

SANTA FE COUNTY
BOARD OF COUNTY COMMISSIONERS
REGULAR BCC MEETING
May 13, 2025

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

SFC CLERK RECORDED 06/25/2025

SANTA FE COUNTY
BOARD OF COUNTY COMMISSIONERS
MEETING

May 13, 2025

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

B. Roll Call

Roll was called and indicated the presence of a quorum as follows:

Members Present:

Commissioner Camilla Bustamante, Chair
Commissioner Lisa Cacari Stone, Vice Chair
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 Eric Clokey of the Assessor's Office.

G. Approval of Agenda

County Manager Greg Shaffer indicated that no recommended changes relative to the agenda as presented. The initial agenda for today's meeting was posted seven days ago and the amended agenda was posted Friday, May 10th at approximately 3:40 p.m. The caption for 7.B. was updated and 7.C. was added.

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Upon motion by Commissioner Greene and second by Commissioner Cacari Stone, the agenda was unanimous approved.

2. Approval of Meeting Minutes (Action Item)

A. Request Approval of the April 29, 2025, Board of County Commissioners Meeting Minutes.

Commissioner Greene moved to approve the minutes as presented. Commissioner Hughes seconded and the motion passed by unanimous [5-0] voice vote.

3. Consideration of Commissioner Proclamations, Resolutions, Recognitions, and/or Other Items (Action Items)

A. Request Approval of a Proclamation Proclaiming the Month of May 2025, as "Mental Health Awareness Month" in Recognition and Support of the National Alliance on Mental Health Illness (NAMI) and Its Efforts to Raise Awareness About the Importance of Addressing Mental Health and Reducing Stigma.

COMMISSIONER CACARI STONE: Thank you, Chair Bustamante. I'd like to first turn it over to Alex with our County and then Commissioner Johnson and I had a few comments to make. And then we'll go to Mr. Fred Sandoval and then we'll go into proclamation. Thank you.

ALEX DOMINGUEZ: Madam Chair, Commissioner Stone, thank you very much my name is Alex Dominguez. I'm with the Community Services Department Behavioral Health Services Program Manager.

This proclamation is being co-sponsored by Commissioners Lisa Cacari Stone and Commissioner Adam Johnson to proclaim the month of May 2025 as mental health awareness month in recognition, celebration and support of efforts to raise awareness about the importance of addressing mental health challenges and reducing stigma.

Santa Fe County remains a leader in the area of increasing access to behavioral health supports for county residents in a number of ways. One, Santa Fe County is a longtime standing supporter and partner of the National Alliance on Mental Illness affiliate NAMI Santa Fe founded in 1984. NAMI Santa Fe is a proud affiliate of the National Alliance on Mental Illness the nation's largest grassroots organization advocating for mental health. What began as a small group of family members seeking support around kitchen tables has grown into a leading voice for mental health advocacy, education and support across the nation. NAMI Santa Fe strives to improve the quality of life for individuals and families affected by mental illness through advocacy, education, support and public awareness. To my right is Ms. Betty Shover, she is NAMI Santa Fe Executive Director. Two, Santa Fe County also established a formal Behavioral Health Leadership Council which is a volunteer body

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of behavioral health professionals and related stakeholders whose purpose is to provide guidance and recommendations to the Community Services Department the Board of County Commissioners concerning a comprehensive system of behavioral health services to better meet the needs of the county residents. Appointed members include those with lived experience as well as subject expert organizations such as NAMI Santa Fe, New Mexico Solutions, Presbyterian Medical Services, Christus St. Vincent Regional Medical Center, the Lifelink, the Santa Fe Recovery Center, the City of Santa Fe, Via Positiva Behavioral Health Consulting, and the National Latino Behavioral Health Association which works to fill a need for a unified national voice for Latino populations in the behavioral health arena and to bring attention to the great disparity that exist in the areas of access, utilization, practice-based research and adequacy trained adequately. Also Ms. Sylvia Barela she is with Via Positiva. She is the national managing director mental health services who also serves as the Santa Fe County Behavioral Health Leadership Council Chair. To the right of her, Mr. Fred Sandoval, regional director for the National Latino Behavioral Health Association also great support and representatives of our leadership council. Three, Santa Fe County has well developed the La Sala Crisis Triage Center which offers crisis support and intervention services for those experiencing behavioral health challenges. La Sala is a public-private partnership between the County and community providers that operate the services. New Mexico Solutions operates the crisis center while the Santa Fe Recovery Center operates the on-site managed withdrawal services or detox services. Four, additionally Santa Fe County started the CONNECT program which is now a jointly operated network with the City of Santa Fe and includes more than 80 different local health and social services service organizations that use navigators to connect people in need of resources to help address areas of behavioral health, housing healthcare, transportation and more. And, five, lastly, Santa Fe County significantly helps to address the areas of behavioral health through its many contacts with local providers who offer clinical behavioral health services to those in need with low barrier access points and absent ability to pay or citizenship status.

These are some very, very admirable programs that Santa Fe County offers. These programs would not be in place if it wasn't for the great support of our Board of County Commissioners, the leadership of County Manager Shaffer and his staff and with that Madam Chair, Commissioners, we stand before you for questions in regards to the proclamation.

CHAIR BUSTAMANTE: Thank you, Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Yes, thank you. I just want to thank each of you for your leadership and I'm very impressed and in awe of the services we offer and the team like Ann Ryan as well sitting there who partake as well as Alex and the nonprofits and the champions in our communities.

I just want to mention I was a behavioral health provider, a licensed therapist, for many years and my biggest insight of why today is so important is that part of our role as public officials is to alleviate public suffering if we can prevent it and alleviate, but not escalate it. And when people tell you you're depressed they're depressed or they're sad or something happened to them we have to believe people. And we have to start breaking the stigma of silence and making mental health part of our physical health the holistic

health. And I think we also need to start -- I want to honor and recognize veterans, our elders, our youth, those who have suffered and passed before us like my uncle who was homeless and had schizophrenia and recognize that they're courageous warriors. Many of them who walk and suffer with us every day so let's be kind to our mind and know that the greatest journeys between our heart our minds and our bodies and I just want to thank everyone for leading this. And I want to defer to Commissioner Johnson for comments as well.

COMMISSIONER JOHNSON: Thank you, Commissioner Cacari Stone. I want to echo what Commissioner Cacari Stone said. I want to thank Santa Fe County staff, Ann Ryan and her team Jennifer Romero, Alex, and you guys do amazing work. And we at the County are committed to behavioral health and this is just a small gesture to that but it's an important one. All of you up here today are critical to raising awareness of challenges that people face in their lives and how to seek support how to, remove stigma around those issues and to really provide access and information. And we really, really appreciate that as well as the comprehensive treatment programs that our partners and we as a County provide.

So I really want to thank all of you for your hard work and to Commissioner Cacari Stone for the resolution as well.

CHAIR BUSTAMANTE: Commissioner Greene.

COMMISSIONER GREENE: Thank you Madam Chair and thank you to Commissioners Cacari Stone and Johnson. Everybody goes through bouts of mental instability, right. So whether it's really severe whether it's through trauma or through chemical or through other issues here it is a broad spectrum of causes and support systems that our staff and our community come together for this. And so awareness is the biggest part of this. Education and knowing that it could happen to anybody. In my family I've had some significant issues with it with family members and so.

I thank you guys for bringing this forward. I thank everybody here for this and the awareness is a lot of it a lot of the first step, right. And then knowing how we can get people help and then having the support systems to help them so it takes a village and I want to thank you all for being a part of this here and bringing this forward. you can't have three sponsors on a bill so I'm not offended you guys beat me to it but thank you very much for bringing this forward.

CHAIR BUSTAMANTE: Commissioner Hughes.

COMMISSIONER HUGHES: Thank you. I just want to say I really appreciate all the work you do, Fred, particularly you because I've known you forever and Alex and the others. I think this is it's great that we're doing this. I think we need to do a lot more and we just need to always look for more opportunities to do more for mental health. It's not addressed very well in this state. Thank you.

CHAIR BUSTAMANTE: Thank you, Commissioner Hughes. I'm so grateful. I look out and I see everybody I know right here. And I'm just going to say we can call Betty the one who was leading the Santa Fe NAMI but let's just say "rock star" because this woman came from Denver and took something and put some serious wheels on it. I was the executive director for the state office for NAMI which essentially just means I made sure they had all their handouts and their workbooks and everything they need because the beautiful thing about NAMI is that it is run -- the programs, the courses,

if you will, the meetings are run by peers people who are in a situation where they either have a diagnosis or a concern or they self-identify as peers and they are empowered to work with each other and help each other. I'm very familiar with the warm line and how it has helped people just get on the phone and get back in track. It is an amazing organization and with this I'm going to put the plug for NAMI Walks. I was at Costco yesterday and this guy had his NAMI Walks shirt on and I'm going to put a big old challenge out here for Santa Fe County. We walk, we have this walk thing, we track our steps, but what if Santa Fe County did a NAMI Walks team and got some serious dollars. Can I see a show of hands: let's do it. When we look at funding NAMI has always been self-funded and it's one of those where we look to those donations and we look to the inner workings of the people who are benefiting being friends and family and the peers.

