa Cerros neighborhood in Santa Fe. I'm also an at-large member of

the COLTPAC, and I just want to express my appreciation to Commissioners Hughes and Johnson for introducing Resolution 2025 to acquire the Bobcat Crossing Ranch. As you know, we in COLTPAC presented you a unanimous recommendation to acquire that property for conservation in perpetuity. And I just want to point out two things. As you already know, we've had nothing but unanimous public support to our advisory committee and I think to this body itself, we've heard nothing but unanimous support for conserving this property in perpetuity.

I also want to point out that our pace of open space acquisition is not keeping up with development and I am serving on this committee as an at-large member to increase that pace and to do new acquisitions. So I really look forward to working with you all to acquire this property and see that it is preserved in perpetuity as the public desires for our citizens of Santa Fe County. So thank you again for your consideration.

CHAIR BUSTAMANTE: Thank you. Is here anyone else? Look at us go. Thank you very much for your comments.

6. H. **Request (1) Approval of Amendment No. 1 to Agreement No. 2023-0219-CSD/AV with Unite Us, Extending the Term for Two Additional Years and Increasing Compensation by \$230,000 for a Total Contract Sum of \$460,000, Inclusive of NM GRT, to Provide an Electronic Referral Management Platform, and Amending Deliverables to Include Data Insights, Single Sign-On and Payments Features; and (2) Delegation of Authority to the County Manager to Sign the Purchase Order(s)**

JENNIFER ROMERO (Community Services Deputy Director): Madam Chair, the Community Services Department is requesting approval of amendment # 1 to service agreement 2023-0219 with Unite Us for the continued provision of an electronic referral management platform supporting the CONNECT Network. This amendment seeks to extend the contract term for an additional two years and amend deliverables and increase the compensation by \$230,000 to support the services.

The amended deliverables include Unite Us Insights, which gives us access to data for the network, single sign-on, five instances per year, which gives us availability to not have to hop on to two different EMRs or data platforms, and our payments feature, which we have been piloting for the last couple of years.

Our recommended action is to approve amendment #1 to agreement # 2023 with Unite Us to extend the contract term for an additional two years, amend the current deliverables to include eight licenses for Unite Us Insights, five single sign-on instances, and the use of the payments feature. Increased compensation for \$230,000 for a total contract sum of \$460,000, and delegate authority to the County Manager to sign the purchase orders.

CHAIR BUSTAMANTE: Thank you, Jennifer. Do we have any questions for Jennifer regarding any of this? Commissioner Greene.

COMMISSIONER GREENE: Thank you, Jennifer. Love what you do with this platform. I just have a question. I know that the state is about to stand up a statewide version of CONNECT. Maybe it's not statewide but a pretty comprehensive



one. Have you tested those other platforms, and given that they're going to go with a different platform, is there any look at maybe migrating to what the state does, so that there's economies of scale and integration, or does this integrate with their platform so that they're talking to each other.

MS. ROMERO: Madam Chair, Commissioner Greene, we are consistently looking at other platforms in the delivery of what they're able to do in the electronic management platform as well as data, and continue to develop what we're doing with Unite Us. Yes, the state has determined Find Help for their statewide platform. I had not heard of them prior to that procurement. We will continue to see how the state moves forward and really looking to see what that layout looks like in the next two years as far as sustainability, how it's working for them, before we make any of our own decisions.

COMMISSIONER GREENE: Great. Thank you.

CHAIR BUSTAMANTE: Thank you. Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: No questions or comments. Thank you.

CHAIR BUSTAMANTE: Are there any other questions for Jennifer? Commissioner Hughes.

COMMISSIONER HUGHES: Yes. I was just curious if you could tell us a little bit how successful this is. I know it's working, but how many people are we reaching with this and how many problems are we solving?

MS. ROMERO: Madam Chair, Commissioner Hughes, thank you for the question. I would say overall the network has been successful. The Insights that we are able to glean on from the platform does allow us to see how many individuals we're seeing daily or monthly, annually, and I don't want to give that number right here. I usually jump on my computer and I look at that number but I don't want to incorrectly state how many individuals we have served.

COMMISSIONER HUGHES: Okay. Thank you.

CHAIR BUSTAMANTE: Thank you. Commissioner Johnson, did you have a question? No. I have a question. The last I looked at the platform that the state was looking at, unless they've gone to something else, it was very much a self-referral component, which Unite Us is just a little bit more integrated into you come with a question and we get you into a system, instead of you find a system and then you'll work with other people. Is that the same platform? I'm not recalling any names.

MS. ROMERO: Madam Chair, Commissioners, we do have a self-referral capability as well but we also track that referral, and actually those referrals come into our hub navigators, which are staffed by both County and City navigators. And then we also have our 211 CONNECT navigator where is somebody calls at 211 that will come in as a self-assistance request as well. So the other option, yes, is kind of like using Google. You can search something and find kind of an overall, general idea of what services might be available, but when you're inquiring with us you get that live response and a screening so that we can assess for all of the needs.

CHAIR BUSTAMANTE: Very good. I appreciate that, understanding that some people don't have access to go and do that, to be able to find a phone, make a call. I also want to thank you for being at the cutting edge of this very early on, an early adopter of something that connected people to their resources. So thank you for that good work of

yours. Do we have a motion to support or deny this request?

COMMISSIONER GREENE: I will do it. I will make a motion to approve amendment #1 to agreement # 2023-0219-CSD/AV with Unite Us, extending the term for an additional two years and increasing compensation by \$230,000 for a total contract sum of \$460,000, inclusive of NMGR and delegation of authority to the County Manager to sign the purchase orders.

COMMISSIONER HUGHES: I'll second it.

CHAIR BUSTAMANTE: We have a motion by Commissioner Greene, a second by Commissioner Hughes.

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

- 6. I. Resolution No. 2025-048, a Resolution Granting the County Manager Authority to Sign All Documents Necessary for the Acquisition of One Parcel of Real Property Known as 116 Apache Plume Drive ("Bobcat Crossing Ranch") North of Eldorado and South of Seton Village NM as an Addition to the County's Open Space and Trails Program**

CHAIR BUSTAMANTE: We do have this brought to us by Commissioner Hank Hughes and Commissioner Adam Johnson, and we will hear from staff. So I would like to ask, because it's listed this way, the presentation, we'll go ahead and start with staff. Is that okay with you?

COMMISSIONER HUGHES: Yes.

CHAIR BUSTAMANTE: Okay, so we'll start with staff and then I would like an opportunities to speak to their resolution.

ALEXANDRA LADD (Growth Management Director): Madam Chair, members of the Commission, thank you so much for your attention to this very important and exciting project. We wanted to start our staff presentation with just a little bit of background information so I'm going to turn it over to Adeline Murthy to provide that.

MS. MURTHY: Hello again, Chair Bustamante and Commissioners. I'll be providing an overview of COLTPAC's recommendation and also some details about the application that was submitted for this property. So to remind everybody, on February 25<sup>th</sup> I presented to you all COLTPAC's recommendation for the acquisition of Bobcat Crossing Ranch for addition to the County's open space, trails and parks program. In accordance with the acquisition process outlined in Resolution 2009-206, COLTPAC voted to recommend the acquisition of this property and their recommendation read as follows: Recognizing a generational opportunity to secure an exceptional resource for the people of Santa Fe County, COLTPAC strongly recommends acquisition as the property known as Bobcat Crossing Ranch for the purpose of open space at fair market value or the asking price, whichever is less. To ensure the best and most effective cost management of the archaeological site LA-4, the committee recommends that a third party be sought to preserve and manage that site.

So that was the COLTPAC recommendation that was presented to you all in February. Their application states that preserving Bobcat Crossing Ranch would preserve for both present and future generations the largest undeveloped tract of land between

Santa Fe and Eldorado, which would provide significant benefits to the public including making, extending and adding value to the existing County trail via the Santa Fe Rail Trail. The property could support a range of new trail types including multi-use, loop, and/or single-use trails. It also has recreational potential beyond trails including scenic overlooks, interpretive programming and also education.

There are confirmed archaeological resources of high value. It contains and is adjacent to historical trails, notably Route 66, one of the former alignments. The property also has as the presence of surface water, which is also critical to wildlife and that property is a regional wildlife corridor that connects the Sangre de Cristo Mountains to the Galisteo Basin and the Ortiz and Sandia mountains. And the undeveloped property is currently relatively free of disturbance.

And then lastly, the application proposes that the property be utilized as a combination of a preserve, open space and recreational space, and that the development of recreational infrastructure should be carefully balanced with the natural characteristics of the parcel, ensuring that the land is used in a way that does not cause damage or degradation to its environmental integrity.

So that's the background on COLTPAC's recommendation and their application concerning this property. Now Alexandra Ladd will provide some other contextual factors to take into account. Thank you.

MS. LADD: Thank you, Madam Chair, Commissioners. There's an additional memo in this packet that provides some information that we thought was helpful for contextualizing the decision you're making tonight. It's not intended to inform your decision necessarily, but we just wanted to make sure that these factors were taken into account, because like everything, decisions have trade-offs and we want to make sure that the public and the Commissioners are considering these trade-offs in this decision.

The memo covers three main points. In the strategic plan the Board of County Commissioners adopted a policy of ensuring that open space acquisitions were aligned with our budgeting and capital budgeting processes, so this purchase at this time is not in alignment with that process so we just wanted to make sure that the Commission was aware of that. I think another point that beyond the initial purchase price there are additional cost factors of course. The estimates in this memo are only estimates. They are huge ballpark numbers. All we know is that these numbers are most definitely not exactly accurate because as we get into the process many, many more circumstances will come to light that will affect the numbers. But there is the issue of maintaining the property, making sure it's staffed appropriately, and also developing the facility so that the public has full access and enjoyment of the property.

And then lastly we wanted to just make sure that it was out on the table that by not developing this property there is again, one of these trade-offs where we will not have the opportunity to create more housing which our community sorely needs. The yield studies, the snips from the yield studies are in there just, again, to be illustrative because of the natural topography of this site. There is quite a bit of open space that would be preserved even if it were developed at its fullest capacity. It's not a black and white, either/or kind of decision. It could be that the open space amenities were preserved to the full extent that they were accessible and enjoyable to the public, and some development

may happen. Again, that's just to put this information out there in front of you so that you feel like you can have that conversation in light of that information.

And I think the memo is pretty detailed and speaks for itself so I won't go into too much more detail but we are here to stand for any questions and obviously, as we get down the road in this process we're here to help both design plans to use the property as well as pursue any kind of development if that ends up being the Board's desire. Thank you.

CHAIR BUSTAMANTE: Thank you. Commissioner Hughes.

COMMISSIONER HUGHES: Thank you. Yes, this is an important decision we make, obviously. Bobcat Crossing Ranch is a beautiful 2,000 acres. It provides wildlife crossing options. It creates recreational opportunities, and there's archaeology that can be taken advantage of and studied on the site. I'd like to point out that COLTPAC followed the Resolution 2009-206 which gives them a process they're supposed to follow. One sentence in the strategic plan stating it would align with budget processes is not in the coalition. We haven't passed a budget approving that and so they followed the existing session.

Also my interpretation of that and my hope is that we would, during the budget process we will at that point decide how much money we want to allocate to the budget. We didn't allocate any money last year and so we can follow the old process. If we do decide to put it in our budget then we should allocate so many million dollars to COLTPAC ahead of time. We can't purchase property just on July 1<sup>st</sup>. That doesn't work. And this time, I investigated a little bit, and there is some interest in the project. There was an interest expressed two weeks ago to the developers that are selling it to us. They said they're holding it off the market until we decide, but if it goes back on the market then they will put it back on the market. They will want to sell it. They're anxious to get cash for it. They'll put it back on the market and perhaps the interest that was expressed two weeks will materialize into buying it.'

And so we can't wait till July. If we vote it down today we are risking very much that we won't have the property. In fact one lady came forward to speak who was also interested. I think her purchase didn't go through because she couldn't get the funding together, so there's two people interested besides us. It's not an option that we wait till July.

So I think those are the main points. I'll turn it over to Commissioner Johnson.

COMMISSIONER JOHNSON: Thank you, Madam Chair and thank you, Alex and Adeline for helping us understand what's before us today. Many of us went out to the site. It is a beautiful 2,600-acre site. It's really an exciting project in my mind. It's well connected to existing trail systems. Notably, it's adjacent to the Rail Trail and even though large-scale open space projects like this take really years to develop the system and programming around it, we have an opportunity to make immediate connections. So I think that's a great opportunity.

As Commissioner Hughes pointed out, COLTPAC followed the process and their application is extremely detailed in overviewing the benefits. They did a lot of research into this and I don't take them as approaching it lightly. It was already noted as the benefit of serving as a wildlife and migratory movement corridor in perpetuity. It's already relatively free of disturbance and presents a unique opportunity for us to maintain

this property as open space, as was noted by Bryan Bird, a COLTPAC member, open space acquisition is outpacing development. So this is a good opportunity for us to make a gesture in that direction.

There is a historic site. There is a pueblo site on the property and there are certainly valuable cultural resources, and the scenic opportunities of the site are unparalleled. A lot of those hills – I live quite close to there – have houses on top of them so we should have the opportunity for a scenic overlook.

I have – in this packet I just want to note the number of letters of support. We had eight to ten people come out today, but in addition we have letters from the Arroyo Hondo Land Trust, the Santa Fe Conservation Trust, the Earth Guardians, the Northern New Mexico Horsemen's Association. We have several archaeologists. The Santa Fe Archaeological Society, the New Mexico Land Conservancy, the Fat Tire Society, and a number of residents of this area. I won't name them all. The Santa Fe County Sheriff's Posse, Rio Grande Chapter of the Sierra Club.

So people who are involved in conservation, public open space access, are heartily in support of this project and I encourage the Commission to acquire the property. I think that as a Commission we – as Commissioner Hughes pointed out, shouldn't have to buy property just on July 1<sup>st</sup> but have the opportunity when things arise in District 1, in District 2, in District 3, to be able to acquire property outside of the normal budget process, especially when it is a desirable property, as Commissioner Hughes mentioned. It was confirmed that another person is interested in acquiring the property and we heard from someone in the chambers today who is also a developer or representative of a developer interested in developing that project.

It's quite far from the current development of Rancho Viejo so it's not of immediate infrastructure connection, so as Commissioner Hughes laid out, in the resolution, or mentioned in the resolution the item 5, does open the possibility of part of that property being used at a future time. So I just want to point that out.

The reason that there are in the fifth point in the resolution a sort of sequence that is laid out for a change in use on that property, I think that – and this happened before I came on the Commission – but it's important that we remember what happened in the South Meadows case which was that the County acquired a property and then held onto it, made certain promises for it as an open space, but ultimately ended up selling it in executive session without public comment.

So there are reasons that that sequence is in place. It's to help us provide for public input, which is extremely important for community sort of digesting what the particular aspects of a project are and being able to have a say in these processes, and ultimately this is a property for the public. So I'll stop now, but I want to thank Commissioner Hughes for helping develop this resolution.

CHAIR BUSTAMANTE: Thank you, Commissioners and staff. I would like to now open this to questions from the Commission. Let's start with Justin.

COMMISSIONER GREENE: Thank you very much, Madam Chair. So I want to thank the owners of the property for taking us out on a tour. It was literally the windiest and nastiest and coldest day ever. And despite how windy, nasty and cold it was, we couldn't see anything, and it was still beautiful. So it is a beautiful site, and I acknowledge there is cultural property there, but it is a very large site and it can have

many uses. And it should have many uses. Some of it should be probably 100 percent conserved and actually have zero access because it's a cultural property. So that will be taken out of the trail system.

It should probably have – or let's say it could have other land uses in there. And including housing or other aspects that are important to Santa Fe County at this time right now. And I think that that should be incorporated into this resolution so expectations are not given that, oh, my, this is going to be 100 percent open space and conservation space, but that there's some guidelines set by this Board if we are going to go down this road. So I'm a little concerned with expectations and us going and buying this and one, out of cycle, that to me is very concerning, and I'm going to go into a few more concerns I have.

First off, there was no contact of a land-locked property that we identified in multiple presentations and the tour and spoke about how St. Michael's High School owns two or three of the – some parcels, that are a part of this property. And that's not the way we should go about this. That should have been one of the first phone calls we made was to St. Mike's to ask what their plans are for the property. If they don't have any plans for their property there that maybe they would be interested in joining this as a purchase, right? They should be a part of this. We put a couple million dollars into this project, we're opening up a can of worms with St. Mikes who might have other interests and are not aligned and feel like they've been left out of this. And so the folks at St. Mike's have expressed a concern about the lack of contact that we've made in this, and that's not the way that I work.

Second, this is very expensive. And so in a world full of lots of resource constraints we're about to go into budget hearings next week, I'd like to hear this in the context of our budgets. Do we have \$3+ million to do this and then \$2+ million as a ballpark number to develop this? Or are we just land-banking it and making it into a really nice thing for some people that live nearby to use, somewhat illegally, and incurring a risk for us of people basically trespassing on this property? So the expense is definitely an issue, especially when it's not in a budget cycle.

This is not ready for prime time in my opinion. This is a great idea that needs further development and I would ask that the folks that own this property hear that there's definitely at least for sure two Commissioners here that are in support of this, but if we were to develop a good, comprehensive plan for this property that we would know how much it's going to cost to develop, what the true yields of potential housing, or maybe no housing, could be for this property, and that we do a charrette of sorts with land use planning and some expertise to make sure that we have a comprehensive plan that we can approve here so we know what we're getting into and that the community can be informed of that.

To the point of not ready for prime time, there was packet material that was added to this packet after the agenda was published, and that kind of happens all the time but it's also a symptom of stuff not ready for us, and I don't know if the urgency of the moment really calls out that we need to decide this today. I wish we had more time to plan it, to really assess the property and to look at the details for this.

I don't think this is a site that's appropriate for affordable housing for a lot of the reasons that were brought up before but that does not mean that it is not appropriate for

housing, and it could be different types of housing in there that are more appropriate for the property. I don't think the property, if it goes into housing, should have fences and things like that. It should be more of a certain type of housing that encourage wildlife passages and people to feel like they're living out in the open range if that is actually the course.

So having read all of this stuff and looked and become familiar with this property, I've put two additional directives into "Now, therefore be it resolved..." and so this would be item #6 and #7, and if you will humor me, I would like to read these and have these debated here if we want to go further.

So item 6 would be: Now, therefore be it resolved, Santa Fe County directs the County Manager and Planning staff to investigate multiple uses of up to 650 acre – which is less than 25 percent of the property – to include housing and related supported small-scale commercial and community amenities. Housing and all developed should be clustered. Additionally, the County should budget money for a land use consultant of up to \$250,000 to expedite this study and strategy.