So I'm so grateful for the work that all of you have done and I will hand this back to Commissioner Cacari Stone, thank you.

COMMISSIONER CACARI STONE: Thank you Commissioners, Chair and members here today, community members. Alex is it okay since Betty and Sylvia are going to read the proclamation, I asked Mr. Sandoval just to make a few comments as well from the National Latino Behavioral Health, thank you.

FRED SANDOVAL: Oh my God, this is a very familiar place. Fred Sandoval, Executive Director for the National Latino Behavioral Health Association.

I'm going to take you back in time very quickly but get to the present as quickly as I can. At one point, as the City of Santa Fe Health and Human Services planner we were able to start something that has started and isn't far from being finished because of the work that Santa Fe County helped do. Dating back to what was called the Local Initiative Funding Partners which was a Robert Wood Johnson funded application that the City received the first of its kind to create a crisis response team in the city of Santa Fe and then got extended to Santa Fe County. So that was about 1998 so I hope that dates a little bit about how the history that's here at this present table is a reflection of all the work that this community has committed itself to over the years. I used to count the number of county commissioners over those years the number of city managers county managers, city councilors and mayors who all contributed to where we are all at today as a system of care. For those whose lives have as a result of a mental illness or mental disorder or a substance abuse condition we have lost many lives we are here to commemorate those whose lives we've lost including my sister who suffered from chronic paranoid schizophrenia. She was a veteran of the United States and what I said to President Bush when he came to Albuquerque to announce the new Freedom Commission was I said, Mr. President, treatment works if you can get it. And he said, I finally understood that because Senator Pete Domenici informed me, educated me, helped me understand what this was about. And when I realized that my best friend had depression it was because he received treatment.

We are all champions in this room I want to acknowledge the folks that are here behind us. We are the voice to combat stigma. That means we do this every day and I want to acknowledge the work that the County staff have done because they helped to really continue this work moving forward for all the services that are present today because we started something that has not finished. I want us to continue to do that work because right now the risks are so high. For instance only one in 10 Latinos get

substance abuse services. We know that Latinos only five and 10 get mental health services. So you take the entire population of the country and 20 percent of our country is in need of treatment access services because of those conditions. Each one of us that here are can bear witness to this in some way, a friend, a family, a loved one, a co-worker all of us must pledge our lifetime commitment to doing this and NAMI National was a reflection of that work because my very first day on the job as the mental health director in Santa Fe it was Virginia Wilson who was the NAMI Santa Fe president at that time. I'm going to date myself now that was 1992 my first day on the job Virginia said, Fred can we work together? Not only did we work together years later her son came to work for my organization as the accountant. People who suffer from these conditions are our brothers, our sisters, the people we love and cherish.

I want to thank you all for giving me this opportunity to comment that this particular campaign here is something that we live every day in our organizations. This is a way to remind ourselves to commemorate that and to have other voices join us in this anti-stigma fight. If we don't do it we will contribute to the suffering that takes place. So let's all work together to orchestrate fighting the stigma that exists in this country and be prepared for what's to come over the next few years because things are changing immediately under our feet. And I'll leave that for a different time space. Thank you Commissioner for your leadership. Chairwoman Bustamante all I can simply say is you honor all the families, caregivers, natural support systems, family support systems that have made it possible for our loved ones to live as long as they have because they live 20 years shorter than everyone else and of course Commissioner Hughes he and I go back to the times where we developed the first set of homeless programs that actually Santa Fe recognized when we did a survey to identify all the homeless that were here. All of us are contributing into this and please if I can certainly say this to the leadership that's all here we have more work to do much. Muchas gracias, thank you for the opportunity to make my comments.

CHAIR BUSTAMANTE: Thank you very much, Fred Sandoval and I want to thank you personally for helping break the stigma and addressing the stigma specifically in the Latino culture because you and I have spoken before within our families, it's we don't talk about it no matter where the cousin is somewhere out in the streets. So thank you so much for doing that work for all of us nationwide with the national Latino Behavioral Health. Go ahead.

COMMISSIONER CACARI STONE: Okay, so if we'll have the honors with NAMI, Sylvia to read our proclamation – all three of you and Alex. Thank you.

MR. DOMINGUEZ: Thank you, Madam Chair, Commissioner Cacari Stone.

Santa Fe County Proclamation proclaiming May as Mental Health Awareness month introduced by Commissioner Lisa Cacari Stone and Commissioner Adam Johnson.

Whereas, one in five adults and one in six youth in the United States experience mental health challenges each year and many suffer in silence due to stigma, discrimination or lack of access to appropriate care; and Whereas, it is estimated that approximately 2,500 Santa Fe County adults have a serious mental illness highlighting the need for accessible mental health education, support, and services; and Whereas,

mental health issues affect parents, siblings, neighbors, friends and co-workers touching every part of our community and daily lives; and Whereas -- I lost my spot – trauma, systematic racism, poverty, violence, substance use, displacement and historical injustices can have a lasting impact on an individual's mental emotional and physical health; and Whereas, addressing trauma and promoting mental wellness requires a whole community approach including trauma-informed care, culturally responsive practices, peer support, early intervention and strong social support networks –

BETTY STOVER: And, Whereas, Santa Fe County acknowledges the disproportionate burden of trauma on indigenous communities, communities of color, LGBTQ plus individuals, veterans and those living in rural or underserved areas; and Whereas, early identification and treatment can make a profound difference in successful management of mental illness and recovery; and Whereas, greater public awareness about mental illnesses can help change negative attitudes and behaviors toward people with mental illness; and Whereas, Santa Fe County is committed to creating a community where every person has access to the resources they need to thrive heal and live with dignity; and Whereas, the National Alliance on Mental Illness, NAMI Santa Fe affiliate, through its support education and advocacy programs helps to address the needs of individuals and their families impacted by mental illness and advocates for better mental health services, systems and laws by partnering with Santa Fe community entities; and

SYLVIA BARELA: Whereas, NAMI Santa Fe works to help abolish stigma through community outreach activities and sponsorships such as recovery, rally, health fairs, public forums, New Mexico legislature behavioral health day, NAMI's monthly speaker programs, presentations and news media; and, Whereas NAMI Walks, the nation's largest mental health awareness and fundraising event is being held on Saturday, May 17, 2025 at Alto Bicentennial Park Santa Fe; and Whereas, Santa Fe County's Behavioral Health Leadership Council is an advisory board comprised of behavioral health experts and those with lived experience whose purpose is to provide recommendations concerning a comprehensive system of behavioral health services to better meet the needs of the residents of Santa Fe County; and Whereas, Santa Fe County's Behavioral Health Leadership Council is actively working to help address service gaps in partnership with NAMI Santa Fe and other esteemed community organizations including the National Latino Behavioral Health Association which was established to fill a need for a unified national voice for Latino populations in the behavioral health arena and to bring attention to the disparities that exist in areas of access and utilization; and Whereas, the important work of NAMI Santa Fe the Behavioral Health Leadership Council, the National Behavioral Health Association, National Latino Behavioral Health Association and the many other champion organizations that serve as beacons of hope for those struggling with mental health challenges will prove essential to the implementation of Senate Bills 1 and 3 which passed during the 2025 legislative session and establish a Behavioral Health Trust Fund and a regionalized approach to behavioral health reform; and Whereas, the 2025 observance of mental health awareness month by the County of Santa Fe will help raise awareness of the importance of mental health and that with proper treatment, recovery is possible. Now, therefore be it resolved that we the Board of County Commissioners of Santa Fe County do hereby proclaim the month of May 2025 as Mental Health

Awareness Month.

[Applause]

CHAIR BUSTAMANTE: Thank you for the applause but let's make sure that we've passed. Do we have a motion to approve?

COMMISSIONER CACARI STONE: I make a motion to approve the proclamation as is.

COMMISSIONER JOHNSON: Second.

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

CHAIR BUSTAMANTE: Thank you very, very much, greatly appreciate it. Thank you for the beautiful work that you all do.

B. Request Approval of a Proclamation Proclaiming the Month of May as "Jewish American Heritage Month."

CHAIR BUSTAMANTE: Next we have a request for approval of a proclamation proclaiming the month of May 2025 as Jewish American Heritage Month. Commissioner Justin S. Greene.

COMMISSIONER GREENE: Thank you, Madam Chair. First I want to thank the folks from the mental health field for sharing this month with the Jewish American folks here. To have two recognitions in one month is pretty rare and it's wonderful. So thank you very much.

So this is a relatively new initiative on the national scale and this is would be only the second jurisdiction in the State of New Mexico to acknowledge Jewish American Heritage Month. And I want to give a shout out to the City of Santa Fe for leading on this and for Santa Fe County to helping me bring this forward today.