Number seven, Now, therefore be it resolved, Santa Fe County Board of County Commissioners directs the County Manager to work with St. Michael's High School to acquire their property located adjacent to the subject property at fair market value and to include it in the open space plans for trails and conservation. These two items here talk about an expedited plan to make sure that we know what we can do with this property that checks all the boxes and checks all the boxes for our priorities in Santa Fe County for housing, our priorities in Santa Fe County for open space and conservation, our priorities in Santa Fe County for protecting cultural properties, our priorities in Santa Fe County for working well with neighbors, such as St. Michael's High School here.

It's easy for people – everybody's going to love this. Of course, right? It's not their money. It's Santa Fe County's generic money that is at the Santa Fe County's in their budget. But we all have to live in an environment of competing priorities and limited money. So I recommend that we ask the sellers of this property to give us a few months to work with us to plan this property properly and then to be able to work on a real resolution and a purchase of this. I will stand behind purchasing this when we know what we can actually – how we can actually manage this properly and not just throw \$3 million at something that might just turn into ten or more million dollars, because we just don't know what's out there. Thank you.

CHAIR BUSTAMANTE: Okay. Thank you, Commissioner Greene.  
Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Thank you, Commissioner Hughes and Commissioner Johnson for putting this together. I also want to thank the staff for laying out a deliberative memo. I have no qualms with the merit of purchasing property to acquire and preserve and protect open spaces, lands, wildlife – basically our ecosystem in Santa Fe, which is quickly, quickly diffusing due to development. And sometimes unplanned development. So the merit of this is excellent. I heard the testimonies from the people, read the COLTPAC study, appreciated the report in February.

Here's some things that I think as the BCC collectively we need to consider. We're a stone's throw from the budgeting process and how do we, Commissioners Johnson and Hughes – and I want to give you a chance to share your perspectives,

because I know you've put a lot of thought and community meeting times on this. How do we balance within this context of federal budget cuts – and if you read the article from the City of Santa Fe they did consider this. There's going to be major cuts to social service programs, basic need programs – the food, shelter, access to housing, healthcare access. Our communities in Santa Fe, all communities, will suffer in some way. So how do we plan out having reserves? How do we also, besides just having a one-off, a one-time purchase, how do we balance decisions around the priorities of Santa Fe County at our budget process?

If we move forward with this, we've excluded the opportunity for parity across the region and across the County. So the other thing I had asked back in February, and it kind of gets to what Commissioner Greene is talking about is who else hasn't been at the table? And clearly one of the testimonies, when I asked are there any indigenous tribes or sovereign nations or pueblos interested in this land?

This land is more than a transactional event. It's a relational process and our relationship as a County government to be good stewards of the land and consider not the archaeological value, but the living archaeology of people's today and their cultures and traditions. So who else could we be speaking with on long-term planning and land usage that's wise, that's relational. It isn't just about purchasing. It isn't just about scenic views. How can we best be stewards of the land?

And one thing that's really struck me in the last four months sitting on this Commission and meeting with many, many diverse community partners is we don't seem to have a comprehensive approach for sustainability of water and development, and this keeps coming up over and over.

So I was looking for – maybe you can provide me, Commissioner Johnson and Hughes, a very good rationale of why we would consider this as a one-off outside the more comprehensive budget process to consider all those other contextual priorities. That's what I'm grappling with, and that's what some of our constituents would be asking. Thank you.

COMMISSIONER HUGHES: Yes, I think that's a good question and I feel that this is the way COLTPAC was set up to do it and so we always bought it out of cycle. I don't remember how many projects went before I became Commissioner but definitely out of cycle. The question I want to ask Adeline is to explain how we cooperated with Indian tribes on Thornton Ranch and how that might apply to this acquisition also. Because we did – we had quite a complex and inclusive process with the pueblos and they might be just as much if not more interested in this property.

MS. MURTHY: Madam Chair, Commissioner Hughes, tribal consultation has always been an integral part of the planning for the development of recreational infrastructure at Thornton Ranch open space, and this began far before I joined the open space team. I think initial conversations began in 2014 if I'm recalling correctly, and the County has reached out to about 20 different tribal nations, pueblos and tribes about the property because the Galisteo Basin is a place where many different tribal nations have either lived or moved through since time immemorial. And currently I've been leading meetings, about two to three meetings a year with tribal partners about Thornton Ranch open space. We're hoping to have one in June and I was planning to provide everybody with an update of the conversations that have been happening around Bobcat Crossing



Ranch, and specifically regarding LA-4.

So, yes, that's the extent to which I have worked with tribal members but nothing has been communicated to them at this point, because it's kind of hard right now to reach out to them about land that isn't under County ownership and that we can't freely visit. I requires a lot of coordination with the landowner. I did reach out to one of leading partners, with Pojoaque Pueblo and he is interested in visiting the property but I just haven't arranged that yet.

COMMISSIONER HUGHES: And how long ago did we buy Thornton Ranch, to where we got to the point where we're actually making it accessible?

MS. MURTHY: It was bought over multiple years. I believe the last parcel was purchased in 2004.

COMMISSIONER HUGHES: 2004. I just want to point out that the – hopefully we'll go faster on this but it will still be a couple years out, if not many years. Depending on how many cultural sites we find and have to protect it may take a while to develop recreational trails that miss all those.

COMMISSIONER CACARI STONE: Thank you, Commissioner Hughes, and thank you, Adeline. I want to emphasize this going down a transactional way. I understand there's a hardcore reality of real estate and property, but there's this relational core value nature that as Santa Fe County governance we have an obligation to follow a process and really focus on relational processes in long-term planning. Is it possible, Commissioner Hughes and Johnson to include additional provisions in this resolution – I'm not going to be prescriptive to you – but would you consider that would write in the various partners we would need to meet with, including our sovereign nations, pueblos and tribal partners to consult on the long-term planning in this land? And I know some of the community members testified today but those aren't tribal partners and they're not the rest of Santa Fe either, because this is for all of Santa Fe. So how could we engage with the other districts and plan for this?

So is it possible to include some sort of provision?

COMMISSIONER HUGHES: Yes, I think I had assumed because Adeline was so good at including the pueblos and others in the planning for Thornton Ranch that it would automatically happen, but I'm happy to put that into the resolution.

COMMISSIONER JOHNSON: As am I.

COMMISSIONER CACARI STONE: Thank you.

COMMISSIONER JOHNSON: Thank you, Commissioner Cacari Stone. I really appreciate your perspective and sensitivity in this matter and these landscapes are sacred and making sure that we do right by them with the folks whose ancestors occupied the site is essential. I wanted to point out that – and I think this also goes to the issue that you raised about parity in Commission districts and that kind of boils down to how markets operate. We keep saying this but it is – we can't make specific decisions that have a sort of July 1<sup>st</sup> execution date when markets fluctuate and properties come on markets all the time.

So it feels like even if this is very close to the budget cycle, what's happening in this instance could happen in any number of instances where open space comes on the market. The County sort of has the reserves to acquire it but needs to act fast. And I think that we should keep that option open in any case for all Commission districts.

I would also say as far as consulting with indigenous communities, the County is going to be a better steward of those sites than a property that is entering the private market, except in very, very rare case. So we have the opportunity for consultation and for living descendants to come and honor ancestors is actually an opportunity that the County has an opening for that is not always the case with private property owners. So I just wanted to address those two concerns. Thank you.

And just okay, Commissioners Johnson and Hughes. I just want to add something. You said sacred landscapes. And would say sacred landscapes and sacred people-scapes. And you said the County's a better steward but we did have a sidestep with South Meadows. That's my district and talking to communities they feel very betrayed in how we would up using that land, even though it's going to benefit some affordable housing. And again, I think we need to as local policymakers, put language that really embodies core values and vision for inclusivity, but also for these people and people-scapes and landscapes and make it relational, so that it mitigates some of the hardcore money transactional event that we're doing, like, where's my real estate? We don't have a full plan, but let's get it because it's a good price, and I think we owe that to all our constituents.

So I really appreciate – I'd like to see specific language that lays out the expectations for long-term planning with the risk communities, but also with some of the other districts, because we also know from national data that people of color, low income and other communities who don't have access to these spaces are not – there's a huge chasm and gap of usage. So we don't want to create a resource of privilege and opportunity that excludes others. So thank you very much.

CHAIR BUSTAMANTE: Thank you, Commissioner. Commissioner Greene.

COMMISSIONER GREENE: Just to continue the thought of between Commissioner Cacari Stone and Commissioner Johnson. Any land use planning that would go – well, first off, this is in private hands already, so nothing has happened to the property. It may be in the near or long future that it is, but any plans that come to develop this will require some level of archaeological review. And so if it is identified that there are a number of sacred or historic sites on the property, that would be identified and would come before this Board – probably not this Board here, but a future Board, and would be dealt with. And I do want to give Commissioner Cacari Stone support for – this is a neighborhood of privilege. This is probably the highest earning neighborhood in Santa Fe County and there are seriously other places that are underserved with open space. And to give all of this money without a plan to give sort of something of equal value to other communities, be it up in the north, Española, Pojoaque Basin, which are noticeably less privileged in this space, and/or in the Agua Fria Village or La Cienega area, or further south in Santa Fe County.

Again, without a comprehensive strategic plan I would encourage us to ask COLTPAC and our open space people to do a countywide assessment of open space and access and all of these things, and then we can go forward with big acquisitions like this.

CHAIR BUSTAMANTE: Commissioner Hughes.

COMMISSIONER HUGHES: Yes. I'd like to mention that I put – I think they are items 4 and 5 in there, the process for – any process for changing the use

requires consulting COLTPAC and a public hearing, that I put in exactly to avoid what happened with the South Meadows property. That happened my first or second meeting on the Commission. I was appointed to take Ed Moreno's place, and so I wasn't fully prepared in any way. Commissioner Hansen, I'd like to notice, didn't voice any objection, and so I did not voice any objection, although I felt uncomfortable with it. And then once I hear all of the public concern I felt that we had made the wrong decision to sell it.

Not that the end result was necessarily bad. We needed affordable housing also, but I felt that the County could have handled it differently and that's why. So it also opens the door, Commissioner Justin Greene, for housing later on, 4 and 5.

CHAIR BUSTAMANTE: Commissioner Johnson.

COMMISSIONER JOHNSON: So I think this is a really interesting conversation and Commissioner Cacari Stone, in regards to your suggestion that we might add some language, I'm going to spit-ball it, but we could have a #7 that – something to the effect that directs Land Use and Open Space staff to identify indigenous consultants and also engage in long-term planning with Santa Fe County residents in all districts regarding this open space property. We wouldn't want to expand that in this particular resolution but I want to assure you that I support that effort and I think we should also do an inventory of open space properties, or even just potential sites. I know that gets tricky with private property ownership with land that's not on the market, but strategic area of acquisition, zones where we are unable to acquire that land out of cycle, because it pops up.

So in this case we're talking about District 4 and District 5 but I can another instance when it's happening in District 1 or 2 or 3.

COMMISSIONER GREENE: Madam Chair.

CHAIR BUSTAMANTE: Just to that point. There is a site in District 1 that we've been patiently waiting to put a proposal together for, and we're working with the community surrounding it to deal with the access of it. But there's a cycle. We could easily have pushed this thing forward and through, but we've asked the owner of the property and we've been working with the owner of the property to wait and to work with us, and to be aware of our cycle and our process and some of the issues that the neighborhood around it are concerned about, so that we can have a comprehensive and well thought out plan before we even propose it.

And at the end of the day that's the way we've asked ourselves to do these things. And I agree. The owner of this property is in this room. Budget cycle's two months away. We could ask Land Use and all of our folks to start a real deep dig into this with a little bit of direction from this Commission here to say figure out these five things. Find the tribal liaisons that want to give some perspective on it. Really assess the yield study in terms of housing and how much we can minimize the impact of adding housing to this but with the most conservation and preservation on it. How we can make sure that this doesn't cost us nearly as much by maybe it's mitigated by development. If this thing is costing us \$5 to \$6 million dollars just from here with ballpark figures, that's a lot of money. And maybe we can find a way to build some housing in here, solve that problem – not solve it but at least mitigate a little bit of it, and then maybe make it cost us less, and have more access to it.

Develop it, the net to us could cost less than half of the six million dollars if we sold some of it off and found a way to develop it. And that development still might not happen for decades.

CHAIR BUSTAMANTE: Thank you. So I'm very familiar with a controversial, quite frankly, a much more expensive acquisition that didn't have the planning done initially, and I think when you have something that's called County open lands, the idea of planning for it in advance, it's already doing its job pretty well. It's open lands. I'm in full agreement with the land if that's what it wants to do.

In other words I don't necessarily buy that we have to start to put together any kind of mechanism to adjust what's happening on the land if it's already sitting there as open space. I know that sounds so tongue in cheek, but a \$7 million acquisition just south in La Cienega a number of years ago that required broad community input – so every Commissioner had people allocated to this planning board and the most popular idea was to have a kite contest out there. When we talk about the expense as entertaining – and I don't use that word lightly. It's like oh, interesting these numbers that it would take to actually do this, because the open space in La Cienega, I don't recall anyone new being hired just to oversee the cost that it would be for this land, and that property actually had built infrastructure, or still has built infrastructure.

To this day, and as a community member living proximate to it, what it did, to limit the amount of water that was going to be used for the 600-home development – now this isn't what we're talking about here – open space already did its job. We didn't see – it was only going to deplete the acequias by so many acre-feet a year, that particular acquisition.

When we look at something like this, we're not necessarily taking it out of that type of development but to have to have a solid plan for how we're going to use the land just goes back to that sort of anthropocentric perspective that I'm just usually not a fan of. And it's not even within weeks of my getting into a serious conversation. We're in the national conversation right now and I'm going to guarantee you that the current federal administration does not believe in public lands.

We have tended to be a little more interested in public lands, at least in Santa Fe County and frankly New Mexico. Our Secretary of Interior was from New Mexico and having open land for the sake of open land has its virtue, if nothing else to keep it from being a people-scape.

So with all due respect, I think that the big issues are who really benefits from having this open space? Who are the people who have that access, and yes, this is the most served – not necessarily the most. I would say districts 2 and 3 are the least served in my opinion of how we are – again despite the reference to that other property, but this will be a nice, big, lovely open space in an area that already has a lot of big, nice, lovely things. That being said, when we have something that includes a dynamic of planning and not just necessarily an individual from each district except for those who've been underserved or may not have had a vote but have an interest in what open space and land means to us as a species, and I'm going pretty ethereal out there, there's opportunity there.

When we talk about our tribal neighbors and previous stewards of that land, when we talk about what it is, it's really just stewardship. Anyone will say that the land is

something that we're borrowing from future generations. That being said, how we acknowledge the property, who is inclusive in that planning – I'm not in number 4 and 5 saying County staff would be the ones, but to really use what Commissioner Cacari Stone is saying with regard to having language that plays out inclusive planning and how to make it available to the underserved in our community. How, and I think someone is going to have to be really creative, but how would this purchase in this part of our county, really benefit the least served in our community?

I'm not saying it can't; I don't know. But I do know that it's doing its job as open space. I don't think we need to give it a task. That being said, I am aware, and we were all sitting here when someone just previously said something about a billion dollar reference in infrastructure and what that could mean and what putting pristine lands in the hands of private ownership can be. And in the argument that I got in our group with New Mexico Counties when they were talking about getting rid of our ability to have public lands, I basically created a room full of enemies when I said I'm sorry, but you're never going to get me to not believe in public lands.

That being said, it matters to protect land, and I was told, well, what about the unexpected consequences? I think the unexpected consequences come with private ownership and gross development. That's what it's been.

So I'm just pushing for how do we serve? And I'm looking at the sponsors of this resolution? How do we serve the underserved in our communities? Make acquisitions like this when we have open space doing a great job but we are a human factor that's coming in as a variable that will have impacts on our community, whatever the future holds for this land, knowing that there have been people who want to acquire this land and do with it what they will. That's where I will leave something that absolutely provides no answers but just a perspective. And I think the perspective is pretty clear. So what say ye? I'm sorry, Attorney Boyd. I have overlooked you twice.

WALKER BOYD (County Attorney): I have just one small thing to add here and it's responsive to Commissioner Hughes' statements about the timing of this proposed acquisition. The County, it should just be noted, has the legal authority to force someone to sell their property to it for public use and for public benefit. And so a developer – the County doesn't have to abide by a landowner's timeline. That's ideal and there are policy reasons in support of that in terms of doing friendly acquisitions for sure.

But in terms if the County develops the consensus that it needs to acquire this land it doesn't matter – for public uses it doesn't matter if the owner doesn't want to sell and in fact if –

CHAIR BUSTAMANTE: I appreciate you saying that because this is another area where my head could completely pop off. Condemnation of private land for public use is unethical in my opinion, unless it's something that's going to serve in the interest of health, safety or the betterment of not having drinking water in a particular place, we just need a straight line. But I really got taken to the mat when I just said the word condemnation at a meeting that Commissioner Hughes attended with me, and I personally find that insulting.

I will not – and this is where now I'm standing with the other people at New Mexico Counties and saying keep your hands off my private land if it's about having another park. Sorry, but we're not going – I'm personally not entertaining – if anyone

else wants to that's up to you, the conversation of condemnation in the interest of maybe later we'll decide and just tell them, it doesn't matter; we're taking it now. The people in the community want it. That's a whole different level of socialism I'm not willing to approach. Sorry. But boy, what the hell? Sorry. You made me say it out loud. I tried not to, my friend. Go ahead.

COMMISSIONER HUGHES: Well, I'll say, sure, we can condemn the property but it's a lot harder. We have a willing seller now. We have to go through – well, it just makes it easier. If we're going to buy it anyway, let's not wait. That's what I say. Because it will be harder in July. We may have a different seller we have to deal with. Greg went over the money available to us and we came up with \$33 million, so this is about ten percent of that. So it doesn't – if you take out all of the money for District 4 and 5 out of that it still leaves us a little bit and you can have the rest.

COMMISSIONER JOHNSON: Madam Chair.

CHAIR BUSTAMANTE: Commissioner Johnson.

COMMISSIONER JOHNSON: I don't mean to push us towards a motion, but I would like to just amend and see if Commissioner Hughes is amenable to this as my co-sponsor, two additional directives in the resolution. I'm changing the first one slightly and then I'm adding a second one which will address some of the concerns that Chair Bustamante just brought up. So #7 would direct staff to identify indigenous consultants or stakeholders and engage in consultation with them specific to the Chamisa Lomita site, and I hope that's right. I think it's off the top of my head, but that is the identifiable archaeological site on the property.

And then I guess it would be #8, that as we begin future open space program we ensure and prioritize that we provide this open space and access programming to it that serves all five of the Commission districts. It's obviously physically located in District 5 but I think we have a creative staff that can develop programs that have availability. It's a large site. We can host people from all over the county at it.