Our heritage is important to all of us and it brings an acknowledgement of some of the culture that makes us who we are and I may not be the best Jew out there as it may be as people will say but I do take a lot of the culture cultural cues that I've learned over the years and want to thank the folks that brought me up with that as part of that. And a lot of this Jewish heritage goes back as long as the Spanish settlements in New Mexico. Some of the earliest settlers here were cast out of Spain during the Inquisition and sought an opportunity and a new life here in New Mexico and many of the villages and communities in northern New Mexico including Santa Fe and Chimayo and up in the hills still have peculiar little traditions that they trace that can be traced back to Jewish traditions from way back in the day. And so some of them have adopted Catholicism or a hybrid of things but somewhere back there there's a little bit of their Jewish heritage in that and I think that they there are things that they bring with them in there.

Judaism and the Jews in America, Jewish Americans, have been civil rights leaders. Some of us were on the front lines with Martin Luther King and Cesar Chavez and really Jews as a vocal minority have always recognized that beyond themselves there are lots of minorities in America and our diversity is one of the things that makes America special and we support all of these different traditions. And so these can be

different religions these can be different races these can be different sexual orientations and Jewish Americans have been on those front lines for equality across the way. I love my Jewish heritage. I love some of my friends up here on the dais might ask might say that I ask one too many questions up here and I will blame that a little bit on my Jewish heritage. But there's one of those traditions in Judaism that I think is really, we go for second opinions for doctors and that is questioning authority. We go for different little things that is in our heritage in our culture is to me it traces back to Passover. All right so young children are forced, for lack of a better term, to question the elders in the room and that's scary. But that actually teaches us at a very early age to be able to feel comfortable questioning authority and that is for us for everybody out here you all need to question us all the time and you should never be scared. And so it's not a matter of whether you're Jewish or not whether; you have permission you have permission all the time but this is one of those things that Jewish heritage does teach us at an early age.

I do want to bring up that antisemitism is on the rise. It is very disappointing and we need to we need to sort of call it out and sort of address it. But it's not just antisemitism. I'm going to say it at every level. It is sexism. It is racism. It is every ism that we hate is on the rise and we need to address that here. And so if the Jews in the room can be some of those people that recognize that as a minor as a vocal minority we can help other underrepresented and sort of other minorities sort of stand on their own two feet we stand side by side everybody when the opportunity calls for it.

So I want to thank everybody for coming out here and supporting this today I will pass the baton and the mic to my other Commissioners if anybody would like to say anything here and we do have two guests that would like to speak to the topic when it's appropriate, Madam Chair.

CHAIR BUSTAMANTE: So you prefer to have the guests wait?

COMMISSIONER GREENE: It's up to you.

CHAIR BUSTAMANTE: I would love to hear from those who are visiting in support of this proclamation.

COMMISSIONER GREENE: Rabbi and Lonnie, would you please approach.

RABBI BEREL LEVERTOV: It's a little intimidating. Last time you had six people here – yes, could you all join me here.

CHAIR BUSTAMANTE: Trust that you are supported in this conversation. Thank you, Rabbi.

RABBI LEVERTOV: Thank you, I feel the support, thank you. Rabbi Levertov with Santa Fe Jewish Center, downtown here.

Our Jewish heritage and, thank you Commissioner for bringing this to the floor, our Jewish heritage dates back 3,337 years. We just celebrated Passover as the Commissioner mentioned and that's when we were freed from bondage and 50 days later we received our message from the creator of all at Sinai in front of two million people that's what the Jewish heritage is rooted in. That's what we brought to the world.

We are now in the midst of the countdown between the Exodus of Passover and the revelation at Sinai of Shavuot in June 2nd. This is the basis of our heritage and though we're a small tiny persecuted minority with an unfathomable stance in the world with

God's protection we survive despite all odds and have influenced the world in incomprehensible ways.

We appreciate the County taking the time to highlight these contributions the Jews made in society in our country and our state. As the Commissioner himself mentioned, you commissioner are Jewish. That's very heartwarming to have such a leader here. So I call on all my fellow Jews to deepen their practice in our heritage by doing more mitzvahs, good deeds, like charity, prayer, study, Shabbat candles and more. Every action brings more light into the world. And to everyone else we appreciate your support especially in these trying times. One of the ways you could learn more about heritage and our tradition is by visiting the Manhattan Avenue Deli at the Jewish Center you will get a full good taste of chicken soup, matzo ball soup and pastrami sandwiches and really have a good feeling of 3,000 years of tradition. Thank you.

CHAIR BUSTAMANTE: Thank you, Rabbi.

ALONET ZARUM ZANDAN: Hello honorable member of the Santa Fe County Commission. My name is Alonet Zarum Zandan and I'm a proud resident of the City of Santa Fe and the County of Santa Fe and as the co-chair of the Jewish Community Relations Coalition of New Mexico, we thank you for this meaningful proclamation recognizing Jewish American Heritage Month. Your words which we will read and hear shortly are more than just a gesture they are a reaffirmation of our shared values of inclusion, respect and justice. At a time when antisemitism is on the rise, as Commissioner Greene has already mentioned, it is rising across the country. Your support sends a powerful message that hate has no home here. That the contributions of Jewish Americans will always be honored and celebrated and seen and we see that even more so in this particular book that actually documents the history of Jewish pioneers in New Mexico and it weaves into the actual history of all of New Mexico.

So I want to thank you and we all want to thank you for standing with us not just in remembrance but also in solidarity and hope thank you, ba shalom. [applause]

CHAIR BUSTAMANTE: Thank you. And before we read the proclamation do we have any comments from the Commission.

COMMISSIONER HUGHES: Thank you, Madam Chair. I appreciate this proclamations and I recently realized that most Jewish people live in either two places: Israel or United States and very small minorities in other countries. And so American heritage of Judaism is very important to us and I think you're right we need to acknowledge that that no hate belongs in Santa Fe. And that's what we'll do today.

COMMISSIONER CACARI STONE: Just want to thank you, Commissioner Greene, and honor who you are and your traditions and all of you that you claim to be Jewish and those that which you don't. I want to thank the Rabbi for joining us and the speakers. Jewish Americans rocked my world. I went to Brandeis University for my doctorate in social policy and as a first generation Chicana who grew up in an agricultural working class it was that moment in life where I knew academics, scholarship and social justice really are the key ingredients to policy change and just having that honor to study there and I always carry that with me all those lessons and the tradition and the importance of learning and that we co-learn and that commitment to

anti-discrimination and antisemitism so thank you.

CHAIR BUSTAMANTE: Commissioner Johnson.

COMMISSIONER JOHNSON: Thank you, Madam Chair. Thank you, Commissioner Greene for this resolution. Thank you, Rabbi, thank you Lonnie thank you friends. When I was growing up in Santa Fe I had a host of Jewish friends and we would – I often found myself at temple on the weekends more often than any other religious place so I want to thank the Jewish community of Santa Fe for a long-standing tradition of openness, for advocacy, for activism the mark is felt in our community and I want to acknowledge that. So thank you all and yeah thank you again Commissioner Greene.

CHAIR BUSTAMANTE: Thank you Commissioner Greene for bringing this. And Commissioner Greene said it's okay for me to announce that this weekend is also the Festival Safardi in Albuquerque that will be run or sponsored by Nahalat Shalom and Rabbi Lynn Gottlieb will be leading that celebration which I attend because when you talk about those folks who were running from the fires, thank you to my family we're alive and we're here. La Cienega, La Bajada are very well known for not ever having and frankly having been warned against the Pueblo Revolt and when I met with some elder women from Isleta, believe it or not, who are Kiowa speaking, the question was well why did why didn't La Cienega and La Bajada have any of the Pueblo Revolt; why were we warned? And there is record and oral tradition that they were warned in advance of the fire of the Pueblo Revolt. And the answer was because they never made us build a mission we were still practicing many of our – and I will be reading a poem on Saturday of some of the traditions I grew up with having two card carrying Catholic grandmothers who still celebrated their Sephardic traditions and have enough Ashkenazi, unfortunately, to have some of the health effects so but here I am. And I'm grateful so thank you for letting me share that and it's May 16th will be the regular Shabbat and then the 17th and 18th starting at 10 a.m. on Saturday and 12 noon on Sunday and it's a lovely event. It's just beautiful. Art, music and food and celebration as you mentioned we know how to celebrate. So please and thank you sincerely Commissioner Greene.

COMMISSIONER GREENE: Thank you, Madam Chair and thanks to my fellow Commissioners for your kind words and appreciation of our community. So I will read the proclamation.

Santa Fe County proclamation proclaiming the month of May 2025 as Jewish American Heritage Month introduced by myself, Commissioner Justin S Greene.