So I would make those proposals and I would ask Commissioner Hughes to respond.

COMMISSIONER HUGHES: Yes, I'm fine with those. I think I'm willing to take out your parenthetical comments.

COMMISSIONER JOHNSON: Taking out the parenthetical comments.

MR. BOYD: I'm trying to write these down.

CHAIR BUSTAMANTE: Adeline.

MS. MURTHY: Thank you, Chair Bustamante, Commissioner. Just a point of clarification. It's Chamisa Locita.

COMMISSIONER JOHNSON: Thank you. Sorry about that.

CHAIR BUSTAMANTE: Question with regard to the previous use of the land. I understand that there are cattle on that. Are there traditional users of that land, people from the traditional communities who have been using the land for grazing?

COMMISSIONER HUGHES: I don't think so.

MS. MURTHY: No, the grazing is being used by the current landowner.

COMMISSIONER HUGHES: Yes. Rancho Viejo is running cattle on it.

CHAIR BUSTAMANTE: Commissioner Greene.

COMMISSIONER GREENE: Commissioner Johnson mentioned these

were items #7 and #8. What was #6?

COMMISSIONER JOHNSON: Address the numbers to have whatever sequence we have please.

COMMISSIONER HUGHES: Does the County Attorney have that wording down?

MR. BOYD: I'd tie it to a request. One, I'd ask Commissioner Johnson to repeat what is now item #7, what previous was what you said was the second of the two items, and then clarify whether or not Commissioner Greene's two items were being added to this resolution or not, and whether that's considered part of this. There's no motion before the Commission, by the way.

COMMISSIONER JOHNSON: So, Commissioner Greene, I took you to be adding items but then suggesting that we do the resolution later, which I'm not in favor of. And I think that item #7 that you presented or the last thing regarding St. Michael's speaks to condemnation. So I would be –

COMMISSIONER GREENE: No, I would hope that it would be a friendly acquisition.

COMMISSIONER JOHNSON: With regard to that property it is on the top of the hill and it is undevelopable, so it's not as risk of – it's also land-locked, so it's not at risk of – it is, as I understand it a property and actually Adeline could probably speak better to this – a property that was gifted to St. Michael's and that has an important sentimental value to the Seaton family.

COMMISSIONER HUGHES: Actually, St. Michael's called me yesterday, anyway they wanted to work with us on the property and I think they want easement to access it or to sell it to us, either one.

COMMISSIONER JOHNSON: Okay, then I would be open to Commissioner Greene's –

COMMISSIONER HUGHES: We could put that in, that we will work with –

COMMISSIONER GREENE: So Attorney Boyd if you would like my – so I said, Directs County Manager to work with St. Michael's High School to acquire their property located adjacent to the subject property at fair market value and to include it in the open space plans for trails and conservation.

MR. BOYD: Can you mail that to me?

COMMISSIONER GREENE: I can.

CHAIR BUSTAMANTE: Manager Shaffer.

MANAGER SHAFFER: Thank you, Chair Bustamante. Relative to the language on the last proviso, I don't know what those parcels are worth and I don't know how we would value them. So I'm a little bit hesitant to get direction, because I feel as if you're potentially writing a check that I don't have a number to provide to you. It gets back to process and timing. So that would be my hesitancy about having such clear directive language. Now, of course, if directed by the Board, I could engage in conversations with St. Michael's High School about options to address access concerns, what have you, but that I would want to bring that back to the Board when I actually knew what was what, so to speak. That would be my respectful suggestion.

CHAIR BUSTAMANTE: Manager Shaffer, I would have to concur and

say that if we are concerned with things falling out of line, as was pointed out earlier, without putting things in the schedule, I would suggest that we do not put that here. That this has not been a part of the COLTPAC review and that if, in the future, St. Michael's wants to continue that conversation as part of the review then we could go back and look at it under the process that we're right now questioning. The process would not be to add additional land to something that's been reviewed and was within the COLTPAC purview. But we can do it later. So I don't really – I don't personally agree that we should just add the language to a proposal that COLTPAC has provided a recommendation on.

COMMISSIONER GREENE: So then I would make a motion that we table this to allow us two weeks to discuss this with St. Mike's and to wrap this into the package.

CHAIR BUSTAMANTE: Do we have a second to table it and provide two weeks.

COMMISSIONER HUGHES: Commissioner Cacari Stone has a comment.

CHAIR BUSTAMANTE: Commissioner Cacari Stone, do you have a second?

CHAIR BUSTAMANTE: Are you seconding?

COMMISSIONER CACARI STONE: No, I'm not.

CHAIR BUSTAMANTE: Let's stay in order. We do not have a second for tabling this. Okay, you have a question, Commissioner Cacari Stone?

COMMISSIONER CACARI STONE: Yes, I do. Thank you, Commissioner Johnson, for wordsmithing some provisions in this resolution. The second one was so specific, #7 that you wrote, that it seems to not include the original language of engaging diverse residents in consultation. Because we have not just indigenous Native American but we have indigenous peoples of the different communities. So can we include something that's more inclusive of other stakeholders or other constituents in the five areas of the county? I want to include just the south side and elder folks and we have a lot of Genízaro, Chicano, Hispano communities that could weigh in on how this could be used.

COMMISSIONER JOHNSON: I would be open to something to the effect of directs County staff and Open Space staff to identify indigenous consultants and stakeholders and invite the residents of all five districts of Santa Fe County to consult on the future of this site, specifically – I guess what I'm struggling with is that we identify the descendants of the ancestral pueblo that is there should be – it has a sort of like separate –

COMMISSIONER CACARI STONE: I think those words are great. It's really laid out. Identifiable descendants.

COMMISSIONER JOHNSON: Okay. So direct staff to identify identifiable descendants of the Chamisa Locita site and invite all residents of Santa Fe to participate in planning for the future of this open space.

COMMISSIONER CACARI STONE: Yes. I think that really nails it.

CHAIR BUSTAMANTE: Are we going to be specific as to how we find the –

COMMISSIONER GREENE: Descendants.



CHAIR BUSTAMANTE: Descendants? Will this be by phenotype? Will they do DNA? How would we want to find the descendents of previous stewards?

COMMISSIONER JOHNSON: I think we should – if it's okay with you, Commissioner Cacari Stone, just say, they have identified pueblo sites, so let's have pueblo communities involved and maybe keep the language at that.

CHAIR BUSTAMANTE: Again, I think pueblo site is – go ahead, Commissioner.

COMMISSIONER CACARI STONE: I want to avoid tokenizing that we check a box. I heard somebody say earlier, we check a box. We check a box. And I don't want to tokenize people. Oh, you're from a pueblo. Let's check a box. Having an authentic engagement that builds a relational connection, not just this transactional.

COMMISSIONER HUGHES: Commissioner Cacari Stone, I think you should be part of the conversation we have with the pueblos. You'll really enjoy it.

CHAIR BUSTAMANTE: Commissioner Cacari Stone, I agree, and I think what Commissioner Cacari Stone is also saying is that it's not just pueblos, that there are ancestral people who are now a mix of those pueblo people who have been here now for several hundreds of years, even prior to this particular iteration of European oversight, and that if we have that in that communiqué we could do something that's more authentic engagement into a much more broad community review. Is that – do you have your hand up?

MS. MURTHY: Chair Bustamante, Commissioners, sorry. This is going back to Commissioner Greene's comments, if I may respectfully make a suggestion within the provision of stakeholder engagement to also include considerations of neighbors, to make sure that the development of open space amenities is done in such a way that it's respectful to them and their backyards, and that would include the St. Mike's parcel. Sorry to interrupt the conversation about other types of stakeholders.

CHAIR BUSTAMANTE: Thank you, Adeline. Commissioner Hughes.

COMMISSIONER HUGHES: Yes, I was going to say what if we had wording we direct the staff to consult with pueblos and other ancestral people. Would that work?

CHAIR BUSTAMANTE: Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Yes. It's pretty broad, so okay. Let's move forward.

CHAIR BUSTAMANTE: Commissioner Greene.

COMMISSIONER GREENE: So it's strange to have the actual owner in the room, sitting here quietly, maybe counting votes. Maybe just acting – like, we're trying to facilitate something here but we have the opportunity to "buy some time" to get it right. And all it takes is calling him up and asking him if we can do this in our cycle, if there's the urgency of now, and get St. Mike's on board.

CHAIR BUSTAMANTE: We haven't had a second to the proposal to table.

COMMISSIONER GREENE: No, I understand.

CHAIR BUSTAMANTE: We won't be pursuing any type of tabling at this point.

COMMISSIONER GREENE: It's not necessarily a proposal to table.

Maybe it's a – okay. He's here. It seems appropriate.

CHAIR BUSTAMANTE: If there's a question somebody wants to bring up from the Commission, it wouldn't be inappropriate for staff to recognize the seller, if that's what needed to happen. I do have a question directly. It says in the resolution that it's appraised at \$370,000, and you mentioned \$33 million. Where would that number come from?

COMMISSIONER HUGHES: Well, when I met with Greg, it's a combination of this year's unspent capital money, next year's capital money – next year's capital money obviously is unspent, and I think some left over money in the current budget. I don't know if – we just looked at it real roughly. That's what it was. It's probably more than that now.

CHAIR BUSTAMANTE: Okay. Do we have a question for the landowner?

COMMISSIONER GREENE: I do actually. I would like to know if it's possible to put it into this cycle. Mr. Thompson, are you prepared to speak to this today? Is there an opportunity? I know everybody would love a quick sale and things like that, but you know who we are and you know that there's probably the votes to do it but I would prefer that we did this right and comprehensively.

WARREN THOMPSON: Thank you, Madam Chair, Commissioners. I have a number of partners on this and I have to go back to them with any change I do and get their blessing on it. So I'm not in a position to negotiate anything at this point other than what we've approved in our resolution that we've presented to the County.

COMMISSIONER GREENE: And the resolution states that this is an purchase offer, we have a purchase offer or we have the opportunity to have exclusive rights to purchase this until when?

MR. THOMPSON: Well, you've scheduled this. You've put it in the agenda and so I think we're here today to decide that and if you don't then I'm going to have to – I just have to take whatever you guys decide and go back to my partners and inform them and – until we are, we've agreed to work with you. We've done that. We haven't shown it to anybody else. We're not going to. And this came up on the agenda so I've told all my partners that it's on today's agenda and I'll need to report back to them with whatever your decision is. You guys can decide whatever you want. But I'll have to go back to them to alter anything other than what we've got and agreed to at this point. Is that clear?

COMMISSIONER GREENE: Marginally. I think that there's – you know – I don't know the structure of your partnership. I don't know how – if you can unilaterally make decisions or if you have to take a vote of the board or what form it's on. But you're here representing the ownership and knowing and hearing that there is support for us to buy it, but there are some complicating factors in this right now, do you think that your ownership is going to say you must market this to the open market in the next two weeks, or we can put it into our budget cycle and capital outlay and our budgets that starts literally in a week and gets approved in a month.

COMMISSIONER HUGHES: I'd like to just point out that that's our operating budget. Our capital budget won't get approved until June or July. Developed in June and approved in July.

COMMISSIONER GREENE: That's still soon.

CHAIR BUSTAMANTE: Thank you. Did you have any further questions of Mr. Thompson?

COMMISSIONER GREENE: If he could answer that.

MR. THOMPSON: I'll try to answer it again. I have to have approval from my partners for all these decisions before I spend over \$10,000 I've got to have it approved. Before I enter into a contract, I send the contract and I get it approved and get a resolution and everybody's on board. So I have to take whatever happens here today back to my partners if it's outside of the bounds of what we've agreed to to this point. And you have a copy in your package of the resolution that I had approved by my partners. If we go outside of those parameters I need to go back and get approval. It's that simple.

CHAIR BUSTAMANTE: Thank you, Mr. Thompson. Okay, so I will open it again. Commissioner Greene would you like to restate a proposal, a motion to table the project, given that you have the answer from the landowner?

COMMISSIONER GREENE: I still think that that is the most appropriate action right now. I don't think this is going to – I think that the owners, Mr. Thompson and his partners, hearing the discussion here, we're close but we're not there. And it's out of cycle. It contradicts the resolution and we do have the money but it is not in our cycle right now and it's a lot of money, and there's a lot of planning and there's a lot of complications. So –

CHAIR BUSTAMANTE: Commissioner Hughes, quickly, did you share with us that the resolution that COLTPAC was working under, that it's not out of resolution authority?

COMMISSIONER HUGHES: Right. The resolution does not specify that they have to propose it in the cycle for the budget. It's very definitely – they follow the 2009 proposal/resolution.

CHAIR BUSTAMANTE: So I guess the question is back on the table, Commissioner Greene. You have the information. Would you like to propose and see if you can get a second for a table again?

COMMISSIONER GREENE: I will put it out there. I will make another motion to table this action and to include it in our capital planning schedule that will occur in the next few weeks and months.

CHAIR BUSTAMANTE: Do we have a second? We do not have a second. Hearing no second, do we have an alternative proposal?

COMMISSIONER HUGHES: I'd like to hear maybe Attorney Boyd could read what he has for the additions to it.

MR. BOYD: Okay. I wasn't sure whether the St. Mike's discussion is in or out, so tell me if that needs to be added. But I have for #6, Directs County staff to identify indigenous consultants and stakeholders and engage in consultation with them specific – I'm going to say in regards – I'm making my own adds here – the Chamisa Locita site within the Bobcat Crossing Ranch.

CHAIR BUSTAMANTE: Commissioner Cacari Stone, does that reflect your interest in assuring diverse planning input?

COMMISSIONER CACARI STONE: I think we said and others with ancestral roots in the area. Something along there.

MR. BOYD: I thought that was in regards to the broader consultation requirement regarding the future use of the whole ranch. If it's regarding the Chamisa –

COMMISSIONER CACARI STONE: Yes, because many of the other mestizo peoples of the area have a lot of knowledge of the history with the whole area, not just the Chamisa Locita.

COMMISSIONER HUGHES: When you say consults with pueblos but also and other ancestral people.

COMMISSIONER CACARI STONE: There's historians within our districts that actually have expertise on a lot of these lands and history. One of them is Dr. Hilario Romero, one of our former State Historians, so he would not represent a tribal consultation or a particular pueblo but he has a lot of history. He's just one example. So we need to write language where we actually recognize those knowledge-keepers and consultants who understand this land.

MR. BOYD: If I could read #7 that might help clarify this discussion. Number 7 is Directs County staff to consult with pueblos, ancestral people and other stakeholders regarding any future use of this site.

COMMISSIONER HUGHES: That sounds right. Does that fit what you wanted?

CHAIR BUSTAMANTE: Sponsors of the resolution and Commissioner Cacari Stone's input, does that reflect –

COMMISSIONER JOHNSON: Pueblo communities.

COMMISSIONER CACARI STONE: I think it would be for the current protection and future use, because our future use is going to be far out and we're going to be sitting there and I think Commissioner Greene brought it up with no particular things developed and having risk of people hiking on the land and so forth. So we need to have protection and preservation of current use and planning for the future.

MR. BOYD: I'll read it again. Directs County staff to consult with pueblo communities, ancestral people and other stakeholders regarding the current protection and future use of the site.

COMMISSIONER CACARI STONE: Yes.

COMMISSIONER HUGHES: I think it's pueblo and other ancestral people.

CHAIR BUSTAMANTE: I think it could work. For current use and the future protection. If that's acceptable to the sponsors of the resolution. Commissioner Cacari Stone, you're in agreement that that is the language that you're recommending?

COMMISSIONER CACARI STONE: Yes. I agree. Before we go to any other motion I do want to have a little more – I want to mention something else. Thank you.

CHAIR BUSTAMANTE: Please go ahead, Commissioner.

COMMISSIONER CACARI STONE: I want to go back to the merit of this but being out of cycle, I'm going to be very transparent to say that I initially had the same observation and response as Commissioner Greene. We have to consider not just a one-off purchase but the larger context of what's happening nationally with cuts, the needs about community and the priorities that we make as a collective for all our residents of the county. And I understand that we're compromising something here by

moving forward, but I heard, and I want to clarify for the record, Commissioner Hughes saying, well, with the budget you can – when we go to the budget process, you can take out Commissioner Johnson and I's other priorities and add that to the pot for the other districts.

Now I want to be – do you agree with that, Commissioner Johnson? That we are then – this is what you're pulling for your district as a priority and therefore we get to prioritize other communities, because that would then be some sort of compromise and resolution that seems more amenable.

COMMISSIONER JOHNSON: I'm not explicitly agreeing to that, no. But if you do take a look at the current budget list, as I understand it District 4 is underrepresented on that. So I'm just pointing that out. I'm not agreeing to remove my projects but I think that it is underrepresented.

COMMISSIONER HUGHES: I think I would agree that this is my top priority and so my other projects fall below, not taken off but they fall below your priorities. For example, you want more sewers in Agua Fria or whatever. That will be – whatever the priority is for the other districts, we'll look at those first.

COMMISSIONER CACARI STONE: And we're doing it for the record for our constituents. It's not what we want. It's what our constituents need, and that's what being in the cycle process is, and that's where the dilemma for me was. It's like being in the cycle allows us as a collective to really think through parity across these priorities. And so now this just – I just needed to say that. And I'm not comfortable with it, but I'm expecting on behalf of all our constituents that we be able to have that conversation because there are – we have District 2 and Bustamante's district and my district, they're under-resourced communities, with disparate historic inequities and I think we need to consider what the impact of the national federal cuts are going to be on this community.

So I just want to say, if we could move forward with this vote it's going to be a harder conversation and we won't – I don't think there's any friendly amendments to that. I just want to be clear about that.

CHAIR BUSTAMANTE: Thank you, Commissioner. Quick question for Adeline. In the time that you've been working with Open Space and COLTPAC, how often have presentations or recommendations for open space acquisition been within the cycle? Like when we talk about the cycle – or are they usually made throughout a given year, generally speaking?

MS. MURTHY: Chair Bustamante, Commissioners, since I have been on the Open Space team there have been two other acquisitions. One was the expansion of San Pedro Open Space and one was the acquisition of Ten Little Hills, which was a donation. I believe San Pedro happened to occur during the budget cycle, if I'm remembering correctly, in 2023. But in terms of the historical, before I joined the Open Space program, I'm not aware of that being a requirement for other acquisitions. Of course the context was different. At the time there was bond money, specifically allocated for acquisitions.

CHAIR BUSTAMANTE: Thank you very much. And I think the last thing I'll say with regard to money and it was stated earlier that this is just money and is it coming from capital or from the overall budget? Quite frankly, all of it is taxpayer

money. And however we're doing this, must and better be in the interest, and I appreciate what you said, Commissioner Cacari Stone, is in the interest of the taxpayers and where we are. So that being said I think that always has to be under consideration. Yes, ma'am.