Whereas, the Jewish American community has made innumerable and lasting contributions to the social cultural economic and political fabric of the United States; and Whereas, Jewish Americans have a rich and diverse history that dates back to the early colonial days of the United States with Jewish immigrants and their descendants continuing to enrich the country's diversity; and Whereas, Jewish Americans have made significant contributions to the arts, sciences, politics, education, business and more shaping the identity of our nation through their achievements, resilience and commitment to community; and Whereas, Jewish Americans have helped lead the fight for civil rights, equality, social justice, striving for a world where all people are treated with dignity respect and fairness; and Whereas, Jewish American Heritage Month was first established by President George W. Bush in 2006 and has been recognized annually since at the

national level providing an opportunity to honor the cultural and historical significance of Jewish Americans and to educate others about their unique contributions; and Whereas, Santa Fe County known for its rich history and diverse cultural heritage is proud to celebrate the contributions of Jewish Americans and their important roles in shaping the fabric of our local community and the broader national story; and Whereas, to its knowledge Santa Fe County Board of County Commissioners Board believes that this commemoration along with the City of Santa Fe proclamation also passed this month may be the first time Jewish American Heritage Month has been formally recognized in New Mexico this month; and Whereas, the Board of Commissioners is reflecting the pride and gratitude of the Jewish community in Santa Fe County and across the state; and Whereas Jewish American Heritage Month also comes at a time when antisemitism continues to be a pressing concern across the United States according to a recent report from the Anti-Defamation League antisemitic incidents of harassment vandalism assault and assault have reached an all-time high in 2024 and the highest since the ADL began tracking these incidents in 1979 while New Mexico reported among the lowest numbers of such incidents with 47 recorded in 2024 this marked a significant increase from only eight reported incidents statewide in 2022; and Whereas, Santa Fe County remains committed to being a community that fosters unity, respect and understanding the Board of Commissioners recognizes the importance of standing together against hate bigotry and all forms of discrimination we affirm our dedication to building a community where all people regardless of background feel welcome and valued; and Whereas, the region of northern New Mexico has been home for generations of descendants of Sephardic Jews who during the Spanish Inquisition were compelled to convert to Catholicism and to practice their Jewish faith in secret; and Whereas, these individuals known as Crypto-Jews preserve the customs, preserve Jewish customs such as lighting candles on Friday evenings, observing the Sabbath, refraining from eating pork and circumcising their male infants often in clandestine settings; and Whereas, historical research including the work of Dr. Stanley Hordes has documented the presence of these traditions and the resilience of these communities in northern New Mexico; and Whereas, the Society for Crypto-Judaic Studies co-founded by Dr. Hordes, has been instrumental in re researching and preserving the history of these communities; and Whereas, descendants of Crypto-Jews continue to explore and reclaim their Jewish heritage often blending it with the rich cultural tapestry of New Mexico; and Whereas the Jewish community of Santa Fe County like communities throughout the United States continue to enrich our local culture and contribute to the ongoing development of diverse inclusive and harmonious societies; now, Therefore be it resolved that we the Board of County Commissioners of Santa Fe County do here proclaim the month of May 2025 as Jewish American Heritage Month.

[Cheers of mazel tov and applause]

CHAIR BUSTAMANTE: Do we have a motion?

COMMISSIONER GREENE: I would like to make a motion to adopt this proclamation for adopting May the month of May 2025 as Jewish American Heritage Month.

COMMISSIONER JOHNSON: Second.

Motion carried by unanimous [5-0] voice vote

[Photos were taken of the participants from 3 A & B]

4. Consent Agenda

- A. Request (1) Approval of Project Assignment No. 1 for Agreement No. 2025-0101-E-CMO Between Santa Fe County and Earth & Steel Design, Inc. in the Amount of \$299,727.00, Exclusive of NM GRT, to Provide the Design Services for the CR 113S / Kaa Tay Poe Pojoaque Creek Crossing; and (2) the Delegation of Authority to the County Manager to Sign the Project Assignment Form and Purchase Order(s).**
- B. Resolution No. 2025-050, A Resolution Requesting a Budget Increase to the Fire Operations Fund (244) in the amount of \$251,342 for the New Mexico Energy Minerals & Natural Resources Grant.**
- C. Request Approval of Amendment No. 3 to Lease Agreement No. 2017-0285-SO/IC Between Santa Fe County and The Santa Fe Animal Shelter & Humane Society, Extending the Term of Office Space Rental through June 30, 2030, and Providing for Annual Rent Increases to Support the Work of Santa Fe County Animal Control.**

There were no questions regarding the Consent Agenda.

Commissioner Hughes moved to approve and Commissioner Johnson seconded. The motion passed by unanimous [5-0] voice vote.

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

1. Assessor's Annual Report and Valuation Maintenance Program

- A. Presentation on Assessor's Annual Report and Valuation Maintenance Program, Including Informational Document Titled: "2024 Accomplishments/Goals/Deficiencies."**

CHAIR BUSTAMANTE: Happy to see you County Assessor Isaiah F. Romero. Thank you for being here.

ISAIAH ROMERO (County Assessor): Good afternoon, Madam Chair, Commissioners. I am Isaiah Romero, the County Assessor. The deputy assessor, Ivan Barry, to my right, I will be presenting on the annual report. I'm assuming it will be placed on the screen shortly. Okay.

This is the annual report. First thing we have to discuss is the different values that are within our office. I like to there's the definitions but then I also like to give you the example there. You have market value which we do have for every property within Santa County we have a market value. Then you'll have the assessed value which as you can see has the land value improvements and total assessed value and can be affected by the 3 percent limitation to value. You then have the taxable value which is 1/3 and you

then have the net taxable value which is the value taken from the taxable value minus the exemptions which will then will give you the net taxable value. That will be important to discuss what is on the next page which -- I'm glad I brought this here because I'm like getting older and can barely read that up there -- so you have the itemized comparisons of 2024 versus 2025. The first box you have the real estate values which includes residential land residential improvements, non-residential land, non-residential improvements. You have the total value there for the year of 2025 of 12,014,884,993. The year prior is it's an increase of 5.97 from the year prior. You then have the personal property which would include business, personal property, manufacturer homes as well as livestock accounts which has also increased 10 percent which is for the year of 2025, 114,040,114 and again as I said earlier it's an increase of 10.67 percent.

The next box you will have the exemptions so the first one we have there is the veterans exemption right so we've had a constitutional amendment that has been passed by the voters -- so we have the exemptions there the veterans exemption we had a constitutional amendment that was passed so you'll see that the exemption amount has increased from 18,662, 968 to 45,875,000 for the year of 2025 that's due in effect to the fact that the exemption has increased from \$4,000 to \$10,000. You then have the 100 percent disabled veterans and one thing I want to speak about that is next year we will have the percent disabled veterans; another constitutional amendment that has been passed that will be in effect and we will see another decrease in valuation when that comes into effect next year. So the grant the total amount of exemptions for the year of 2025 will be 1,461,624,974 and that was an increase of 8 percent. You see the grand total of net taxable value on the bottom there for the year of 2025 10,667,300,133 which is an increase from the year prior of 4 percent.

It was requested previously Commissioners wanted to know about the agricultural exemptions and the amounts you'll see that on the bottom left. Agriculture use types of use of dry use, grazing, irrigated you have a grand total -- I'll go through them. The dry use is a value reduction of 6,327, 572 within the whole County. You then have the grazing decrease amount of 477,537,777; irrigated, 89,278,098 for a grand total of 573,142,447.

To the right of that you have the box that reports on protests and the amount of protests and the amount of value that was protested. For the year of 2024 we had 1,403 protests or appeals. And the year of 2023 we had 1,676. The total NOV amount on those protests for the year of 2024 was \$1,845,786,180 and the year of 2023 it seemed like that it was it was more of it was 2, 202,536,939. The owners' value what they believe the value were was to be for the year of 2024 was 1,026,037,526. And for the year of 2023 it was 1,293,216,129. And the final adjusted figures on the bottom, the grand total for the year 2024 was 1,289,097,980. For the year 2023, you have 1,633,574,630.

Going to go to the next page, so when you consider market values as I stated earlier, what is the total market value for properties: we had an increase in 2025 that we that we had picked up -- we say picked up we had added to the tax rolls -- of 636,255,312 for the 2025. For the year of 2024 you had a bit less of 407,431,832 and it was slightly more in 2023 and decreased in 2022 and decreased further in 2021.

Going to go to the next page so I mean in closing you would not closing -- I'm sorry in closing of that page -- you would state that I would have to say that we have

picked up some new construction there are apartments being constructed there are homes being constructed not as much commercial as that we've seen in the past and that'll be shown in I believe in the building permits section of this presentation.

So the growth of net taxable value there was higher in 2025 of 579,549,717 which was an increase from the year prior of 396,744,482. And the year 2023, there was a bit more construction and growth within the county and that's why that year is so high and less in 2022 and 2021.

The Santa Fe County Assessor's ratio study, so our office is audited annually by Property Tax Division we're currently going through that with our office right now and they are then posted on Property Tax Division's website if you would like to see those for the years prior. These are the measures of – so mean, your median are measures of central tendency as well as coefficient of dispersion to the left those are the numbers that we've had for this year and a with a number of 2,012 sales for that year as you see to the right IAAO which is industry standards for assessor's offices. You would see that we're within the standard for the mean, the median, the coefficient of dispersion and as well as the PRC or the price related differential.

Next page we speak on building permits. I'll go ahead and go over the 2025 or the 2024 building permits. You have City building permits of 1,356. County permits of 1,641 a grand total of 2,997 total. And you'll see the permit totals in the box the bar graph at the top and again it just reflects that 2024 had a little bit of growth in comparison to 2023; however, 2022 had had more growth. The same with the City permits and the County permits. City permits and County permits do tell a little bit of a different story and it may be that individuals were wanting to move out into the county opposed to the city. We're starting to see in some of the information we're seeing now more sales happening within the city.

Sales affidavits, our office receives sales affidavits for all residential homes within Santa Fe County. We do not receive – statutorily we don't receive vacant land or commercial sales. So you won't see that here but you will see a report for residential sales which statutorily we do receive residential sales. For the year of 2024 you see City affidavits of 1,498 and County sales of 1,136 a grand total of 2,634. And for the year of 2023 you had City affidavits of 1,463 and County affidavits of 1,417 grand total of 2,880.

The next page we have itemized comparison of 2024 versus 2025 for total residential value which has increased by 7.25 percent from the year 2024 to -- or the year of 2025 is increased in comparison to the year of 2024. A lot of that has to do with a lot of properties aren't at market, however, they are increasing at 3 percent of value.

The next box is non total non-residential value and it was a decrease of 2.46 percent. Year prior we had increased commercial and the year prior to that we increased commercial due to the fact that during COVID we had decreased commercial properties because they were closed or you weren't able to have access to hotels and it somewhat decreased their values according to their income and utilizing the income approach to value those properties. We increased commercial last year and the year prior and this year we have seen a decrease as a whole of 2.46 percent. So the total net value of residential and non-residential and keep in mind that non-residential isn't just I'm sorry commercial but it's also vacant land so you may have vacant land that is now built on

which is now residential so that value is also taken effect and decreased for the non-residential so your total net value total net value has increased for Santa Fe County within the Assessor's Office of 4.2, essentially 4 percent.

The next page is the Assessor's Office accomplishments for 2024. One award that we received is the 2024 ACE award for excellence in community service and it is an award from Amentum technologies. I think Ivan has worked pretty hard as well as other members within the office to achieve this and I I'm putting you on the spot brother do you want to talk a little bit about this.

IVAN BARRY (Deputy Assessor): Sure, so I'll kind of just touch on what it says there because a lot of this goes back to some of the work that was done in 2023 and 2024. During that time we had upgraded our website to be more aligned with the Santa Fe County platform because we always had our own independent website but we wanted to make something that was more user friendly and had the look and feel of the County's website. So we did a complete overhaul of our website during that time. The functionality and enhancing the accessibility for the user during that time.

ASSESSOR ROMERO: Thanks, Ivan. Next accomplishment is Assessor Romero was elected vice chair and then elected chair of New Mexico Counties for Assessors Offices. And with us it's important for us to be a part in making decisions and making policy and following statute having a group of individuals like the other assessor's offices throughout the state helps me and helps us to continue to stay strong in making decisions and going over items. And hey have you received an opinion on this item or have you received a court case on this item so on that item -- and allows our offices to be together right in unison as all assessor's offices throughout the state.

IAAO Certificate of Excellence in assessment administration recertification, our office in the past was considered an office of excellence through IAAO and this is another one where Ivan has worked really hard on it and I would like for him to kind of speak on it if that's okay.

MR. BARRY: I'm going to try and bring this up and then we'll bring it back down so -- The Certificate of Excellence in Assessment Administration it's a prestigious award that is as you can see on the screen or on your screens it's only there's only 59 jurisdictions. It says worldwide but this is also just across the nation so out of 3,007 counties we are one of 59 that have this, I want to say, certification or designation and we are the only one in the State of New Mexico. So we are going through the process of re-certifying. We did all of our requirements and we have submitted that so all we're doing now at this point is waiting to hear a response so hopefully we will have word of us being re-certified here in the near future.

ASSESSOR ROMERO: So yeah with that Ivan told me he said Isaiah I was told by IAAO if no news at this time is good news. So good news right now, we haven't heard anything.

The next thing is our workflow systems implementation. This is a big one for our office and his is one where if Casey was here our systems administrator was very instrumental on and essentially what I like to say is you come into our office you bring us a document you email us a document anything that comes in the front desk or through our CRN system it will go through our workflow system and it's going to go to each individual and it's going to be placed in that person's box so they can work on it. You're

able to pull out statistics. We have 30 workflow systems in daily operations and Ivan do you remember the number of touches and if you can explain that a little bit as Casey had stated.

MR. BARRY: So I'm probably going to get it wrong but from what I understood talking to Casey, he said that our monthly interactions between staff members and just tasks in general is about 46,000 touches throughout the office every month. So it is being used. It's been trained well and it's been received well and the staff use it. So it's one of those things that we have implemented that is actually in daily use and we're really proud of that.

ASSESSOR ROMERO: And the really cool thing is we're almost paperless. The only thing keeping us from being paperless are dinosaurs like me because I like to see paper. There are probably 10 individuals within the County that receive a paper check I'm one of them. I like to walk to the bank. I always say that.

And talking to Casey we are super close as long as those individuals are willing to buy in and the new staff that come in the workforce that comes in they're willing and ready and actually rather have a digital copy. So we're headed that way utilizing workflow within our system and the cool thing about it, again, is I'm not at home thinking like where's this item, where's that item, those things are directed and guided to every individual's box. Almost everything within the office I'm not going to say everything but almost everything within our office is directed through a workflow system and is made sure that it's pushed through and maintained and scanned right for any but anyone in the public that would like to see it.

It's a collaboration with Human Resources on job description and updates. With close collaboration with human resources and support of Deputy County Manager Leandro Cordova, we developed and implemented a new data analyst specialist position so with that data that now we're collecting or we're creating with the workflow system we now want to collect that and organize that and produce that so this position will help us to present that data and that information as our office continues to grow in creating data.

Short-term rental evaluation process: our office has implemented a new procedure for evaluating short-term rental properties including a comprehensive auditing process. We are proud to lead this initiative within the State of New Mexico and look forward to its expansion other counties such as Bernalillo, to be honest there were other counties that were addressing the subject matter of short-term rentals. We followed them but leading the way in many other ways and through processes.

Fiscal Year budget: we successfully completed the second year of our fiscal year budgeting process. This experience has deepened our understanding of current procedures and allowed us to make necessary updates to improve planning and execution.

Hospital pro protests and settlements: we're actively working with legal counsel to resolve ongoing hospital protest cases. Our commercial staff have played a crucial role in supporting the complex process so with that stepped into the Assessor's Office role saw that we didn't have an application for hospitals in the form of should they be exempt. They're not a government entity. I think we can all agree to that right? Hospitals are not a government entity. So we needed an application and to be exempt per constitution you have to be charitable, educational or religious. So we didn't have an application claiming which one they had what they wanted right. So we're going through that process. We're

waiting for a decision from the board from the state currently from that from the hospital protest.

Ongoing collaboration with Human Resources will continue to strengthen our communication and work in relationship with Human Resources to better serve our community. This collaboration includes strategic staffing efforts, positional development and aligning our office resources with evolving community needs. We're always thinking. We're always trying to follow the trends and the work right. If we see that there is more work happening in one area we're trying to address that and move some of the staff in that area a lot of that that has changed is individuals we don't need as many individuals on the field now that we have digital and photocopies of orthophotography. So we've been able to address that and change and move staff in that manner as well as address as well as seeing that the appraisal is also changing. Appraisal was once get out in the field, see your comps, well now it's let's look at information. Let's look at this data. How do we break down this data in the form of neighborhoods and getting other individuals to support our mass appraisal system.

New Mexico Counties Assessors Affiliate involvement, we spoke of that.

So the Assessor's Office goals for 2025: We will continue to strengthen our communication and I spoke of that with Human Resources. Our interdepartmental collaboration and public engagement, we value the continued partnership with the Treasurer's Office and Clerk's Office. Together we have participated in various public relations initiatives including local radio appearances, fiesta celebrations, holiday and Christmas events and other community outreach efforts. These joint initiatives foster a stronger connection between our offices and the public. there's a lot of change that has happened and is happening within the Clerk's Office and the Treasurer's Office and I'm grateful for the relationships that we've been able to forge with our offices because it allows us to not stop the work that is happening within our office with the information that we need from the other offices. We need deeds. We need to send values to the Treasurer's Office. What's changing in your office? What issues are you finding? We don't mind having communication and having monthly meetings to discuss that?