COMMISSIONER CACARI STONE: This has been – putting this tonight on the agenda forced us to a dilemma. I don't think I'm choosing a dilemma; it's a dilemma. And that's what makes us more effective policymakers is that we try to resolve these dilemmas in the best interest of all and not a few. And we are still a stone's throw – the merit of all of this unquestionable, Commissioner Johnson and Commissioner Hughes. I just commend you. I'm 200 percent behind you. But the timing is so important in terms of our messaging to all of our County residents, and I think that we're starting the budget process in less than ten business days, that we should put this in the hopper as part of that cycle.

So it's a little difficult. It's painful, but I know if I go for it tonight without going without that core value of considering this and all the priorities and not just a one-off, that I'll regret that. And I know my constituents, they have other priorities including the one around long-term housing and starting that process, Commissioner Hughes, for the homeless and substance use. And there is just – being at the NACo and hearing the federal impact from all the counties, there's a lot of unknowns and so I'm going to support Commissioner Greene's – not all his rationale, but his motion to table this and put this into the budget process.

That's not a decision. I just want you to know this is not an easy decision.

CHAIR BUSTAMANTE: Well, just to be clear, the motion was made. There was no second, and there can't be a second when a motion has failed. So there is no motion to table and we opened it up twice. I'm reluctant to open it up for a third. Not really sure if it will bring any value to it, except acknowledging that you came to be in favor of waiting. I have to ask Commissioner Hughes and Commissioner Johnson if there is virtue in waiting and putting this within the process and bringing it to the group at that time. Or if this is a resolution, it's brought to the table, it won't be furthered. That's it.

COMMISSIONER HUGHES: Well, you heard from the seller that he's not going to guarantee holding it off the market any longer. So I feel like we have to take advantage of it now. I feel like this is a very fantastic opportunity for us, and it's obviously very positive with my constituents. And like Lisa said, I have to give my constituents what they want, and they want us to buy Bobcat Crossing Ranch. And same with Adam, although he can comment afterwards. But I think also it's important to recognize not everybody who lives in District 5 is upper class. There are low income people who live in my district as well and I just wanted to acknowledge that. But I think in terms of your priorities, Commissioner Cacari Stone, I will certainly support those and whatever they are.

I asked Senator Ben Ray Lujan what I could do as a local Commissioner to support him and basically fight Trump, and he said do a good job as a Commissioner and listen to your constituents. And so that's what I'm doing, and that's what he said. I think even though the federal government is a complete mess we have to be a good Commission and we have to do a good job, and we have to – open space is something that the Trump administration is against. Homeless people, the Trump administration is against. Working people, he's against. But we haven't seen how much damage he's going

to do. And so I think what we have to do is really just proceed, kind of put blinders on, and do the best job as local government, giving people what they want and what they need.

I certainly will support whatever the constituents of District 2 have. And interestingly, District 2 also includes Agua Fria Village and Las Campanas which are very different. Very different populations.

COMMISSIONER CACARI STONE: It also includes the South Side, Commissioner Hughes, and the immigrant population and that's very different. But I hear what you're saying but I don't agree with the blinders. I think we're interconnected and it's a different philosophy in terms of the morality driving decision making as we're policymakers. But this is tough. And it's a tough decision.

COMMISSIONER JOHNSON: May I speak to the dilemma aspect?

CHAIR BUSTAMANTE: Commissioner Johnson.

COMMISSIONER JOHNSON: Thank you, Madam Chair. Commissioner Cacari Stone, I appreciate your very thoughtful consideration of this and the additional language that we've added to this resolution. I understand that it is a dilemma and I think the Commission is a really good team. We're unanimous in the majority of our decisions and we've had a robust debate tonight. I just want to kind of point out the out-of-cycle nature of this. I think what Commissioner Hughes and I are signaling is support for future pop-up properties that support the rural constituents in the diverse districts, again, this happens to be adjacent to ours, but we are a good collaborative team on this matter. So I think the Commission can all trust Commissioner Hughes and I in conscience in that we will of course support future endeavors as they arise. And sometimes off-cycle.

COMMISSIONER CACARI STONE: I appreciate that. I appreciate – There is a reality that doesn't fit into the narrative of our BCC meetings, okay? And we don't get the chance to have these conversations because it would be a rolling quorum. So we're having them in public. But we have to be good stewards of what we have and we can't even water trees that are dying in one of our HUD neighborhoods on the South Side. We can't – it's taken over a month just to get watering out there, and those watering systems have broke for seven years. So when we have communities, when we have a community that doesn't even have a bridge to drive over so they don't get stuck with the runoff and the water.

There's a lot of realities and we have communities talking about, oh, there are great views. Let's protect our great views when people don't have basics. And I want us to hold that together. It's a collective responsibility. It's just not my district, my constituents, your constituents. It's the whole. And that's the obligation we took as County Commissioners, was for the whole, plus our constituents. And I think that we can't lose sight of that and that's what I don't want us to succumb to. We're at risk for that.

CHAIR BUSTAMANTE: Thank you, Commissioner. I have to also say that I concur with what you're saying. I said it earlier, what are we doing for the most vulnerable, those who have the least access in our community, the underserved, when we can't water trees where we are. Where the City is proposing half-way houses in District 3 but we don't have any real place to take people who are transitioning out of our County jail before they hit the streets again and end up back in another cycle. Why District 3?

Why not this potential open space? Everything goes south, quite literally.

So I don't take what you said lightly. I completely hear what you're saying and when we talk about what the federal government is doing at this point in the vulnerabilities, open space is one of them, but social programs are huge. What are we doing to take care of people and how will we make sure that those resources are there if the federal dollars continue to be cut the way they have been.

So I think we've come to the end of a very – I think good conversation and discussion right here in front of everybody, and it's good, because that's the way it's supposed to be. So I'm entertaining a motion to whatever it's going to be but I hope that we're all giving it the thought that it's worthy of, in the interest of supporting our communities.

COMMISSIONER JOHNSON: Madam Chair, I'd like to make a motion to approve a resolution granting the County Manager authority to sign all documents necessary for the acquisition of one parcel of real property known as 116 Apache Plume Drive, Bobcat Crossing Ranch, north of Eldorado and south of Seaton Village, New Mexico, as an addition to the County's Open Space and Trails program with the additions that County Attorney Boyd laid out for us.

CHAIR BUSTAMANTE: We have a motion on the table to approve the resolution granting the County Manager authority to sign all documents necessary for the acquisition of one parcel of real property known as 116 Apache Plume Drive, otherwise known as Bobcat Crossing Ranch. Do we have a second?

COMMISSIONER HUGHES: I'll second it, but I was hoping you would second it. But I'll second it.

COMMISSIONER GREENE: I'd ask for a roll call vote.

CHAIR BUSTAMANTE: Okay, roll call vote.

**The motion to approve Resolution 2025-048 passed by 3-2 majority roll call vote as follows:**

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

6. J. **Final Order for Case No. 24-5230. Univest-Rancho Viejo, Applicant, JenkinsGavin, Agent, Requested a Preliminary Plat for a Major Subdivision with Sub-Phases for La Entrada Phase 2. The Site is Located at 235 and 199 Avenida del Sur, SDA-1, Parcel ID Nos. 99306461 and 910002515 (Commission District 5)**

CHAIR BUSTAMANTE: We have one more item under Action Items. We can hear our last action item and then take a break and then we have presentations, or we can take a break now. Okay, let's hear it.

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MANAGER SHAFFER: If I could, Chair Bustamante, I would just want to explain the reason this was moved to Miscellaneous Action Items is because the Board heard the case and voted to approve it in December before Commissioners Johnson and Cacari-Stone were on the Board. So I thought moving it from Consent made sense to the extent if they wanted to abstain from voting on this final order, given that they were not seated and did not hear the case. So nothing controversial about it. I just wanted to explain why we made that change. Thank you.

CHAIR BUSTAMANTE: Okay. Thank you. Okay, we're hearing from our Case Manager Kenneth Quintana. Is he here?

KENNETH QUINTANA (Case Manager): Good evening, Chair. As County Manager Shaffer just explained it was moved from Consent as a final order this evening so I don't have much of a presentation for this.

CHAIR BUSTAMANTE: Thank you. Do we have – how do we move forward on this?

MR. BOYD: I believe you move forward with a motion to approve the final order.

CHAIR BUSTAMANTE: Okay. Do we have a motion to – do we have any questions or a motion to move forward.

COMMISSIONER GREENE: I would just ask if the two new Commissioners have any questions about this for their familiarity before we process that, because it's on your behalf.

COMMISSIONER JOHNSON: I do not. I had a meeting with Manager Shaffer and I'm going to abstain from voting.

CHAIR BUSTAMANTE: Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: I'm opting to abstain from voting.

COMMISSIONER HUGHES: I'll make a motion that we approve the final order in Case #24-5230, Univest-Rancho Viejo, applicant, JenkinsGavin, agent, requesting a preliminary plat for a major subdivision with sub-phases for La Entrada Phase 2.

CHAIR BUSTAMANTE: And do we have a second?

COMMISSIONER GREENE: I wish there was more stuff in the packet for this. This was literally, like all of the stuff that had been presented previously should have been brought into this packet for these other Commissioners, or for us to review at this time.

CHAIR BUSTAMANTE: Agreed. We have two new Commissioners. We don't have all the information necessary. The two Commissioners would have to abstain and between the three of us who have seen this we slept a few times since the complete packet had been heard. I'd like to entertain any motion to either table with more information, or move forward in any direction. But we do not have the information necessary for everyone on the Commission to be able to vote, given that it's been taken out of Consent Agenda. Do we have a motion?

COMMISSIONER HUGHES: I made a motion. There was no second.

CHAIR BUSTAMANTE: We have a motion, no second. Do we have a motion to table?

COMMISSIONER GREENE: I will make the motion to table to the next

meeting.

COMMISSIONER HUGHES: I'll second.

CHAIR BUSTAMANTE: Okay, second, Commissioner Hughes. First let's have a little discussion. Does everyone agree that we would want to, at that point would you feel comfortable if you have more information that you would be able to vote on where it is currently. And I have to ask Attorney Boyd and Manager Shaffer if they are voting on it for the first time will it still be at this point as a final order?

MR. BOYD: So to clarify. The Commission in December heard this issued its final order at the hearing, approving this by a vote of 5-0. This is now before the Commission as entering a written order on its decision that it reached in December by a vote of 5-0. That's my understanding of the procedural –

CHAIR BUSTAMANTE: So it's already been approved.

MR. BOYD: It's already been approved by the Commission.

COMMISSIONER GREENE: Just in a due process, it's sort of accepting our approval previously, and finding facts and –

MR. BOYD: If you opened the attached order on the agenda item it lays out that the matter came before the Santa Fe County Board of County Commissioners for a hearing on December 9<sup>th</sup> on the request. The hearing occurred. The Commission made findings of facts. There's a staff recommendation listed on page 3. And then on page 4 you'll see that the Commission voted to approve the final order by a vote of 5-0 the applicant's request for approval of a preliminary subdivision plat, etc. Now, it's subject to the staff's recommended conditions as stated above. So I think the reason Manager Shaffer was saying that this was off the Consent Agenda and recommending the abstention of Commissioner Cacari Stone and Commissioner Johnson is that they were not part of the Commission that heard this matter on December 9<sup>th</sup>. So really, I see this as a ministerial action by the Commission ratifying its earlier vote at the end of that hearing. I believe the SLDC requires a written order and that is what this written order is. It reflects the Commission's decision in December. So I apologize for any misconception. This was not a full-blown request for the Commission to conduct a final hearing and abstain from that final hearing. The fact is that hearing has occurred and you're now before the Commission on a –

CHAIR BUSTAMANTE: Understood. And the confusion is pulling it out of Consent Agenda for somebody else to consider what they really don't have to consider anything. Except they agree that it has been agreed upon.

COMMISSIONER GREENE: Thank you for clarifying that.

CHAIR BUSTAMANTE: Thank you for that clarification. Commissioner Hughes, would you like to reinstate your motion.

COMMISSIONER HUGHES: I think the issue was we'd like to include maps and stuff for the new people to see. I know we already approved it and I don't carry the wave.

CHAIR BUSTAMANTE: I'd like to make a motion to approve.

COMMISSIONER HUGHES: I'll reinstate my motion to approve item J.

COMMISSIONER GREENE: And I will second.

CHAIR BUSTAMANTE: Abstention from Commissioner Johnson and Commissioner Cacari Stone.

**The motion passed by unanimous [3-0] voice vote with Commissioners Cacari Stone and Johnson abstaining.**

[The Commission recessed from 6:35 to 6:45.]

**7. Presentations**

**A. Presentation on the Guaranteed Utilities Savings Facility Upgrade Project Phase II**

CHAIR BUSTAMANTE: We're at presentations, and respectfully, and I know that you all wouldn't want to be here all night anyway, but if we can keep these as close to 15 minutes as possible that would be very much appreciated, and for you all it would be the gift of time. But we're really grateful for the presentation and as close to 15 minutes as possible. That would be great. Thank you. We have Jacqueline and Tara Trafton. Thank you.

JACQUELINE BEAM (Sustainability): Thank you, Madam Chair, Commissioners. We were going to ten minutes actually. I'm with the Community Development Department and I am also joined by Tara Trafton and Isaac Ortiz who's online from Energy System Group. This is a presentation and request to move forward regarding the proposed recommendations for energy efficiency, water conservation and PV installations as a result of the County's investment grade audit analysis, which was provided by the Energy Systems Group, formerly Yearout Energy back in January of 2025.

And there have been some recommendation changes and so we wanted to again present the changes and some of the cost differences with the upgrade recommendations that have been made as a result of the IGA for 24 facilities, and to complete the construction portion of the contract a final proposal is provided by ESG and based upon the upgrades need found in the investment grade audit this presentation serves as their recommendations and the final result of their analysis for those 24 buildings. And with that I will hand it over to Tara with the presentation.

TARA TRAFTON: Thank you, Jacqueline. Madam Chair and Commissioners, I'm really happy to be back here to share with you sort of the final result as Jacqueline mentioned of this year-long effort working with County staff to identify opportunities to upgrade the facilities across the County and seek out a way to build on the success that we had in the first round. I've also included more detail in this presentation. That was a request from the last one. Given the time constraints I may not be able to touch on every point but I hope that it has provided a lot of good background on what we did in the first phase as well as what we're hoping to accomplish this time.

So again, we'll be going over a little bit of background. The final phase of the project that was developed along with County staff, and then next steps. So with the background, this is just a refresher of kind of how energy performance contracting works and comes together. We're at that line and kind of in the middle of the D there. We have finished our investment grade audit and our project development phase and now we're ready to move into project and implementation.

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Most notable, I suppose is that we received our IG report certification from Energy, Minerals and Natural Resources a week and a half ago so the whole document which I have here if anybody is curious, I have a copy of it if you'd like to peruse it, but it has been reviewed and certified by Energy, Minerals, to make sure that the calculations are correct and that everything is reasonable as far as costs and accurate as far as data.

So now we're going to move into, like I said, the design-build, and then a little bit of prove, because we have guaranteed outcomes as a part of these projects and then we move into measurement and verification where we're proving on an annual basis that we're hitting our savings targets that we've guaranteed.

So again, this is just a little bit of an overview of the Phase 1 project. There were some questions last time from Commissioner Cacari Stone in particular about what was the dollar value of the savings. So the utilities savings was \$130,000 a year. It had reduced your utility costs by about 19 percent, energy use by about 16 percent. And then you can also see the reductions in units of energy and water and CO<sub>2</sub> emissions, and then the measures that were implemented were lighting, weatherization, wireless thermostats, transformers, solar PV and water conservation. You're going to see a lot of that as part of the Phase 2 project as well.

I apologize in advance for this table. It's engineers, we love tables, we love data, so this for us seems like the easiest way to represent the information, but here you can see the list of facilities that were included as part of Phase 1 and where there's an X it indicates that that measure was applied at that location. And again, there's a whole other report that goes into greater detail. If those of you who are new to the Commission are curious and would like to have more details on what was done in those facilities I can get that older report as well.

Looking forward with Phase 2 we developed a vision for the project with County staff, so the vision was to develop a resource-efficient and resilient community facilities through electrification in support of the 2050 net zero emissions goal. So with that in mind, in this facility list here, once again, as Jacqueline mentioned, 24 facilities, here you're going to see a discrepancy in numbers because we grouped some of those together into kind of a campus or a complex for analysis, and the asterisks here indicate that it was part of the Phase 1 project, and we were going back and evaluating those buildings for specific measures, mainly electrification.

This is the schedule that we worked towards as we were developing this project. As I said, it's been about a year in development, going into your facilities, quantifying all the utility and energy spent, water consumption, identifying solutions, pricing those out, creating new cost/benefit analysis, and we're at that point now where we're ready to move into contract execution, securing the project funding, and then going into the implementation phase, followed by performance.

So the Phase 2 project, this is how it kind of shaped up to be. We're going to be replacing or revamping 4,000 fixtures in these building. Those will then become 100 percent LED. We're remediating 35 square feet of building envelope. Those are gaps and cracks in the building envelope that are going to be addressed. We're replacing seven lot-voltage transformers were newer, high efficiency models. We're replacing or reconditioning 196 water components, because sometimes it's a flushometer or an aerator on a sink. There's just a lot of different components that go into a comprehensive water

conservation plan.

We're doing 39 wireless wi-fi thermostats across these facilities. We were able to through leveraging savings from some of the other measures implement electrification of HVAC systems in six locations, as well as do three domestic hot water conversions, so getting those facilities off of carbon-based fuels and towards electrification. We're doing 113 window inserts at a second layer of glazing in the different facilities, and then there's about 180 kilowatts of solar, either installed or repaired.

And again, it's another table. I hope you all have maybe had a chance to take a look, because there's actually two pages of these, but the main thing is you're going to see almost universal application of LED lighting, weatherization and water conservation, solar where it made the most financial sense, as well as the other measures.

So here you can see the first page, and I'll give you just a second to review the second. I'll point out that the solar at the County Admin Building, that is a repair as well as an expansion of the solar, so that it's functioning properly and will produce at the whole 162 kilowatts.

With that, the project by the numbers. So the project comes out to just over \$5 million, with a minimum capital contribution required to leverage the savings of the project of \$2.5 million. We're estimating that the County will get about \$275,000 in rebates and IRA incentives. The additional self-funded capital contribution or a financed amount, so what the savings would cover or what the County would need to come to the table with could be – if it's additional capital it's not that number. It's just the difference – it's just the total project cost. If it's financed, that's assuming I think a four percent interest rate.