Future technology advancements: looking ahead we remain committed to utilizing technology to enhance our operations this includes active participation implementation of the Enterprise Resource Planning system as well as upgrading our GIS system to the parcel fabric model ensuring more accurate and efficient parcel management. And again that's us just being progressive in moving on with other tools that are evolving.

Potential restructuring and organizational improvements: We continually assess our organizational structure to identify opportunities for increased efficiency and strategic alignment. Our team remains open and adaptable to potential restructuring efforts that enhance workflow, clarify roles and better support our office mission.

Key operational focus areas: we continue to focus on improving process in complex operational areas such as mobile homes, agricultural, agriculture, business, personal property and short-term rentals. These sectors often involve self-reporting which presents unique challenges. As a result we're actively exploring new strategies and tools to ensure accuracy compliance and equitable assessments. And we're still trying to address some of our Achilles heels and one of them is mobile homes and one of them is agricultural. So we're trying to address that through processes, through orthophotography

and capture new photos and business property is another one, auditing business, personal property as those accounts come into our office.

MR. BARRY: All right, Madam Chair, Commissioners, I guess that's halftime and here's the other half. My part is on the property valuation maintenance program. I'll try and touch and go through this really quickly. We have a more in-depth exhibit, I believe it was Exhibit B, so if you want to know the details of everything that we're talking about it's going to be in there. So I'm going to give us like the 30,000 feet type of view of our office.

The property valuation program, so what are we talking about? We're talking about our statutory obligation to determine valuations of all property subject to property taxation and that's here in the State of New Mexico this report is commonly known as the Property Valuation Maintenance Program. The purposes of planning and implementing an efficient and effective program of updating property value. The key components of the valuation maintenance program is; one. the valuation and data maintenance of all taxable parcels on a yearly cycle as well as a door-to-door reinspection plan of all taxable improved real property every five to six years. So our cycle is actually every four years right now and we'll get into the details on what that looks like.

We'll start with our operating budget so the Assessor's Office we have two different funds that we operate out of. We have the general fund which is directly funded from the County coffers and we also have the County Property Valuation Fund or sometimes known as the 1 percent fund. So those are the two separate budgets that we operate out of both of those funds. The procedures there are we have planning which is January to February preparing forms in February, informal budget hearings in March, Commission hearings in April or May, and then final adjustments in May. Our goal is to obtain adequately funded budgets and other resources necessary to complete a comprehensive fair and equitable valuation plan. So that's what the goal is of what we do and what we operate out.

Here we have the two separate funds and the amounts. So you'll see on the top left hand corner we have the admin general fund and that is our general fund. You can see that we are close to what we were during last fiscal year which is going to be 3,088,000 compared to the 3,138,000 in the prior year. And then on the other side on the bottom we 203 fund or the 1 percent which again we're very close to what we were last time. We try to stay as flat as possible within reason. Anytime that we're looking to add anything new to our office we're trying to make sure that we stay budget neutral. So we're making changes on our side cuts in other places to be able to support the requests that we have. And here you'll see the cumulative this is both together so this is what our budget looks like in comparison over the last four years.

The next section that we will talk about is real property ownership transfers so this is something that happens all year. Anytime that transactions or transfers are happening within the County this is what we're talking about. So this is responsible or the this task is responsible primarily by our data appraisal program manager as well as two assessment specialists. That process about 30 to 50 property transfers every day. This is one of those things like Isaiah mentioned that will go through workflow and has many checkpoints through the process from when we receive them to quality control checks, supervisor checks that happen throughout the whole process to make sure that we are

showing what is legally recorded and is that that's what will be reflected on the account. The goal is to enter all transfers into a database within two weeks of the County Clerk's filing date and so we're also very thankful to the County Clerk's Office who have technology available for us to receive these property transfers on a daily basis.

The next section that we'll talk about is GIS parcel mapping and maintenance. So this is one of the statutory obligations of the role of the assessor is to not just find all property but to locate and map them. The time frame on this again is also January to December so it never stops. In our office we have a GIS supervisor as well as two GIS technicians. They research plats and other legal documents to initiate the changes to legal boundaries for every parcel within the County. The goal is to update all records and maps each year prior to mailing the notices of value for the upcoming tax year. We try to complete that with minimal to no errors, however, we are humans and we are trying the best we can so there you go.

Valuation and appraisal so we're now talking about real and personal property so again this is something that happens all year. We have three chief appraisers, six senior appraisers and approximately 12 appraisers and a data appraisal program manager and our chief mass appraiser. Every year valuing all properties 90,000 plus parcels in Santa Fe County is a tremendous undertaking, however, this cycle is most beneficial to the taxpayer. We do take into account the market conditions of Santa Fe County and specific neighborhoods. In New Mexico there is a 3 percent limitation to valuation for all residential properties so we take that into consideration and have that applied to every residential property account that qualifies. The procedures that we that we use to conduct this is sales affidavit, new construction permits so we keep up with permits in the County and the City, land splits or consolidations, agricultural review and that includes grazing, irrigated all that good stuff. We use CAMA which is a appraiser term for computer assisted mass appraisal for modeling and we have our modeler in the house, Daniel he's here in the blue shirt. He does a lot of this modeling in February so if you see him around and he looks grumpy during that time it's because he's doing a lot of work. So bear with him. We also do a lot of data entry obviously, like I said 30 to 50 property transfers every day so a lot of data entry happens. Business personal property and livestock renditions, again these are things that are self-reporting so they're very difficult for us to have a complete handle on these but we are working to the best of our abilities to do so. As far as manufactured home valuation and tax releases which again those happen on a daily basis and shout out to our customer service staff as well because they take in a lot of tax releases every day and a lot of times we're having to do those transactions in Spanish so a lot of our staff that are speaking Spanish shout out to them too because there's a huge need for that in our community. We do follow the three approaches to value. These are the sales comparison approach we have these cool little diagrams here to show what each one mean. The sales comparison is that cool one with the little house so what you do is you compare recently sold local similar properties to the subject property and then make adjustments for the difference and you're able to determine a value on the subject property using that approach. Then you have the cost approach which estimates the replacement cost of the improvements less the estimated depreciation plus the market value of the land. That's how we primarily will value many things in the office is through the cost approach. And then all of these things are also

subject within whether it's residential or non if they're residential they're subject to that 3 percent limitation of value that I talked about earlier. And then finally for commercial properties we have the income approach which requires an appraiser to capitalize the net income after allowable expenses of a property into an estimate of market value and Isaiah our assessor is honestly probably an expert in this area and this is something that he did as a chief appraiser for many years. These are the three approaches that we use in our office.

Quality control and preparation evaluation data for printing notices of value: so this happens during February to March or if it's a year like this year where we actually requested an extension that happened from February to April. This is going to have our systems programmer for quality assurance staff and then all appraisal staff and what we're trying to do is after all of the appraisal work has been completed prior to notices of value being mailed, data is processed and reviewed for errors. This is necessary to prevent any major problems prior to the mailing and to avoid additional costs that may come with our printer service. Our procedures include checking for errors, possible field reviews to make sure that we had everything correct and then to deliver the data to the printer service.

All right, the next thing we're going to talk about is the mailing of the notices of value and intake period. So this is going to be April or May every year. This is going to be the moment that we're in right now which is the protest period. We call it all hands on deck. There's a lot of people that are that are needed to make the office run smooth and efficiently and right now we're in that period. So all assessors are mandated to mail out all notices of taxable value by April 1st of each year unless you have an extension like this year. I know it says that I guess. The notice of value is the culmination of the Assessor's responsibilities. I like to refer to it as our love letter to the public. I don't know if people like that type of love but that's what we do. We send out the notice of value. So we mail the notices of value. We have public assistance outreach programs that we go all around the county and Madam Chair and Commissioners, I want to thank you guys for taking the opportunities to come to some of our outreach events and meeting with the public so we really appreciate that too, as well as other elected officials. I know that we've extended the invitation and we've had people join us for those so we really appreciate that. As well as receive protest petitions which Isaiah was talking to me earlier i think we're at 183 as of yesterday afternoon for this year 183 protests but we'll see what that looks like right.

ASSESSOR ROMERO: Yeah and the year prior we're at 181 at this time.

MR. BARRY: Right, so we're right on track to end up with something close to what we had last year hopefully. We'll see what it looks like.

And then the application review and data entry and that also could be for when people are applying for exemptions such as the head of family such as the veterans which has increased as Assessor Romero stated earlier.

All right so we'll talk a little bit about valuation protests. This is going to be from April to October-ish it just really depends on the complexity of some of the protests that we receive. Each year, everybody receives their notice of value they have 30 days to file an appeal or a protest. We like to get those resolved as soon as possible but if they don't get resolved in an informal process they will go to formal which pushes things out a little

bit further. This would include in office reviews, on-site.

Inspections, informal conferences and then formal hearings. So a little bit about the formal hearing. The County Valuation Board consists of three members, two members and two alternate. I know I said three, but it says two and two. Technically, there's only two people who are operating from the public side and then one from Property Tax Division so that's how you get the three. The hearing is an open meeting and is also recorded for appeal purposes by somebody from Property Tax Division. So this is this is what the formal protest hearing looks like. So here's that historical protest data. Last year we had 1,403 protests and the year before 1,600 so this is just a historical look at how many we receive every year. If they don't file for the protest hearing but they get their -- because here's something that happens in our office quite often is we send our love letter to the public they read the corner, the top corner that says. this is not a tax bill, and they think it's not important so they toss it, until they get their tax bill. And then now they got problems now they want to talk about can I protest this and by that point it's too late for what we can do in our office. Well at that time they do have the opportunity to do something called a Claim for Refund. You have to do it through the district court and it's the process of how you do that is here on the screen. But it's essentially handled by the district court so they have to go through that process.

Staffing and professional development: so this is what our office looks like. We have about 45 employees when fully staffed. Right now I believe we only have two vacancies and so that's what our office looks like. Let's see -- to accurately and professionally accomplish what we need to do in the office we like to hire educated, experienced and motivated, highlight motivated, individuals who are passionate about the things that we do in our office. We like to provide continuous training and educational opportunities for our staff members whether that be through IAAO which is the International Association of Assessing Officers or through things like New Mexico EDGE which has a track specifically for, and I do talk about that here, specifically for the for the Assessor's Office. I'm also, , teach some classes in EDGE to help with that track for the entire State of New Mexico so that's kind of a cool thing that we do. And we're also thankful to Santa Fe County Human Resources who has allowed for this type of accreditation or these type of designations through New Mexico EDGE to be considered for supervisor experience so that's something cool that we like to recognize as well.

All right, periodic door-to-door reinspection plan: so this is where we're really talking about our reassessment or reappraisal program. We like to have this completed by the end of the year and we have a four-year parcel by parcel reinspection program. We did phase one in 2023 which was the south -- the southern part of the county which would be Edgewood, Stanley all of that. We did finish phase two in 2024. And we are now currently in phase three which is going to include a lot of the City of Santa Fe properties. So we're looking at about 21,882 physical reinspections. So when we say physical that could be either they're going out into the field and actually reviewing the property or they're doing they're doing reappraisal through aerial imagery that we have which is brand new as of October of 2024. So there you go.

So this is what our plan looks like to the left you have residential and to the right you have commercial. Obviously, there's more residential coverage in the county less

commercial coverage, however, the commercial reappraisal is a lot more detailed and there's more things to consider. So with that that covers our reappraisal plan if you have any questions we'd be free to answer anything you may have.

CHAIR BUSTAMANTE: Do we have any questions for our Assessor's Office? Commissioner Greene.

COMMISSIONER GREENE: Thank you, Madam Chair and thank you Mr. Assessor and Deputy Assessor. I got a few for you. We have a bunch of federal and tribal land; how do those get addressed either through PILT or other pricing mechanisms and how do those affect our income in terms of property tax collections and do we do we go for PILT, do we receive PILT?

ASSESSOR ROMERO: Madam Chair, Commissioners, so in the question of tribal land it is exempt from the property taxes. The question of PILT, we haven't gone – we're about to go through that process with a hotel in downtown Santa Fe. We answered some of the questions. We are currently going through that process right now. I believe, I'd have to get an update from the Manager's Office.

COMMISSIONER GREENE: Okay so the land, the hotel is tribal land and so is there -- what's the difference between one tribal land versus another?

ASSESSOR ROMERO: Madam Chair, Commissioners, the difference would be if it's been placed the property itself in the federal government's name in which this property that I'm speaking about currently has not been placed in the federal government's name.

COMMISSIONER GREENE: Okay so –

MANAGER SHAFFER: Chair Bustamante, Commissioner Greene, relative to the Hotel Santa Fe property, in particular, the payment in lieu of tax payment directly from Picuris Pueblo was something that we had negotiated with the pueblo in exchange for support for their fee to trust application. So that's a matter of contract between individual tribal governments. There's nothing that requires a tribal government to offer a PILT as part of those transactions but with regard to Picuris Pueblo they, in fact, did. If you're talking about federal payments to local governments who have a lot of federal land, forest land, what have you in their jurisdiction, it's not an assessing issue that's more of a literally an act of Congress issue to make sure that they're funding those payments. And that's a direct payment from the federal government to local governments not something that directly impacts the assessor's office as I understand it. I hope that answers your question.

COMMISSIONER GREENE: It does and I guess just as a follow on, do we have any federal lands that we collect money on with that any negotiation or do we put that to our delegation to try to get payment for that?

MANAGER SHAFFER: Chair Bustamante, Commissioner Greene, I'll have to get you the detailed information in terms of what our recent annual payments have been relative to those programs. I don't have them top of mind. That is a concerted area of lobbying effort nationwide as well as throughout New Mexico given the abundance of federal land in New Mexico as well as western states. So the short answer is yes, that very much is an area of focus lobbying not only by New Mexico counties but also NACo relative to that annual, it's not annual, but those reauthorization efforts through the Congress.

COMMISSIONER GREENE: Okay and I know that there's some lab, national lab land at the northwestern edge and I don't know if that includes in that space but it'd be interesting to know how we can -- they've got some leases in Santa Fe and they've got some land up in up in near the San Ildefonso area up there and I wonder if that's a different class of land that we might be eligible for some income that way but maybe for a different conversation.

Do you have a number of homes that were reassessed due to the STR regulations this year? How many people, how many homes, how many properties were reassessed?

ASSESSOR ROMERO: Madam Chair, Commissioner Greene, I could produce that for you but not at this moment.

COMMISSIONER GREENE: That would be good to know because I know some people who --

ASSESSOR ROMERO: I was going to say, Madam Chair, Commissioner Greene, I believe yours may have been one.

COMMISSIONER GREENE: Good, okay, good to know.

ASSESSOR ROMERO: Considering, Madam Chair, Commissioner, that this question usually comes up with you, yes.

COMMISSIONER GREENE: Yeah, okay. Does a minor building permit trigger a reassessment a complete reassessment? So if somebody goes and pulls a permit at the City of Santa Fe or in Santa Fe County to put a gate a wall or something minor but does that trigger suddenly a full-on reassessment that suddenly makes them like not have that 3 percent?

ASSESSOR ROMERO: Madam Chair, Commissioner, someone would ask you to define minor but I'm not going to.

COMMISSIONER GREENE: Okay, but --

ASSESSOR ROMERO: However, I will state that we do follow building permits and as we follow building permits any new that comes from the building permit to the property is assessed as new whatever it was there prior will be subject to the 3 percent limitation to value. For instance, you are stating a porch let's just state that or you didn't say porch said a wall but let's just talk about a porch. For instance, the porch will be placed at market value while the rest of the house will be subject to 3 percent increases.

COMMISSIONER GREENE: So only that portion that is new gets that new valuation but the historic portion stays at the 3 percent increase, if that is appropriate at the time?

ASSESSOR ROMERO: Madam Chair, Commissioners, Commissioner Greene, as long as there was no changes to the old portion of the property that is true.

COMMISSIONER GREENE: Great.

ASSESSOR ROMERO: Madam Chair, Commissioners, this is a good time to plug what we were speaking to Commissioner Cacari Stone about earlier today that there are multiple things, multiple things that would release the 3 percent limitation of value. One would be changes to the property in the form of construction another would be change of use, right, the use of the property has changed that then would in turn we would have to, per law, release the 3 percent limitation to value as well as the change in ownership. So if there's a change in ownership there's, that there directs us, per

state law, to release the 3 percent limitation value.

COMMISSIONER GREENE: And how many special districts do you manage for assessments or is that some -- like I think that they're like whether it's a school district or whether it's a soil and land conservation district or whether it's a irrigation district; do you manage any in Santa Fe County in terms of the assessment helping those or those districts special districts manage their property assessments for those levies or is that only through the Treasurer or is that a different space here?

ASSESSOR ROMERO: Madam Chair, Commissioner Greene, I don't understand which districts you're speaking of. There are multiple tax districts. Which districts are you --

COMMISSIONER GREENE: Just a raw number of how many districts do you manage the geography and the parcels for?

ASSESSOR ROMERO: Madam Chair, Commissioner Greene, are you speaking of the water districts or --

COMMISSIONER GREENE: Water district, school districts, soil and conservation districts any of the subdivisions of the state that seem appropriate for the the assessor to --

ASSESSOR ROMERO: Okay. Madam Chair, Commissioner Greene, remember there was one that you brought to us for example is a special water, I believe, water district those individuals need to send us a shapefile so we would be able to map. But first per statute we have to receive a shapefile to be able to map and to include those parcels into that.