You can see here the year-one cost savings of about \$120,000. The water savings, over 180,000 gallons per year. Your greenhouse gas reduction is approximately equivalent to planting 100 acres of trees per year, which is really impressive. And there you can see off to the side, those are kind of two KPIs or common metrics that we use. So again, we're reducing your energy cost by about 15 percent in these facilities and your energy use by about 12 percent.

So the next steps as we kind of put a bow on this project are really to get that contract executed and the funding secured for this project. So we're hoping to get that done over the next couple months while you guys are doing your budgeting, I think is the plan. Project implementation needs to begin no later than July of 2025. That's because, as you're all aware, there's tariffs and price changes. Prices can be volatile and we're holding everything until the end of July.

Then, I think the next goal for us along with County staff is to start looking at what's next, right? So the Phase 3 IG, the goal is to address facilities that haven't been part of phases 1 or 2, and then to do a deeper dive on some of those other facilities on electrification as well as doing a comprehensive analysis Countywide of sites for solar PV.

So with that, that's everything that I have for you and if you have any questions I'd love to answer them.

CHAIR BUSTAMANTE: Thank you. Thank you very much appreciate it. Do you bring the rain? The Sustainability people have it going on. Any questions?

COMMISSIONER GREENE: Two quick questions. One, of that \$5

million worth of upgrades, more or less, how much was through grants and other programs, whether federal or state or things like that, or was that all straight out of general capital budgets and stuff?

MS. BEAM: Madam Chair, Commissioner Greene, the \$5 million is the amount that this will likely cost. It's for the future. And we have allocated about \$2 million for this project so we are looking towards the budget process for the Commissioners to have those conversations, for where that's found.

COMMISSIONER GREENE: And then some of those are probably part of greater, bigger capital projects – Bennie Chavez upgrades and other things. Yes?

MS. BEAM: This project is the IGA, so it's separate. But certainly, while the building is open we should definitely take advantage of those opportunities and work directly with Public Works on any projects that they're working on.

COMMISSIONER GREENE: Like dig once.

MS. BEAM: Absolutely.

COMMISSIONER GREENE: And then last, like simply, how much is end of life. Like when you upgrade a transformer, if you've got three more years of life on a transformer, maybe it's not the time to upgrade it. But when you have 25 years of life – I don't know what the logic is on that, but there's a strategy to do that where you don't just upgrade to upgrade. You've invested in something. You've depreciated it. You've done it. Maybe you're going to get some energy savings but you're also burning a lot of fossil fuel to build that transformer.

MS. BEAM: Correct. So Madam Chair and Commissioner Greene, all of those mathematical formulas are a part of this process, and that's why it's certified by a third party, and also certified through the state. So those savings are very real in the graphs that are presented to us as well. And I believe the ROI is 17 years, or 18? Seventeen years.

COMMISSIONER GREENE: Great. Thank you. Good job.

CHAIR BUSTAMANTE: Thank you. Any other questions? I commend you on this good work. Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: No questions. Thanks for including those new numbers. I appreciate that.

MS. BEAM: Thank you.

CHAIR BUSTAMANTE: Thank you.

## **7. B. Presentation and Report from Santa Fe Business Incubator**

CHAIR BUSTAMANTE: Marie. We missed you. Here she is.

JUAN TORRES (Economic Development): Madam Chair, Commissioners, this is a presentation from the Santa Fe Business Incubator. Since 2019 Santa Fe County has contracted with the Santa Fe Business Incubator under agreement #2019-0266-GMM-AM to provide professional services focused on business outreach, data tracking, and training for businesses located outside the incorporated areas of the County.

Marie Longserre is here and she's here to present the report. Thank you.

MARIE LONGSERRE: Madam Chair members of the Commission, thank you for allowing me to be here this evening.

CHAIR BUSTAMANTE: Thank you for spending your day with us. We haven't seen you since the meeting this morning. So it's a pleasure to see you, since we spent most of the day together.

MS. LONGSERRE: Yes.

CHAIR BUSTAMANTE: We had a meeting this morning.

MS. LONGSERRE: To start with the presentation. It's been around a while so I'm going to highlight the differences. First of all, I'd like to introduce my colleague, Mr. Carl McClendon, who's seated behind me, who is our program manager and you probably recognize him from his picture which I had up here on the screen last year when I did this presentation because he had just joined us as our program director. I would also like to mention we've hired a new office manager, Ms. Lisa Leyba. Lisa speaks fluent Spanish and we've had people on staff but this is the first time we've had a permanent person in a long time that speaks fluent Spanish. We're very pleased about that and she's been there with us about three weeks now.

You've seen the floor plan. This is a list on industries. I'm not going to read this stuff that you can read yourselves. Our programs continue to develop. The basics of them are that we give entrepreneurs and start-up companies training, resources, a huge network, a place and a professional atmosphere and professional front to the world to start their young companies.

These are some of our metrics. You also got in your packet more of a narrative report that gives all the data of the hard numbers of wages, etc. from the last year. I will say these are always a little bit understated and under reported because tracking down young companies to give us our data is always a challenge. But it looks good and continues to grow.

Partnerships and collaborations, we have a wide variety of local economic development organizations and entities that we work closely with to help us do this work which is why we can do the work. With you seeing entirely 50 percent of the permanent staff is sitting before you right now, so it's because of the partnerships we have we can do that.

We still continue to grow the biotech and life sciences companies in this community. This wonderful biotech lab that we got help from the Economic Development Administration and the State of New Mexico and others. It has attracted a lot of really exciting companies here and they're working on amazing research. That's a picture of our lab.

There are some other interesting sectors bubbling up. One of our former clients and a current client are working on making Santa Fe a center for fusion resources, companies, innovation, policy, etc. So this is something that they're doing globally. There are other countries involved in this. There are companies here involved in this. We're working closely with others like Santa Fe Community College, private individual investors, etc. They're bringing those together every quarter. So there's a little bit of information about that.

Another exciting outreach that Carl presented at and presided over recently was our participation in South by Southwest Technology in Austin, Texas where we had the

New Mexico House, and entrepreneurs from our community, from other parts of the state, key participants in economic development from New Mexico greeting people from all over the world, actually, and exposing them to what we have, the resources we have and the support we have for entrepreneurship we have here in northern New Mexico. There were a number of panels and so forth.

The other big news we had this last quarter was New Mexico NMSU's Arrowhead Center, which is an offshoot of part of their business incubator and they get training money, and they've set up a northern branch in the Santa Fe Business Incubator and we're working closely with Santa Fe County and the City on their outreach efforts to help entrepreneurs and young companies, and we're just delighted to have them there along with some of our other co-located partners like WEST and SCORE, so that we can help these companies while they're right there with us.

Current economic challenges that our companies have, the increased cost of materials and supplies and that's only getting worse as we talk; government grants, contracts for scientific research are very much at risk right now and uncertain, and a lot of these companies, particularly science research based companies commercializing technology out of our labs and universities rely on these research dollars to get their businesses started. Operational safety knowledge, that's a lot of what people are working on now involves chemicals and processes that could be dangerous, the need special handling and they and we don't necessarily always have the right go-to people and the resources to get that in. Actually it's one thing I will be asking for help from some of our partners and sponsors is to find people who can come in and help us make sure that what's happening there and with our companies, engineering-wise, chemical-wise, we have safety in mind all the time. And then helping them, finding resources to help them. We've gotten a few out of UNM and other places to help them get trained up and working in our lab.

Sources of capital is always going to be there. I hope someday it's not; it's better than it was but it's still always an issue, funding for companies. Supply chain issues of course – I think we're going to see that coming up in the next couple of months as these ports are thinning out of any kind of supplies coming in from overseas, and just general health and wellbeing. Supplying health insurance and supplying things that the people need.

So more than ever these entrepreneurs need technical support. They need peer assistance, and they need support to mitigate risk. And they're all under stress. You're all under stress. We're all under stress, and they already started at a pretty high bar. Having them there together really does encourage and help them and keep them going.

Changes and challenges, increased client needs, but there are still people who want to start companies. That number continues to rise, and that's very encouraging. Always when we see the economy dip a little bit, people want to turn to starting their own businesses.

There are shifts in new technologies and systems, increased facility, material and supply costs. Sponsors – we're talking a little bit more about the incubator itself. Sponsors and supporters of ours are looking at a lot of needs that we're going to see a lot more so that we are competing with homelessness and housing and food insecurity and



all kinds of things for the support that we need to run this, to help these companies get going and create jobs and diversify our economy. It's a real conundrum.

Some of our observations, I've already talked about cost of materials, supplies, labor costs have gone up. R&D uncertainty, capital, need for diversifying the economic base. But there are opportunities right now. There are a lot of opportunities in energy, sustainability, bioscience and advanced materials. And we're starting to see some of this advanced materials as well, as well as the usual mom and pop service businesses that we rely on in our community that come in and fix our problems in our homes and our businesses, and we have those companies that we're supporting those as well.

And the public and private sector dollars really do make a difference. I meant to start out by thanking you for the support. Juan said this is a contract since 2019 and I kind of went, wait. Actually the County has been supporting the Business Incubator in various ways with dollars, with connections, etc. since 1998, which is one year after I joined the program. And so we want to thank you for that. But the small amount of dollars we get here, we try and leverage as much as possible. We have about a \$900,000 budget and every little bit helps and going out to the private sector, having public sector support allows us to leverage every dollar. And then of course the companies are leveraging every dollar and for the studies done on business incubators nationwide is that for every public dollar, \$48.50 goes back into your pocket. That's a very old number and it's gotten larger over the years. But that's a good return on investment for communities.

So with that, I would like to ask you to continue your help and support, but as a very wise person reminded me this morning, I should also ask what can I do for you? And I really value the relationship and the support and the good will and we do want to not only do the work we do but find other ways to align with your goals, your strategies, etc. and so a few things came up at a planning meeting this morning. We met with North Central Council of Governments where people were talking to me about different industry sectors that are coming up. There's outdoor rec and there's this and there's that. And what can you do for that? And I'm like, what we've built here is a template that we can help any kind of company. All companies still have to have employees and money and marketing and customer service and plans, and those things don't change regardless of what the company is and does.

So the model we've built to give facility and core infrastructure help, and training and connections and resources and technical assistance, coupled with a huge network we've built over 30 years. It can be applied to any kind of sector that you want to encourage. We've built programs that we can take out into the field or we can bring people in. And so I hope you will feel in a broad way that we can partner with a lot of your goals. And with that I'm sure my time is up and I want to thank you for your attention and the opportunity.

CHAIR BUSTAMANTE: Thank you, Marie. Do we have any questions for Juan and Marie? Commissioner Greene.

COMMISSIONER GREENE: Thank you, Madam Chair. Thank you, Marie. It was good to see you, as the Chair said twice in one day is a privilege, so that was really good to see you this morning and thanks for being here. Two sort of requests in this space. I know that we have in Santa Fe, we heard today a little bit and it's been on my radar as well. Childcare, right? So we keep hearing about the cost for parents of

childcare and the lack of availability. And so there's only one solution to that which is more childcare so that we can possibly reduce the cost but definitely have more availability. And I'm wondering if there's a workshop that you can – don't invent it but go find some best practices somewhere else and some licensing gurus that you in your knowledge of how to train people to do this might be able to start – have a workshop a couple days – so you want to start up a childcare business? There's this available. There's so much money available in the State of New Mexico right now for childcare. The issue is actually providers. And so I think there's an opportunity there for that, and then I have another question when you're done with that.

MS. LONGSERRE: Yes, Madam Chair, members of the Commission. There is an amazing program and whoever runs it just went right out of my head. I'm going to say it's because I'm tired and hungry but I shouldn't say that to you. So there is a program that has been developed locally in New Mexico and nationally that has all the paperwork, the legal concerns, the insurance. It goes through every single aspect of starting a childcare business, and I can find who is running that program here because it's very robust. It's been very successful, and I wouldn't presume to know the ins and outs of the risk management and the insurance management and everything, but we could absolutely connect to that. Yes.

COMMISSIONER GREENE: And then second question sort of goes along with breaking out of the shell on Airport Road and seeing if there are different communities that need this service in Santa Fe County. So specifically I would say is it possible to do a workshop and like – very basic – who the incubator is and what you're doing and how you can help small businesses and entrepreneurs up in Española. Like, let's go team up with the City of Española, Santa Fe County, up in Española, and do one of these. We'll find you a spot up there for an evening workshop and then see where that leads. If it gets you 15 people that want to sign up to a sort of remote sort of program and aren't ready to move to Santa Fe, maybe there's a place for them up there. We can talk to the RDC and other partners that are up in that area that have that collaborative aspect to that. So I want to throw that out to you.

Lastly, we've talked about Spanish speaking programs and actually, Edgewood would be a good community to possibly do a program down there and go see what you can shake the tree with on the southern part of the county. And then Spanish speaking entrepreneurs.

MR. TORRES: Madam Chair, Commissioners, yes. We have a two-year contract with the Regional Development Corporation where we're going to do business retention and expansion. We're going to be starting that probably in the next 60 days. It's going to be involving identifying resources for businesses. They're going to take place outside of the city – Edgewood, Glorieta, Lamy, Galisteo, Española. So that's on the books. We are working on that and we will be taking that resource on the road. Included that is a Spanish language component, including translation of economic development materials, as well as reaching out through Spanish language radio. So we are working on that as per our economic development action plan presented in December. We are executing on that.

COMMISSIONER GREENE: Fabulous. Thank you.

MS. LONGSERRE: Madam Chair, members of the Commission, thank you, Juan. I really appreciate that because that question is exciting. I can think of all kinds of exciting things we can do and then it's terrifying because of resources, money, and lack of people. So the few times we've done those kinds of outreach we've had special contracts to do that. We've hired contractors. Our wonderful Spanish-speaking new employee is marvelous but she is long way from being able to lead a training on entrepreneurship. She's our admin assistant. But I am thrilled to hear about this morning and then just now some of the programs, because we partner so well with those other organizations and under their auspices and their contracts and outreach we can be part of that and show up and go into those communities in a way that I think is going to be much more effective than we could do on our own. Thank you.

CHAIR BUSTAMANTE: Thank you. Any further questions? Thank you very much. Appreciate it.

**7. C. Presentation of Water Policy Advisory Committee (WPAC) 1st Quarterly Report 2025**

CHAIR BUSTAMANTE: Thank you, Andrew.

ANDREW HARNDEN (Water Planner): Good afternoon, Madam Chair, Commissioners. Before you is a presentation of the Water Policy Advisory Committee, WPAC, the first quarterly report. This presentation summarizes the WPAC progress and activities to date.

March 26, 2024 Santa Fe County Board of County Commissioners adopted Resolution 2024-038 updating WPAC's purpose and activities and repealing Resolution No. 2019-95. Exhibit A in the packet. Per Paragraph 19 of Resolution No. 2024-038, WPAC is required to provide quarterly reports of its activities and recommendations to the Board, or as specified in its approved work plan. The 2025 Work Plan was approved by the Board on January 29, 2025, via Resolution No. 2025-014, Exhibit B. The plan outlines twelve strategic priorities organized into three focus areas.

And these are stormwater management, drinking and wastewater management and outreach.

WPAC operates through three working groups aligned with these focus areas. Each group consists of five members, including a group leader, and is supported by designated County staff. The attached first quarterly report, Exhibit C), outlines the progress made by each working group, organized by specific tasks. WPAC working groups operate under a one-page procedural guidance document, Exhibit D, which was adopted at WPAC's regular meeting on February 13, 2025. In alignment with the adopted reporting schedule, subsequent reports will be presented in July and October 2025.

This is a presentation only; no action is required from the Board at this time.

CHAIR BUSTAMANTE: Thank you, Andrew.

MR. HARNDEN: This report describes first quarter 2025 WPAC activities for each working group by specific tasks. Progress has been made on some tasks. Other are in initial stages.

Stormwater Management Working Group: Task 1, Develop and present recommendations to the Board of County Commissioners on revisions and additions to

the Sustainable Land Development Code related to water conservation, harvesting and reuse, stormwater management, and code requirements for new developments. The progress update, so far the working group has had a staff presentation providing background on the County's stormwater management program, and continues to learn about the program.

Task 2, Develop a Green Stormwater Infrastructure, GSI, Facility Master Plan and GSI Maintenance Training Guide. The Stormwater Management Working Group members received a briefing on staff's initial progress on the GSI master plan and training guide.

Task 3, Review information to develop proposals for a County compost facility and bio-gas capture project and provide recommendations to the BCC for inclusion in Planning considerations for County wastewater infrastructure expansion. Stormwater Management Working Group members received a staff briefing on current County practices for bio-solids management and treated effluent, as well as staff's initial thoughts on possible wastewater management partnerships.

Next working group: Drinking and wastewater management working group. Task 1, Develop a framework for potential customers to efficiently navigate the process of connecting to the County utility system or requesting that the County take over an existing system. It requires completion of an after-action report on Cañada de los Alamos application and requires review and potential request to amend Resolution No. 2015-121.

The project was presented to BCC in presentation format and is currently in the capital planning process to identify funding strategies.

Task 1A of the wastewater management working group, Develop and present recommendations to the BCC for La Cienega/La Cieneguilla drinking water contamination mitigation, including a bilingual, digital, and door-to-door survey. This survey has been postponed. A broader survey on many water issues may be distributed as part of the preliminary engineering report on water planning activities with the community. This project is ongoing and it started actually this month.

Task 2, Review PFAS report dealing with the extent of contamination, clean-up timeline, alternatives analysis, and advise the BCC on most efficient path forward. Currently, the consultant is doing data collection and analysis and sampling including employing a groundwater model.

Task 3, Review policy, procedures, and enforcement for a countywide domestic well monitoring program. The working group is reviewing the County's current domestic well monitoring initiatives and will begin providing feedback in the next quarter.

Task 4, Santa Fe 2100 Water Plan: Work with the City of Santa Fe to prepare for the growth and expansion of infrastructure and increased water demand. The City of Santa Fe, as we know, has signed an MOA with Santa Fe County on February 13, 2025 regarding the County's contribution of funds to the city for water and wastewater planning. The City of Santa Fe Water Resources Planner, Steve Shultz, summarized the Systems Tool for Evaluating Water Resource Decisions and Strategies – this is the STEWARDS model in short form is being developed as part of the long-range planning process, at the February 13, 2025 WPAC meeting. That was presented by Steve Shultz from the City to WPAC. County and City staff are compiling data to incorporate into the project and staff will present an update to WPAC later this year.

Tasks 5 to 7 of this working group are in the initial stages.

The third working group is the Outreach Working Group. Task 1, Recommend the initiation for developing joint powers agreements, JPAs, with the City of Santa Fe for stormwater and wastewater management. Staff will continue to explore with WPAC potential areas of collaboration with the City and what activities could be effective.

Task 2 is in the initial stages.

Task 3, Develop educational materials and partnerships that promote watershed health and water conservation. A meeting occurred between working group task leader Kadleck, with Santa Fe Watershed Association Executive Director Mori Hensley. She expressed a willingness to share materials and partner with the County to meet the objectives of this task. Afterwards, she spoke with their director of education, who confirmed that SFWA could most easily offer support to WPAC and the County in terms of curriculum training and design, expanding any of their existing programs to other areas of the County outside of the Santa Fe watershed, or serving as a strategic partner in identifying educational priorities and then designing programs accordingly.

Tasks 4 and 5 under outreach working group, are initial stages.

We go to Task 6, Develop a guideline/information packet for communities to form 501(c)(3) watershed associations. The task leader has prepared a narrative on forming watershed related non-profit corporations under New Mexico law called "Comments on Forming Non-profit Watershed Associations". This is Attachment 3 to the First Quarter Report and this was presented to the full WPAC on March 13, 2025 and approved as full satisfaction of this work plan task.

That is the presentation of the quarterly report. Thank you very much.

CHAIR BUSTAMANTE: Thank you very much. Do we have any questions for Andrew? Commissioner Greene.

COMMISSIONER GREENE: Thank you, Madam Chair. Thank you for that report. It seems like you guys are working on a lot of different things. I ask this question because it may not be on your work plan but you have a body of very knowledgeable people on your board and I wonder if there is awareness or any opportunity for you guys to take a look and somehow – get involved is not necessarily the right word here, but inspect and understand the situation with the Bishop's Lodge wastewater facility up there, and to take a tour. I've spoken to the owners up there and they were interested in potentially bringing some folks up there that were knowledgeable about it in an effort to show off what they're doing.

Additionally, the neighborhood association up there, Protect Tesuque, who somehow is not quite as knowledgeable about what Bishop's Lodge is actually doing up there and having the WPAC become more aware of it might offer a sort of mediator, sort of in-between of experts that might be able to present to them to say, hey, either these people are doing amazing things or they're doing terrible things, or something in between those two and maybe the neighbors would get better information.

MR. HARNDEN: Staff will definitely summarize feedback from the BCC meeting tonight and present this at the next WPAC meeting, which is the 8<sup>th</sup> of May.

COMMISSIONER GREENE: Wonderful. Thank you.

CHAIR BUSTAMANTE: Thank you. Any other questions? Thank you, Andrew.

MR. HARNDEN: Thank you very much, everybody.

**7. D. Presentation Concerning Options for an Independent Salary Commission to Recommend or Set Elected Official Salaries**

CHAIR BUSTAMANTE: This will be presented by Attorney Boyd. Is Valerie here? No.

MR. BOYD: Good evening, Chair. So in 2024, as you're all aware, the voters amended the state constitution to permit and require county commissions to set their own salaries and set the salaries of other elected officials in the County. They're also implementing statutes that require periodic setting of salaries and also prohibit county commissioners and other elected officials from enjoying salary increases.

In December 2024 the Commission adopted a resolution setting the salary of County Commissioners and also setting the salaries of elected County officials. It also instructed County staff to bring forward either a resolution or an ordinance that would establish an advisory body to guide the Commission's decisions regarding elected officials' salaries going forward, and that's what I'm presenting to you here.

In consultation with Human Resources Director Valerie Park I've prepared a menu of options for you all. Really, as I see it there are two. The two options are really between – and the purpose of this presentation is to find out the Commission's sense, get the sense of the Commission and figure out what you all are interested in pursuing and that would then be presented to you all for a vote at a subsequent meeting.

So the two options are: one, creating an advisory body that is advisory that prepares a set of recommendations for the Commission to consider and adopt and modify if it sees fit. That could be done through a resolution; it would be fairly straightforward. The memo notes some question about the Governmental Conduct Act which generally prohibits an elected official and a public employee from directly participating in an action that affects the financial interest to your salary, but in consultation with Greg, I think it's not really a real concern because the other statutes that prohibit you all from having mid-term salary increases. So you'd be setting a salary for a future term in which you may not be occupying the position you currently occupy. So that's the resolution route.

If you all are more of a mind of having a – essentially delegating this decision to a body then that would be the ordinance course that's being offered. And so you could adopt an ordinance, create this body. It would then study the issue. It would work with Human Resources. Both these bodies would work with Human Resources, do the necessary research, conduct any studies about similarly situation jurisdictions about what the appropriate salary is, and then set the salary. And so really those are the two main options and the purpose of this presentation is to get your feedback on which option you all would prefer.

I could go on but I think I'm under a 15-minute rule and I like to keep things short.

CHAIR BUSTAMANTE: We're good with that. We do have questions, I'm sure. Are there any questions? Commissioner Hughes.

COMMISSIONER HUGHES: Well, just quickly, who do you have in mind would be on the advisory committee?

MR. BOYD: Well, so you would create this body and then it would be populated by – the resolution and ordinance says that the sorts of person who should be on this body. For example, I think someone with expertise in management or something like that. There's a class of individuals who should be on this body and then I think you all would appoint those individuals and they would serve on the body for a term set by the ordinance or resolution.

COMMISSIONER HUGHES: So we would appoint them. Okay. Well, I'm a little more comfortable with giving them the ability to set the salary and us not participating.

CHAIR BUSTAMANTE: So I understand we would also set the criteria by which people would be identified. So we would identify the criteria, people with a specific background, and then find people who would fit that for the ordinance or resolution as the group determined. Correct?

MR. BOYD: Right. So for example, if you take a look at the ordinance, Ordinance Section 5 says that one member of this body should be a representative of a community organization. One should be a current or retired attorney or judge. One should be a representative of the Human Resources industry or an employment consultant. One should be a current or retired chief executive officer and one should be appointed at large. So those are the criteria. You would then appoint officials, appoint members to this body who would serve terms and then would perform its function, whether it's to prepare a recommendation for you all to consider or to just set the salary. And both – the idea here, as I understand it is that – and as I understand the Commission's directive is that this body would do the work of studying what the appropriate salary is, and that could be doing market surveys. I know that the County has a consultant that it works with when it does comp and class studies. So that consultant could also be involved and both the resolution and the ordinance contemplate the Manager's Office providing that support to the body, figuring out the right salaries, recommended or obligatory salary.

CHAIR BUSTAMANTE: Thank you. Are there any additional questions. Commissioner Cacari Stone? Commissioner Greene.

COMMISSIONER GREENE: I concur with the idea of setting up a commission to do it. I don't think it's a never ending thing. It's sort of like a six-month at the most task that we could set up with a goal of trying to be done by the end of this year or early next year. The other thing, I like the five members. I might go to seven with the idea that you would have some more opinion from the HR industry, so there's a diversity of opinion in there. A community organization and a person at large is a few people who have very little knowledge of employment and may never have hired anybody in their life.

Attorneys or judges might not even have that experience. But knowing sort of going rates, how to employ people, how to judge whether they're – the time and effort that goes into this, right? We're kind of talking about us up here. It would be good to have some knowledgeable people up there. Not people that are pissed off at us.

MR. BOYD: Chair and Commissioner Greene, so just one further note of clarification. This can be worked out in terms of what's presented to you for action, but the idea in the ordinance, and I think with the resolution as well is that this would be a seven-member commission. Five would be appointed by you all within these categories

that I just read out to you and then two would be selected by the five appointed member. There would be a seven-member commission. So you could have those two remaining members be subject to what these categorizations say. They need to be from the HR industry if you wanted to add further representation there.

COMMISSIONER GREENE: Yes, I would like to have further definition of that to not just somebody, random person. Now I see the seven, five, but having some classification or qualifications for the remaining two that are very specific to employment-related fields.

MR. BOYD: Okay.

CHAIR BUSTAMANTE: Commissioner Johnson.

COMMISSIONER JOHNSON: Thank you, Madam Chair. For clarification, if there are five, does each Commission district appoint someone? Subject to certain qualifications?

MR. BOYD: So, as drafted – and this has come up a couple times with these bodies the whole Commission is voting on appointments, you all could – there's five appointed members so you all could divvy it up that way and say we're going to essentially agree on which five we're going to appoint by allotting out the one that each one of us gets to pick. The other way to do it would be to, as you say, vote on each one, one by one and decide who should fit these roles.

The problem that I can see coming up is that, depending on the number of applicants we get there may be only one or two applicants who are meeting the qualification of a retired attorney or judge, for example, and then the question is maybe one Commissioner likes that person on the commission and one Commissioner doesn't. How do you get to a fully appointed commission with that approach. I would recommend just voting on each position as five Commissioners since this body will be setting everyone's salaries.

COMMISSIONER JOHNSON: Okay. Yes. Thanks, Attorney Boyd for thinking through that for me.

CHAIR BUSTAMANTE: Excuse me. I just want to clarify. This body won't be establishing the salaries. They'll be making the recommendation for the BCC to establish the salaries, correct?

MR. BOYD: That's the purpose of this discussion here. So I understood Commissioner Hughes to express some preference for a commission that has authority, that has delegated authority to set salaries, but the discussion we're having here is what the Commission's preference is between that approach, which would be a delegation of authority where it's essentially losing the ability to set its own salary, or a body that recommends and then the Commission revises.

CHAIR BUSTAMANTE: I would like to recommend that this be a decision made for another time. I'm sorry I caught this, but as decisions go, and this isn't an action item, these are recommendations, but everything says that the BCC establishes it and approves it, so they would be a recommending body. And I think we can make that decision after a presentation and a proposal at another time.

MR. BOYD: If that's the sense of the Commission today that's perfectly fine but again, the purpose of this presentation before you was to get that input so that we can then prepare an ordinance that either creates a body that delegates this authority or



create a resolution that keeps – that prepares only recommendations for you all to ratify or modify as you see fit.

CHAIR BUSTAMANTE: Understood. Apologies to Commissioner Johnson.

COMMISSIONER JOHNSON: Well, I guess I'm just thinking through it in the sense that it's an advisory, they will advise us to a salary limit for Commissioners who are up for re-election or incoming otherwise. We could also just vote on that. In the other case the ordinance just sets the salary, right? Honestly, I don't know which way to go, so I am interested, the Commissioners with more advance and who also recently voted on the salary increase to know what you would prefer. I see the advantage of just an advisory committee. We can own our own votes on our salary increases, but happy to hear from others and I acknowledge Commissioner Hughes' preference.

COMMISSIONER HUGHES: Well, the last time we voted, my salary was the only one affected so I just abstained, but I think if we went to next time, you all are up for re-election, all four of you are up for re-election.

COMMISSIONER GREENE: No. Just two of us would in an election in this next cycle.

COMMISSIONER HUGHES: Well, right, but the others would be up for re-election sometime. I just think you might feel uncomfortable voting on your own salary, even if it was four years ahead going to be your salary. That's why I suggested we appoint a commission that actually sets the salaries, but I don't feel strongly about that.

COMMISSIONER GREENE: I think it has to do with timing, if I may, Madam Chair. If we make this decision and we're deciding this after the primary next year or like we did last year, which was after the election, so we knew that you were already a shoe-in at this point. You were virtually elected. Then it becomes an uncomfortable thing. But when you have to win a primary and you have to win a general election there's a level of risk that your vote is a political vote. So you're not really making a decision on your own salary. You're kind of telling the voters that if this is just one more reason to vote for or against you because of wise decisions.

So if we had this done by next March, or whatever – next April. Even by the end of this year, then all bets are off. Nobody knows who's going to be running or winning next year.

CHAIR BUSTAMANTE: I appreciate the opportunity to provide these considerations. I truly do believe that there would be further consideration that would have to be taken and further discussion on what this means. It was very easy for me to vote and just establishing a salary that I'm not going to have for a few years, and it really didn't matter. But making sure that we're following up on the recommendation that an entity has disclosed or identifies to be a best practice is what the boards are authorized to do. So it's really more of an acceptance of that recommendation and then a validation of that by the Board of County Commissioners. But I think that would be something that you could bring upon further consideration of this somewhat brief discussion, given the hour and the opportunity to really give us some time to discuss and make sure. Because we did have one abstention but it wasn't that painful to say, yes, in a couple years it matters to me. It just didn't have any bearing. But if we have a recommending body, they set it and all we do is approve it, at least there wouldn't be anybody saying, wow, how

did that ever end up that way? I don't think we ever want to be in that position. And I do believe that it's worth it and just see scenarios where we would have: well, we did what Socorro County did or whatever. And it's like, wait a minute. That's not commensurate to what happens here. I think that we need some more input on that as the Board of County Commissioners. And we can be separate enough from it that we can make an objective call on what an appropriate salary would be.

MR. BOYD: So my understanding of the timing, the reason that I'm giving this presentation now is because I think that there's a need to kind of make this evaluation and make a decision about salaries before the end of this year. We're trying to set up an odd year, every odd-numbered year we go through this process. It's not just for you all; it's the other elected officials like the County Clerk and the County Sheriff. And so I think I detect a sense here that there be – that this be a recommending body, and I think that – and I can consult with the Manager in terms of timing and see whether we have enough time to bring this in front of you all again to deliberate on this issue of whether it should be delegated the authority, or whether they should just recommend. But I think I detect a kind of let's go the recommendation route and we can prepare that and if we need to vote on we can vote on it and cross the bridge of whether that's the Commission's desire when the Commission is actually voting on the resolution.

CHAIR BUSTAMANTE: Thank you. Are there any other questions, comments or concerns that we want to share with Attorney Boyd. Commissioner Cacari Stone?

COMMISSIONER CACARI STONE: No. I concur with the recommending body option. Having an external commission or group bring in objective metrics, that is really important.

CHAIR BUSTAMANTE: Thank you. Very good. Thank you very much.

**9. Matters from the County Manager**

**A. Miscellaneous Updates**

MANAGER SHAFFER: Thank you, Chair Bustamante and Commissioner. Just a reminder that we do have some operating budget special BCC meetings scheduled for May 6<sup>th</sup>, May 7<sup>th</sup>, and Wednesday, May 14<sup>th</sup>, and we could schedule additional meetings as the Board directs to study the operating budget.

Secondly, we have identified a date, I believe Sara did this working with you and your liaisons for the tour and inspection of the Adult Detention Facility, and that is tentatively scheduled for Tues, May 20<sup>th</sup>, from 9:00 am to 1:00 pm. We're begin the event here in the Board of County Commissioners chambers with a presentation from the leadership teams of the Adult Detention Facility and our Community Services Department to provide the Board with a robust update in terms of service augmentations that have been implemented at the Adult Detention Facility, both in the areas of substance abuse disorder treatment, as well as re-entry services, so we look forward to that conversation as well as the closed tour of the Adult Detention Facility with the Board of County Commissioners. Thank you.

CHAIR BUSTAMANTE: Thank you, Manager Shaffer.

**9. B. The First Session of the 57<sup>th</sup> Legislature: Recap**

HVTCE MILLER (County Manager's Office) Good evening, Chair Bustamante, So this is the report included on BoardDocs under item 9. B and it's 29 pages long and I promise to read very fast. Just kidding. I'm not going to go through everything. So at the last Commission meeting, it was just before the signing deadline, which was April 11<sup>th</sup>, and upon then we have the conclusion and what the final results are of the last regular legislative session, and I can go through this very briefly for the sake of time.

What we have in the report is a look at legislation divided into eight categories, and this analysis was provided to me by our contract lobbyists, and what they did within those eight categories was take a look at the legislation that had passed and also legislation that failed, and it's not every single item but it is key pieces of legislation that may be related to operations of local governments and in particular Santa Fe County.

What we plan to do with this legislation is most importantly at this time is take a look and see what legislation was passed which has funding within it, and also which offers policy changes that are beneficial to the County. So what we're going to do is take that information, see where we can apply it to County operations, County services, and start that dialogue with state agencies to basically get in line for funding that we know that we can utilize.

In the flip side of that coin is we also need to take a look at the legislation which had failed but was introduced, and take a look and see what are still potential items that are going to come forward in future legislative sessions and be ready to support or oppose what legislation there that affects the County. So we'll do that as well in this interim period to monitor what's being discussed with the interim legislative committees just to see what are strong potential items coming forth at the next legislative session, or even possibly a special session occurring this year.

Also within the report on the last two sections is a summary provided by our contract lobbyists taking a look at key pieces within the budget that are related to local government and County operations that are of importance to Santa Fe County. And lastly, the last few pages are a look at the capital outlay which Santa Fe County received. The first chart there takes a look at all the Santa Fe County managed projects, which we receive funding for. I'm happy to say that nothing was vetoed or line-item vetoed, so there's been no changes within the Santa Fe County approved items in House Bill 450. And lastly, on that last page is just to take a look at all the items within the County compared to what other entities received for their capital outlay.

And also with that I'd just like to state, since the conclusion I've been putting all this information into spreadsheets so I have information available on individual Representatives and Senators, if you'd like to take a look at that, and I also have it for past legislative sessions so we can do comparisons to look at I guess trends regarding allocations made by Senators and Representatives.

Anything else that you'd like to talk about for the interim? I always like to say this is an ongoing process. It's just not a 30-day or 60-day process. It's always best that we stay on our toes and monitor and understand what the legislature is discussion. And also communicate back to them what we're doing here on our end at the County so that

they're informed and we're not just coming to them during a session, which is the most hectic time, I would say. With that, you can take a look at the report and contact me and I'll be happy to set individual meetings to go over anything that's within the report and answer any questions and also provide any further analysis regarding any legislation during this past regular session. With that, I'm happy to answer any questions.

CHAIR BUSTAMANTE: Thank you, Hvtce. Do we have any questions? Commissioner Greene.

COMMISSIONER GREENE: Thank you very much, Hvtce. Two things. One, can we prepare a letter of thanks to anybody that put some money in a bucket for us that we might be able to bring to our next Commission meeting that we all sign, thanking our Representatives and the Governor for whatever money we did get? Six-plus million dollars? I don't know if that is something that we would all want to sign but I think that that's –

MR. MILLER: Chair Bustamante, Commissioner Greene, I do have draft letters formulated and ready to go and so we can either do that through the Commission, through individual legislators, or through the Manager's Office, whichever you prefer. But yes, that's an excellent idea and I think that it's also just a great idea to communicate to your communities individually to say this is what our legislative delegation has provided to Santa Fe County and to your districts as well. You could include that in your newsletters and your townhall meetings that you conduct and I'll be happy to provide any information as to specifics.

COMMISSIONER GREENE: Great. And if we can remind them that we asked for \$5 million and not for two, we can remind them that they still need to keep working harder.

MR. MILLER: I'll let you do that.

CHAIR BUSTAMANTE: Thank you. Commissioner Cacari Stone, anything?

COMMISSIONER CACARI STONE: No comments, but thank you for your report.

CHAIR BUSTAMANTE: Thank you. One question that I have for the County Manager, and just making sure that we're on top of it with House Bill 47 and the impact that it will have on our Assessor's Office and getting the tax valuation in time when this is – I'm wondering what the overall impact will be as far as staffing, personnel, etc. if we have to have any special considerations for that, just to make that change, regarding property veteran property tax exemptions, implements constitutional amendments to significantly expand property tax exemptions for veterans, which was passed and signed.

MANAGER SHAFFER: Thank you, Chair Bustamante and Commissioners. I'm not aware of any extraordinary budget requests that the County Assessor brought forward relative to that. I believe though I would want to confirm that the Assessor's Office may have requested an extension of time in order to issue notices of value so as to provide some additional runway to implement those legislative changes. So again, I'm not aware of any extraordinary requests from the Assessor's Office but I do believe that they requested an extension in order to sort through all that.

CHAIR BUSTAMANTE: Thank you. Commissioner Greene.

COMMISSIONER GREENE: I think that that was a fix that was meant to shift things and we can check with the Assessor Office –

CHAIR BUSTAMANTE: There was a discussion at the affiliates meeting and there were a lot of offices that were having to manage personnel and do other things to be able to have the capacity to address that change. So it was going to have or require some adjustments in the Assessor's Office. So that's why I was asking the question.

COMMISSIONER GREENE: Gotcha.

CHAIR BUSTAMANTE: Okay. Thank you very much.

**10. Matters from 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 BUSTAMANTE: We'll start with Commissioner Johnson.

COMMISSIONER JOHNSON: Thank you, Madam Chair. I want to thank the folks at La Sala. Commissioner Cacari Stone and I had the opportunity to tour that facility with Director Ryan. It's an important asset in the County so I want to thank staff for that. Commissioner Greene, Commissioner Cacari Stone and I attended MPO. There were no action items taken but we saw presentations on the Bishop's Lodge Road reconstruction project and New Mexico 599-Camino Montoya's intersection, and so we continue to learn more about potential projects in our area.

I want to thank Jacqueline Beam and Emily whose last name is escaping right now but I gave with Commissioner Hughes some trees to students in Santa Fe who had signed up to receive plantings at the Santa Fe County Fairgrounds last Saturday, and that was a fun event.

The presentation on the EV car roll-out at Camino de Jacobo, all of us attended and I thought that was a nice event and I look forward to seeing how that project unfolds.

And I finally want to wish my daughter Ingrid a happy birthday on May 5<sup>th</sup>. So happy birthday, Ingrid. Thank you.

CHAIR BUSTAMANTE: Thank you, Commissioner. Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Thank you. For the sake of time, yes, it's been busy with committee meetings and the La Sala, I think what's important to note is that it's outgrown the space because of the dire needs, so I just want to put a plug there. They're doing tremendous, innovative work that's certainly evidence-based models and it really represents a great collaboration. So it was good to share that with Commissioner Johnson.

In addition to the MPO, the Solid Waste Management Committee, I want to highlight the Rio Grande Heritage Area meeting we had. It's a quarterly one. We had it last Thursday. A very important conversation. We had a presentation for representatives for LANL about the meeting compliance requirements of the National Preservation Act, Section 106. This is in regards to the electric power capacity upgrade project and they basically presented findings from the environmental impact report as well as some cultural surveys they conducted but they could not provide any details. They said that

was confidential. In short, their assessment of adverse effects, they have some proposals for mitigation, but they certainly, with the current map, are crossing over 27 archaeological sites, and two TCPs in the National Forest Service.

So there were local representatives there that former Commissioner Hansen brought to the table that work the land, are part of traditional communities, are part of La Bajada, La Agua Fria, Jacona, and the list goes on. And one gentleman who is a rancher and farmer did indicate that there's an alternative route that can be taken and he's offered that and asked that it come out but nobody's responded. I just wanted to share that with you. I think that's important.

I continue the Cafecitos. We did meet at the Boys & Girls Club, with the community where we had the EV roll-out. They had some asks and also about the sustainability of their trees and putting up signs because of increased traffic through there. They're worried about the children.

In meeting with Aldea, I met with them last week, meeting with Las Campanas tomorrow, and then we have a meeting with Councilor Cassutt on the South Side with Las Acequias Association. So thank you.

CHAIR BUSTAMANTE: Thank you, Commissioner. Commissioner Hughes.

COMMISSIONER HUGHES: Thank you. First of all, I wonder who all's going to the New Mexico Counties convention on June 18<sup>th</sup>, 19<sup>th</sup>, something like that. I'm thinking about going. Anybody?

COMMISSIONER CACARI STONE: I plan on going and the rooms are booked, so you better get a room.

COMMISSIONER HUGHES: Okay. You said you're going? Okay. Gottcha. Okay. I also wanted to bring up, has everybody gotten this letter the Multi-faith Immigration Declaration? Or am I the only one who got it?

CHAIR BUSTAMANTE: You're probably the only one who got it.

COMMISSIONER HUGHES: Well, it's very good. Maybe I'll make copies and distribute it to you. It starts out, We the undersigned individuals, religious and spiritual institutions and social organizations express our strong opposition to those elements of President Trump's executive orders which authorize sweeping deportations of immigrants of varying status. It's a very good letter. I appreciate Commissioner Cacari Stone for sponsoring the resolution we passed and I think we ought to continue to keep that in mind. And of course, following Senator Lujan's direction to provide at least good local government.

I think it's important to represent that a lot of people are calling me about the Rancho Viejo well, water rights transfer to that. I think we ought to discuss that going forward. It's a big concern. I don't think people are reassured by anything I say to them. So just a concern. And even the hydrology report that shows little effect, they don't necessarily believe that. They believe that their wells are going to run dry when we start pumping the Rancho Viejo well.

I think we did participate in the fairgrounds event this Saturday. That was lots of fun, handing out trees to children and parents. And finally, the Coalition of Sustainable Communities which I represent the County on, we've been meeting the last two months trying to figure out the composition and size of the board. It's an extremely tedious

process. I will say that. Makes me think the coalition is not going to accomplish very much if they're this tedious about everything. But I'm just venting a little bit. And with that, you can go on to the next person.

CHAIR BUSTAMANTE: Commissioner Greene.

COMMISSIONER GREENE: Thank you, Madam Chair. When you give us three weeks in between Board meetings there's a long list here. So first off I want to give a big thank you to the Santa Fe County Fire Department, Emergency Management, Public Works and Sheriff's Office for helping with the Good Friday pilgrimage. I walked a bit, not nearly as I had in past years but I did do it round trip from where I walked so that was good. It was great to see lots of familiar faces out there, people going in both directions and it was really a rewarding thing. Come join me next year, please. It is a wonderful tradition.

I'd also like to encourage us to maybe look at creating a year-round pilgrimage trail. One of the best tourism sites in Spain is the Santiago Trail, and this is our Santiago. So we could create a trail through the Nambe Badlands and BLM land and it is a beautiful walk and I think it would be safer than walking along the street and could be used year-round.

I want to thank Senior Services for arranging the senior dance last week. It happened just after we had the EV ribbon cutting and it was really nice. There were probably about 150 seniors from all over the county. Actually, there were people from all over the state. There was a group from Gallup that showed up. It was amazing. And as many of you got to sing me happy birthday earlier in that day at the EV event, I had 150 seniors sing me happy birthday, and that was 10,000 years of people singing me happy birthday. That made me feel great and it was really beautiful, and it was wonderful to see all these folks having fun. Lots of dancing and lasagna. It was a great event over there.

The water issue, as you mentioned, is troubling to me as well, having learned just enough about water rights and transfers and so on. It seems to me like there's a way to do this that doesn't make it pump from the Rancho Viejo well fields, and I'd be happy to discuss that with our water experts here to try to figure out a better way. Just off the top of my mind, we could acquire these rights. These rights appear to be coming from within the City of Santa Fe and being transferred to that location. I think it would be possible for us to sell and trade these water rights with the City of Santa Fe for them to use in our of their well fields and that we could trade for some BDD water or some other type of water that comes out of a different well field and not tap a well field that is only used for exploratory purposes.

As mentioned, we had an MPO meeting. We did not have a quorum, although I do want to bring up that we had a presentation for a variety of things. There was some contingency planning that they presented there in case federal funding for their office goes away, that maybe the City, County and the state might have to step up to fund that office through that potential funding issue.

Also they presented a design for Bishop's Lodge Road which goes from downtown here pretty much to the City-County line up in the edge of Tesuque. And it is an ambitious and beautiful road redesign with bike lanes and a separated walking trail along the road. And that is just great. I hope that we could potentially extend it into the county a little bit and maybe make a trailhead near Bishop's Lodge just on the county

side of that line sometime in the future.

Today we went to the North Central New Mexico Economic Development CEDS meeting, Comprehensive Economic Development Strategy meeting. It was good to see Commissioner Bustamante there. We talked about economic development. We had Santa Fe County's economic development team there. It was a little lightly attended. I wore two hats there in a weird way because as a County Commissioners who's interested in economic development I was there. I turned out to be the only small business owner in the room. And so they needed to do a little bit more outreach to get some of those people and hopefully they're going to be doing that.

I met with the Nambe Governor Porter last week. Met with San I Governor Moquino yesterday. Met with a group of Española eastsiders who are interested in the Santa Fe County side of Española and working on a fitting topic, some property acquisition for some open space and recreation park space up there, and I hope to bring that forward in our planning in the next few months and I expect your support.

I went to the REDI summit that was put on by LANL and the Regional Development Corporation. That was interesting talking about a variety of things, but sat in on a housing roundtable there. I went to the AIA and Historic Santa Fe Foundation's Place-Making and Preservation Symposium this Saturday. Commissioner Johnson was there and it was an interesting discussion, mostly focused around City of Santa Fe issues and making a better preservation and new quality place-making discussion. But it has definitely some spillover for Santa Fe County and how we could do some community development and community planning.

I was invited to the S3 Funders call regarding homelessness solutions and discussed with Anchorum and the Santa Fe Community Foundation and the Thornburg Foundation on their progress and the City and the County were on the call on their progress on homelessness. Really not solutions at this point, mostly on the assessment side of things these days, but it was an interesting conversation there.

Met with the folks from Pathways Shelter and discussed their shelter situation up in Española and the progress of Eagle Village, which is a permanent supportive housing for folks coming off of behavioral health issues.

I toured the Bishop's Lodge wastewater facility with some of the experts and the owners of Bishop's Lodge to see what was going in and what was coming out of the wastewater facility.

I went to the Protect Tesuque townhall, which was the other side of that conversation who are very concerned about what Bishop's Lodge is putting in and out of their wastewater facility.

And lastly, I went to the Tesuque Valley Association's Firewise event two days in a row in Tesuque, which was really amazing with some experts. Nobody really from Santa Fe County per se, but there were people from the Forest Stewards, from all of these experts that were invited in to give the Tesuque community a really robust took at how to make your house more resilient and be prepared for fire. They're having a chipping event up there. The Tesuque community is really engaged in trying to bring resources on their own and it was really great to be in the room for that. Thank you. Let's have another meeting in two weeks so I have less things to do in between. Thank you very much.

CHAIR BUSTAMANTE: Thank you, Commissioner Greene. Who



organized that meeting for Tesuque?

COMMISSIONER GREENE: So Tesuque, they have – their community organization has a Firewise person who is really engaging. Rachel White, I think is her name. I could get you in touch with her and the experts in that group. We had former Chief Litzenberg there. There were people – Maya Hilty, who you know was the *New Mexican*, she worked for Forest Stewards. There were professional folks that clear and protect your house. It was pretty impressive.

CHAIR BUSTAMANTE: Very good. Thank you. So I – we had a WPAC meeting was the only meeting I attended between this and our last meeting, which we heard the report today. Commissioner Johnson and I were at the Electrify New Mexico meeting in Albuquerque, which was very interesting. The two here. We're still, I would say cutting edge and I had some confirmation of that this past week from an individual who reached out and said that they were interested in New Mexico because they are the ones that are doing the most by way of addressing climate change in the country, which I found very interesting. That being said, I know that there are other states doing stuff but that was good to hear.

Then I attended the Commissioners Affiliate at Inn of the Mountain Gods, and this was a very interesting meeting where the first presentation was from a gentleman in Doña Ana County who provided a presentation on what the use of force by Sheriff's Department and how to make sure that people are trained appropriately, and I did share his name and information with our Sheriff, but it was a very good presentation. It took a good part of the first morning. After that we did talk a lot about open space and the priorities for such and how to get the government out of making these decisions and we proved today that we might think a little differently.

Then we also had a presentation on all of the legislative priorities and a good, long presentation by Senator Woods who gave us a breakdown of all the different bills that affected counties. Nothing different from what we've heard but it was a very good opportunity to sit, discuss and network with other counties and commissioners, knowing that we all have constituents to serve and our constituents may have different needs.

So the big announcement that I have, because I know that everyone waits an entire year from the first time I give this announcement, or the last time I gave this announcement is the donkey races. And yes, the burro races are here. Yes, they are. Monday the 3<sup>rd</sup>, you get out there. There's nothing like seeing a burro race. I'm telling you. And they have cans on them and they have packs, and it's worth getting up early, getting out to Los Cerrillos and watching the burro races. That is on May 3<sup>rd</sup>, this Saturday, and there are activities and booths to visit and just a hoot.

The following day we have a meeting at 2:00 in Galisteo with Senator Stefanics and Representative Matthew McQueen in Galisteo to hear about the big efforts that they made during the legislative session and what they've done for the community of Galisteo, so that will be fund because they're going to be serving ice cream. And that is it for what I have.

10. B. **Elected Officials' Issues and Comments, Including but not Limited to Constituent Concerns, Recognitions and Requests for Updates or Future Presentations** - There were no other elected officials wishing to

make comments.

**11. Matters from the County Attorney**

**A. 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. BCC Response to Request from Los Alamos National Laboratories to Participate as a Consulting Party in Proceedings Under Section 106 of the National Historic Preservation Act Concerning the Electrical Power Supply Upgrade Project**
- 2. Discussion of Bargaining Strategy Preliminary to Collective Bargaining Negotiations Concerning AFSCME 1413M and NMCP SO-RECC**
- 3. Potential Breach of Contract Action Against County Vendor**
- 4. Potential Purchase of Office Building for the First Judicial District Attorney's Office**

MR. BOYD: Thank you, Chair, members of the Commission. I'm seeking a motion to enter executive session for 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) of the Open Meetings Act; threatened or pending litigation in which Santa Fe County is or may become a participant, as allowed by Section 10-15-1 (H)(7); discussion of the purchase, acquisition or disposal of real property or water rights, as allowed by Section 10-15-1(H)(8) of the Open Meetings Act. And the topics to be discussed are set forth with reasonable specificity in item 11. A of the agenda.

CHAIR BUSTAMANTE: Do we have a motion to go into executive session?

COMMISSIONER GREENE: I move that we go into executive session to discuss the four items that the Attorney mentioned.

CHAIR BUSTAMANTE: Do we have a second?

COMMISSIONER HUGHES: Second.

CHAIR BUSTAMANTE: Motion by Commissioner Greene, second by

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Commissioner Hughes. Roll call.

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

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

[The Commission met in closed session from 8:20 to 9:25.]

CHAIR BUSTAMANTE: Shall we reconvene?

COMMISSIONER GREENE: Yes, ma'am. I would like to make a motion that we come out of executive session where we didn't make any decisions and only discussed the items that were laid out by the County Attorney when we went into executive session.

COMMISSIONER JOHNSON: Second.

CHAIR BUSTAMANTE: Second by Commissioner Johnson, motion by Commissioner Greene.

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

**12. Public Hearings**

- C. **Resolution No. 2025-049, Public Nuisance Abatement Pursuant to Ordinance No. 2023-04 Nuisance Abatement Section 11. Case No. 24-8064 Randy Ray Tapia. The Property Located at 2133 Paseo Mel Senaida within Section 32, Township 17 North, Range 9 East, Portion of SHC 413, Tract 2, .3365 AC (Commission District 2) [Exhibit 1: Sheriff Call Sheet]**

COMMISSIONER GREENE: Madam Chair, I know we wanted to change item C to be before item A, but I bet you we can knock out items A and B very quickly at this point and item C might have a lot more discussion. Is it okay for the folks that are here for item C to go back to item C?

MR. BOYD: I believe the agenda was approved with the switch in order there.

COMMISSIONER GREENE: Okay. Well, then stick with it.

CHAIR BUSTAMANTE: Thank you, Commissioner.

JOHN ZIEGLER: Good evening. I'm John Ziegler, the Public Nuisance Hearing Officer. I believe this is the first time this type of matter has come before you all. This relates to a property at 2133 Paseo Mel Senaida and I held a hearing on February 24, 2025 regarding the property. I issued findings and conclusions of law on March 6, 2025. I

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believe those are Exhibit B in your materials. I found several violations of the Nuisance Ordinance and the Anti-Litter Ordinance. The property had debris. The structure was damaged by a fire and in a state of disrepair. The evidence is all in your materials that were presented at the hearing. And I have prepared a draft resolution authorizing staff to clean the property and bring it into compliance and that's Exhibit A in your materials.

I stand for questions if you have any.

CHAIR BUSTAMANTE: Do we have any questions of the Hearing Officer?

COMMISSIONER CACARI STONE: I do.

CHAIR BUSTAMANTE: Okay. Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Thank you for your work. I was reading through the packets. Could you clarify to what extents we will go in and clean up because this property has been like this for years and you know that. It's in complete disarray and shambles. The community surrounding it, I don't even know how they continue with their patience with this, but it really needs to be almost flattened. I'm not the expert; you are. But it needs to be cleared out completely and just doing piecemeal things I don't think is going to resolve anything. So what specifically – would the County go in there and completely clear it out?

MR. ZIEGLER: Madam Chair, I think Joseph Martinez can address that.

CHAIR BUSTAMANTE: Mr. Martinez.

JOSEPH MARTINEZ (Code Enforcement): Chair Bustamante, Commissioners, so part of the process, just to kind of go through this real quickly is that we're going to go before the Public Nuisance Hearing Officer to establish for confirmation that the nuisance is clear and present, and then after that, the resolution, once it gets adopted then at that point what the intentions of Code Enforcement along with Growth Management and the County Manager, County Attorney's Office, is to be able to in the best interests of the County abate the nuisance within what's going to be financially acceptable, because we could probably go out there and spend \$200,000 to abate the nuisance, but the County Assessor's Office only has the property market value at \$100,000. So it wouldn't be in the best interests of the County to abate the nuisance by going all out and spending all that money.

So what we've decided to do is to follow a pathway in which we would get an architect or an engineer, whatever the case would be. In this case it's going to be an architect, to be able to provide direction so that that way we can go ahead and find the best method to abate the nuisance. So in this particular case, we're going to be getting an architect to evaluate the structure, because part of the process in getting here was not evaluating the structure to be able to determine its worthiness to be occupied.

Now, there was a fire in this situation where 50 percent of the structure was completely destroyed, which the intention, I'm sure, when the architect gives his expert opinion is to demolish that portion. But there was a portion that was affected by the fire but not completely burned. So we need him to give us his assessment to determine if that portion can be renovated by a future owner or the present owner to be able to reused. So if it is his determination that this structure remain and can be used then we will go ahead and secure the structure so that squatters or criminal activity can't occur in the structure.

If it's his determination that the structure cannot be used any further then we'll go

ahead and we'll abate that nuisance by removing the structure. But we'll have clear direction from an expert who would be able to point us in the right direction, and then we'll go ahead and go out to bid, follow County RFP rated, or if it suits the County in its best interest to go with a CES contractor, which is a contractor that's already been vetted through the State of New Mexico to be able to be used by political subdivisions in situations like there in which there's clear and present issue in regards to health and welfare of the community, to where we can go ahead and get them to give us a proposal and act on it quickly.

So there's still a little bit of process that needs to happen in order for us to be able to abate the nuisance. The other issues that were surrounding this property was the trash and litter around it. So those should be easily addressed and we should be able to get a contractor to get out there and clean that up. But as far as the structure goes, that's the intended pathway. Get the clear direction from an architect and then proceed on that clear direction.

CHAIR BUSTAMANTE: Thank you.

COMMISSIONER CACARI STONE: Thank you, sir. I just, please – the City of Santa Fe has gone through this quite a bit with quite a few properties and they have a contractor they use that is really – I think it's out of Albuquerque, comes in and does everything. So I hope you'll consider, they do a really good job. Check in with the City and who they use.

And the photos don't do it justice. The photos really that the residents and the constituents in District 2 have sent are really more explicit of how far gone this property is. I don't know what we're paying to get paid for an architect. You said you don't want to go all out if it's only worth \$100,000, but what's the cost of an architect to just determine that it really needs to be cleared out. It has public health and safety concerns, serious concerns, with rodents, with all kinds of infestations. And so the community is really impacted.

We don't even know if there's bodies in there because it was used in some ways for fentanyl use and people who do squat are using drugs. We don't know if there's a body in there. It is really bad and I'm not exaggerating.

CHAIR BUSTAMANTE: Thank you, Commissioner. Is the property owner in the chambers? No. Is there anyone here – are there any further questions for our officers? Commissioner Greene.

COMMISSIONER GREENE: So this is not – it appears that it is an abandoned property but there is an active owner that we've made contact with, right? Just to confirm that. I see it in the notes here.

MR. MARTINEZ: Chair Bustamante, Commissioners, so at the public hearing the property owner did call in and he did state he did not have the ability to be able to make the changes or to be able to clean the property. He said he was going to try to do the best he can. Unfortunately, it led to some other issues regarding the City of Santa Fe Police Department. But he was – he made attempts but didn't follow through. We've made several attempts to contact him but unfortunately, he went into Magistrate Court as part of the evidence that was included in the packet. He failed to appear for Magistrate Court as well. So the last communication that we had with him was at the hearing. He did say he was going to try to make some of the changes to try to clean it up

and secure the property, but as of last week when we went out, myself and other Code Enforcement officers, the property was still in the same condition. So we can only presume that he's not been able to make any changes or not be able to gather the resources to be able to make the changes.

COMMISSIONER GREENE: I would guess that we are doing him a favor at this point.

MR. MARTINEZ: Chair Bustamante, Commissioners, at this point the property as it is, it's going to invite criminal activity because it's completely unsecured, and it could pose a potential danger to individuals who, not realizing because you can't really tell that the structure – how bad the damage is from the outside. You can see it to a certain degree, but the moment you enter the structure, yes, it's got some serious issues.

COMMISSIONER GREENE: And he obviously has no liability insurance or anything in there and he's not securing the property, so somebody could wander, a kid could wander in there and something we don't want to think about.

MR. MARTINEZ: Chair Bustamante, Commissioners, exactly. That's what our fear was also is that this could potentially have some kind of hazard, unintended consequence for a small child. Yes.

COMMISSIONER GREENE: Thank you.

CHAIR BUSTAMANTE: Thank you. Any further questions? How many people are here to speak to this issue? Okay, if you can approach the microphone and we'll need to swear you in.

[Duly sworn, Tisha Sjostrand testified as follows:]

TISHA SJOSTRAND: Tisha Sjostrand, and my address, 2126 Pam y Eutilia, and I am under oath. Thank you very much for allowing me to speak. It's been a very long haul for me. I bought my house 22 years ago, and I watched this young man grow up with my kids and I have reached out to him and I've tried to feed him and help him, and unfortunately it has not been any success. I have – can I approach? Yes, please.

In 2017, the property started going down –

MANAGER SHAFFER: I'm sorry, Chair Bustamante and Commissioners. This was, as was alluded to in the staff memo, somewhat of a unique procedural posture that I want to make sure Attorney Boyd is addressing. We're not here to take new evidence. We're just here to hear argument on what's in front of the Hearing Officer.

CHAIR BUSTAMANTE: Understood. Thank you.

MS. SJOSTRAND: Well, yes. I would just like to go through what I've experienced and then I'll explain what I've sent to you. In 2017, 2019, it started getting severe overdoses, needles, I've been the first responder. I have Naloxone at my house. I've dealt with overdoses, drug deals, child welfare calls, children running around, wondering where their parents are because they're high in cars. Public sex in the cars around the children, outside of the cars, inside the RVs, several RVs through the years. Gunshots often, fighting, domestic violence, parties, suspicious vehicles, things stolen from my neighborhood, from all of our cars. Drove over a fence that their family shut down the gate to keep people out because it's a private neighborhood. They drove over the gate. They have drove over my gates. They came at me in the middle of the night when I was on the phone with 911 with their cars.

I guess there's just a list of it. But what I have done here is I have collected all the 911 calls. And a dead body, you're right. Evidently a year ago there was a missing person and they found a dead body in that house. It has been going on for years. Recovered stolen vehicles, this is since it burned down. Suspicious person. Several patrol calls, welfare checks, structure fire. There was a fire not six months before at that property. Disorderly conduct, missing person, death, unaccompanied death, recovered stolen vehicle, suspicious person, disorderly conduct, burglary in progress, domestic disturbance. It's been a disaster.

And I beg you to take the whole thing done and I even question – there's a trailer with an addition. I don't even think the addition was permitted. So to spend the time having that looked at, maybe look at your own records and see where that's at to begin with. But I beg you to take it down. It's been a hard road and it's very dangerous. And the pictures you'll see, they still don't have the door shut. The gentleman was right that you can go in there. It looks kind of safe but the day it burned down there was two RVs there, the two – older couple, had come from Arizona and had a strap of propane tanks on those RVs and I said, what are you doing? He said I came here to help. Help burn down their house because they're manufacturing the drugs and that's what happened.

So please, please, please take it down.

CHAIR BUSTAMANTE: Thank you very much for your time. Is there anyone else who would like to speak to this issue? Any questions? Any more comment? There is not. A question that I have – are we going to – staff's recommendation is that the Board confirm the findings. At this point, because it's been stated several times that no one should enter there, is there anything we could do to prevent someone from entering the property? Is that in our authority?

MR. MARTINEZ: Chair Bustamante, Commissioners, until the resolution gets approved we wouldn't be able to take any action. It would have to be compliance from the property owner to be able to do that. So if this gets approved or when this gets approved, then that's part of the first things that we're going to be doing is securing the property because we've got to take ownership of it by securing it first.

CHAIR BUSTAMANTE: Okay. If there is no further discussion do we have a motion?

COMMISSIONER CACARI STONE: I have a question for clarification, Chair. At what point in the name of public safety are we allowed as government to take over the possession of the property completely from the owner, since nothing has been done. And I appreciate this woman's testimony because she – it is severe.

CHAIR BUSTAMANTE: Commissioner Cacari Stone, I think I can answer that by saying that's what we're doing right now.

MR. BOYD: I want to clarify here. As we discussed earlier in this meeting, if the government wants to take property from a property owner it needs to pay compensation to the property owner for this. What the Commission is considering here is authorizing a resolution to go in and abate the nuisance that this property presents and the nuisance as found by the Hearing Officer. So it's to address the public health issues presented by this property without going through a condemnation process.

So the record should be clear. We are not taking this property from the owner and we are not removing their ownership of the property.

CHAIR BUSTAMANTE: Right. We cannot take the property but we can do what we need to do to secure it.

MR. BOYD: And abate the nuisance.

CHAIR BUSTAMANTE: And abate the nuisance.

COMMISSIONER HUGHES: We're putting a lien on the project so if it's sold we get paid back for how much we spent in remediation.

COMMISSIONER GREENE: If he doesn't pay his taxes then it will go to tax court and things like that.

CHAIR BUSTAMANTE: Do we have a motion?

COMMISSIONER HUGHES: I'll move that the Board of County Commissioners confirm the finding of fact and the conclusion of law from the Nuisance Hearing Officer and adopt resolution – we'll set the resolution number, to allow the remediation of the nuisance located at 2133 Paseo Mel Senaida and that a lien be placed on said property for any and all expenses associated with the remediation.

CHAIR BUSTAMANTE: Do we have a second from Commissioner Cacari Stone?

COMMISSIONER CACARI STONE: Yes, I second it. Thank you.

CHAIR BUSTAMANTE: So we have a motion from Commissioner Hughes, a second by Commissioner Cacari Stone.

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

12. A. **Case No. 25-5120 Beer Creek Brewing Company, Small Brewer's License. Beer Creek Brewing Company Requests Approval of a Small Brewer's License. The Property is Located at 3810 NM 14 and is Zoned Commercial Neighborhood (CN) within the San Marcos Community District Overlay (SMCD)", within Section 35, Township 15 North, Range 8 East (Commission District 5)**

DOMINIC SISNEROS (Case Manager): Good evening, Madam Chair, Commissioners. BCBC, LLC, applicant, requests approval of a small brewer's liquor license. The property is located at 3810 NM 14 and is zoned Commercial Neighborhood within the San Marcos Community District Overlay, within Section 35, Township 15 North, Range 8 East in Commission District 5. The applicant is requesting a small brewer's liquor license with on-premises consumption.

The applicant was previously approved on April 30, 2019, by the BCC for a small brewer liquor license. Under State Alcoholic Beverage Control guidelines when a partner passes away or is replaced or added, it is required to submit a new zoning statement and reapply for a liquor license. Beer Creek Brewing Company has been operating for seven years, not 25 years, under restaurant license #31379 and small brewer's license #67137.

The restaurant known as Beer Creek Brewing Company currently operates a full-service restaurant, including the service of beer and wine. They are open six days a week, from 11:30 a.m. to 9:00 p.m. from Tuesday through Sunday. The zoning for this property is regulated by Ordinance No. 2016-9, the Sustainable Land Development Code of the SLDC, Chapter 9, Section 9.14, San Marcos Community District Overlay. The site is



located within the Commercial Neighborhood zoning within the SMCD.

Table 9-14-8, Use Table allows a restaurant, with the incidental consumption of alcoholic beverages as a permitted use. The activities associated with a small brewer's license are considered incidental to the restaurant use. BCBC, LLC is not requesting any expansion of the structure and/or infrastructure as identified in the use as a restaurant. Any expansion of the proposed 365 square foot brewery area and/or intensification of the use of the restaurant shall comply with the criteria set forth in the SLDC. Table 9-14-7 Use Table labels defines a permitted use as permitted by right within the zoning district. Permitted uses are subject to all other applicable standards of the SLDC.

The State Alcoholic Beverage Control Division granted preliminary approval for this request in accordance with Section 60-6B-4 NMSA of the Liquor Control Act. The Liquor Control Act requires the local option district to conduct a public hearing on the request to grant a restaurant beer and wine liquor license at this location. In accordance with the Liquor Control Act the BCC may disapprove the issuance of the license if the location is within 300 feet of any church or school, if issuance would be in violation of zoning or an ordinance where the issuance would be detrimental to public health, safety, or morals of the residents of the local option district.

Growth Management staff has reviewed this request for compliance with pertinent code requirements and finds the following facts to support this submittal: the activities associated with a small brewer's license are considered incidental to the restaurant use; the zoning on this site allows a restaurant, with the incidental consumption of alcoholic beverages as a permitted use; the applicant has met the State of New Mexico requirements for noticing; the site is .19 miles, 1,000 feet, from the nearest church and .19 miles, 1,000 feet, from the nearest school. Staff recommends approval of the small brewer's liquor license. Madam Chair, I stand for any questions.

CHAIR BUSTAMANTE: Thank you. Do we have any questions of Mr. Sisneros?

COMMISSIONER JOHNSON: I move to approve.

COMMISSIONER GREENE: Second.

CHAIR BUSTAMANTE: Do we have anyone who wants to speak in favor of this or against?

MR. BOYD: We should see if there's an applicant presentation? I don't know if the applicant is present though.

MR. SISNEROS: The applicant is present.

CHAIR BUSTAMANTE: I don't think anyone's going to argue with you. We just look forward to you opening.

MR. BOYD: After the applicant is gone, if there's anyone in the public who wants to present, they can do so, then you can close the hearing.

CHAIR BUSTAMANTE: So we had open comment, we closed it. No presentations. And we have a motion by Commissioner Johnson to approve. We have a second from Commissioner Greene.

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

SFC CLERK RECORDED 05/20/2025

**12. B. Case No. 25-5070 Culinary Cocktails, LLC Craft Distiller Liquor License. Culinary Cocktails, LLC Requests Approval of a Craft Distiller Liquor License. The Property is located at 20 Bisbee Court, Unit D, and is Zoned Employment Center Subdistrict (EC) within the Planned Development (PD-1) Community College District (CCD-EC), within Section 24, Township 16 North, Range 8 East (Commission District 5)**

MR. SISNEROS: Chair Bustamante, Commissioners, Culinary Cocktails, LLC, request approval of a craft distiller liquor license. The property is located at 20 Bisbee Court, Unit D, and is zoned employment center subdistrict within the Planned Development Community College District within Section 24, Township 16 North, Range 8 East, Commission District 5.

The Applicant is requesting a craft distiller liquor license to produce, and bottle spirits to sell in the New Mexico Market. Culinary Cocktails, LLC does not intend to have a tasting room at this location. Hours of operation will be from 9:00 a.m. to 5:00 p.m., Monday through Friday. Parking for employees will be in the designated employee parking area of the shopping center.

The property is zoned as employment center within the Planned Development Community College District, located at 20 Bisbee Court. The zoning for this property is regulated by Ordinance No. 2016-9, the Sustainable Land Development Code, Chapter 8, Section 8-10-3, Planned District Santa Fe, Community College District.

The site is zoned as employment center within the PD-1 Community College District. Table 8.44, the CCD Use Table allows for a warehouse or storage facility, wholesale trade of durable and non-durable goods, refrigerated warehouse or cold storage, beer, wine, and liquor sales. The State Alcoholic Beverage Control Division granted preliminary approval of this request in accordance with Section 60-6B-4 NMSA of the Liquor Control Act.

The Liquor Control Act requires the local option district to conduct a public hearing on the request to grant a craft distiller liquor license at this location. In accordance with the Liquor Control Act, the BCC may disapprove the issuance of the license if the location is within three hundred feet of any church or school; the issuance would be in violation of zoning or an ordinance; or the issuance would be detrimental to public health, safety or morals of the residents of the local option district.

Growth Management staff has reviewed this request for compliance with pertinent code requirements and finds the following facts to support this submittal: the activities associated with a craft distillery liquor license are considered incidental to the warehouse or storage facility wholesale trade of durable and non-durable goods, refrigerated warehouse or cold storage, beer, wine and liquor sales. Off-premises consumption of alcohol is not proposed in this application; the applicant has met the State of New Mexico requirements for noticing; the site is .2 miles, 1,056 feet, from the nearest church and 3.8 miles, 20,064 feet, from the nearest school. Staff recommends approval of a craft distiller liquor license. Madam Chair, I stand for any questions.

CHAIR BUSTAMANTE: Thank you, Dominic. Do we have any

questions for staff? Do we have a presentation or information from the applicant? Do we have anyone from the public that would like to speak to this matter, either in the chambers or online? Do we have anything that the Board would like to proceed with?

COMMISSIONER HUGHES: I'll make a motion that we approve the craft distiller liquor license to be located at 20 Bisbee Court, Santa Fe, New Mexico, 87508.

COMMISSIONER GREENE: Second.

CHAIR BUSTAMANTE: We have a motion by Commissioner Hughes, we have a second by Commissioner Greene.

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

**13. Informational Items/Reports**

- A. Community Development Department March 2025 Monthly Report**
- B. Community Services Department March 2025 Monthly Report**
- C. Finance Division February 2025 Monthly Report**
- D. Growth Management Department March 2025 Monthly Report**
- E. Human Resources and Risk Management Division March 2025 Monthly Report**
- F. Public Safety Department March 2025 Monthly Report**
- G. Public Works Department March 2025 Monthly Report**
- H. Quarterly Report on Restricted Housing at County Correctional Facilities Pursuant to Laws 2019, Chapter 194 (HB 364) (Corrections Department / Warden, Derek Williams)**

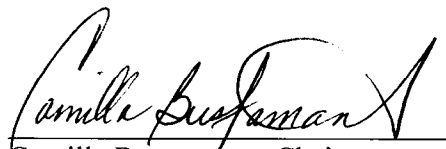
There were no questions or comments on the informational reports.

**12. Concluding Business**

- A. Announcements**
- B. Adjournment**

Having completed the agenda and with no further business to come before this body, Chair Bustamante declared this meeting adjourned at 9:53 p.m.

Approved by:



Camilla Bustamante, Chair  
Board of County Commissioners

SFC CLERK RECORDED 05/20/2025

ATTEST TO:

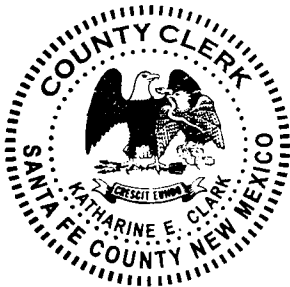


KATHARINE E. CLARK  
SANTA FE COUNTY CLERK



Respectfully submitted:

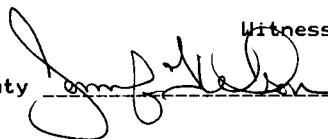
Karen Farrell, Wordswork  
453 Cerrillos Road  
Santa Fe, NM 87501



COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss

BCC MINUTES  
PAGES: 96

I Hereby Certify That This Instrument Was Filed for  
Record On The 20TH Day Of May, 2025 at 07:30:10 AM  
and Was Duly Recorded as Instrument # 2059198  
In The Records Of Santa Fe County

Witness My Hand And Seal Of Office  
Katharine E. Clark  
Deputy  County Clerk, Santa Fe, NM

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