COMMISSIONER GREENE: So I understand that group's sort of need to figure that out. What about like the school district? So Santa Fe School District has given you a shapefile and you kind of know the boundaries of that pretty clearly so it's easy for you --

ASSESSOR ROMERO: Madam Chair, Commissioner Greene, that is so, yes.

COMMISSIONER GREENE: Great. Okay. And then can you, this may be the longest answer part of this thing can you explain yield control and how that sort of affects maybe or not -- I mean it'd be great to know. I know there's some new Commissioners up here that may not understand that. all o f this increase, as my understanding, does not really result in us getting that much more income in terms of property taxes because of the yield control sort of ratio. You probably can explain it better than I can.

ASSESSOR ROMERO: Madam Chair, Commissioner Greene, if I can explain to you yield control, I believe I would be able to receive a Pulitzer, Albright award right or something like that because I'm not sure there are many individuals that can explain to you the details of it. I can give you an understanding of yield control that essentially if values drop significantly in a certain area it won't -- yield control will account for it to where they still collect those dollars in that area, right. So in the same way if you increase values largely in an area it won't affect the rate tax -- the rates, I'm sorry. Yes, instrumentally.

COMMISSIONER GREENE: So this year when we had I think on there

like \$600 million worth of increased values, our taxes kind of went down because it got spread out over more people or how did –

ASSESSOR ROMERO: Madam Chair, I'm sorry guys the abbreviation sometimes makes me -- Madam Chair, Commissioner Greene, we do post all tax rates on our website and if you look at the tax rates from last year, yes, there was an effect that the value had on the tax rates and decreased most residential tax rates within the within the County as well as some commercial. So we have seen that happen.

COMMISSIONER GREENE: So is it possible for in the future for you to be able to tell people like when yield control impacts are coming in how that impacted their taxes in some sort of letter to the community to say, Due to yield control increases or yield control decreases, this is how these things might have impacted people. It's just a transparency thing that might be interesting for some people maybe some people couldn't care less. I don't know. But I think that it is one of those weird esoteric parts of the job that you do that affects us and that people might say, How did this; why is this working out this way?

ASSESSOR ROMERO: Madam Chair, Commissioner Greene, I would probably direct them to someone else that is works probably closer to yield control at that point.

COMMISSIONER GREENE: Who makes that decision?

ASSESSOR ROMERO: Makes what decision?

COMMISSIONER GREENE: Yield control aspects it's – oh, sorry, yes.

MANAGER SHAFFER: The yield control statute is actually administered by the New Mexico Department of Finance and Administration. So all of the inputs that DFA utilizes to make that calculation, some come from the assessing offices so -- county assessor reports up the valuation data that is a factor in the calculation and then they also look at inflation, if you will, to help gauge how much the cost of government has gone up but ultimately again that's not something that is an assessing function it's something that is implemented and ran by the New Mexico Department of Finance and Administration Local Government Division. And so when we receive the property tax rates from DFA in the September time frame and the rate setting order that would be when we can actually see and parse out what the impacts of the yield control statute were either to increase or decrease property tax rates. And if the County Assessor disagreed with what I said he'll obviously correct me but again that's really something that's overseen by the local government division as they go through their process to set the property tax rates based upon inputs from the county assessors and others but it's not an assessing function.

COMMISSIONER GREENE: Great, thank you for parsing that out. Thank you very much. That's it. Thank you, guys, good job.

CHAIR BUSTAMANTE: Thank you. Manager Shaffer we are five minutes past our 3:45 for public concerns and I'm wondering if we are able to continue to finish this the Assessor's presentation or if the commitment to 3:45 can be moved legally, if you will, given that it's been published that it was 3:45?

WALKER BOYD (County Attorney): Chair Bustamante, I believe that you can continue with this agenda item and finish it and then proceed immediately to matters of public concern.

CHAIR BUSTAMANTE: Thank you very much, Attorney Boyd. Thank

you. Any other questions; Commissioner Johnson.

COMMISSIONER JOHNSON: Thank you, Madam Chair. A couple quick questions and some of them were building on what Commissioner Greene asked. So you must track real estate transactions and improvement transactions as a percentage that increases above and beyond the 3 percent increase. I'm just wondering if sometime we could get a little bit of information on that? I'm kind of curious myself and maybe you have this offhand although it seems a little bit of a complicated ask. How much of the property tax that we receive is sort of that standard 3 percent increase rate or and what percentage of it is transactions that increase above 3 percent? If that makes sense.

ASSESSOR ROMERO: Yeah, Madam Chair, Commissioner, yeah, I don't have that readily available but –

COMMISSIONER JOHNSON: I would just be interested to know because it would talk to the real estate market and transaction. So I think that'd be something that we would be interested in seeing. Do or how many properties decrease in value in a given assessed year?

ASSESSOR ROMERO: Madam Chair, Commissioner, how many properties value increase per year?

COMMISSIONER JOHNSON: Decreases, like how often does someone receive a property tax bill that is lower than the previous year?

ASSESSOR ROMERO: Madam Chair, Commissioner, I've seen that there are multiple neighborhoods that have decreased as a whole. To get you the number of accounts that have decreased in value individually I –

COMMISSIONER JOHNSON: And I'm asking that mostly because I'm sort of curious as to if it's sort of an assumed rate of increase and I think that answer says that it's not.

MR. BARRY: Madam Chair, Commissioner Johnson, the other thing to consider is sometimes there may be a decrease in a neighborhood. If we're talking about residential where it could still be the market value may still be way above and it may still increase the 3 percent because the assessed value and the market value have such a large gap between the two. So it could still increase when there's a decrease in the market value.

COMMISSIONER JOHNSON: Okay, I understand that.

ASSESSOR ROMERO: Madam chair, Commissioners, we take a look at the market value and if their current value is less than that then we will increase it.

COMMISSIONER JOHNSON: Okay, so that's when the decrease would happen if the market value is beneath the assessed value, okay.

No more questions, Madam Chair, thank you.

CHAIR BUSTAMANTE: Quick question, how do we assure that people on fixed income, elderly, those who've had their homes for a long, long time aren't going to be taxed out of their ability to stay in their homes?

ASSESSOR ROMERO: Madam Chair, there is in current statute the 3 percent limitation to value. So if you've lived in your home more than a year your value should only increase 3 percent by 3 percent if you haven't made any changes to the property to the ownership or to the use. There's also the exemption. You want to go over that one?

MR. BARRY: Yeah, so we also have a it's not really an exemption it's more of a benefit for those who are 65 or older and have a combined household income of \$42,900 or less or 100 percent disabled and have at any age and have that same financial threshold if they are under that and they apply and qualify for three consecutive years there is a thing called a valuation freeze which will freeze their property value from going up at all. However, because of bonds and tax rates increasing possibly we can't say 100 percent that their tax bill will not go up because it still can based off of whatever is being voted on and whatever budgets may impact the tax rate.

CHAIR BUSTAMANTE: Okay, thank you. I'll just state for the record, we know that the cost of goods is going up period and is expected to so when we have an increase in taxes and we're not seeing the income to people ideally it would be something through a governmental entity that would put some relief in that tax in that tax area but that's just to state that out loud.

B. Resolution No. 2025-051, a Resolution Approving the County Assessor's Property Valuation Program to Accordance with State Statue

CHAIR BUSTAMANTE: Do we have a motion to approve the County Assessor's property valuation program?

COMMISSIONER CACARI STONE: I make a make a motion to approve the County Assessor's Valuation Program.

CHAIR BUSTAMANTE: We have a motion to approve by Commissioner Cacari Stone. A second?

COMMISSIONER GREENE: I'll second.

CHAIR BUSTAMANTE: We have a second by Commissioner Greene.

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

CHAIR BUSTAMANTE: Thank you very much for your good work.

9. Matter of Public Concern to be Heard at 3:45

CHAIR BUSTAMANTE: I would like to we have people waiting online, we have five people and then we are going to take a break. So I am also going to ask, because of the timing, we usually have a three-minute limit, I'm going to ask for a two-minute limit please. And we can go ahead and start. Do we have anyone in the chambers who is here for matters of public concern? Raise your hand if you're here for matters of public concern okay? On line?

DANIEL E. FRESQUEZ (Media Coordinator): Chair Bustamante, we have Chris Mechels online.

CHAIR BUSTAMANTE: Okay, go ahead and thank you. Go ahead, Mr. Mechels.

CHRIS MECHEL: Can you hear me?

CHAIR BUSTAMANTE: Yes, we hear you. Thank you.

MR. MECHEL: First off, I want to say that as a member of the public, I

just find that you absolutely have no control of your agenda. That you just proved that again as you proved it last week or the last two last meeting. You need to get a consultant in and learn how to run a meeting. You just let you just let that assessor run his mouth for about an hour all you had to do is read the report and get a five minute and get a five minute report and get on with your agenda. You don't seem to realize that that's an option. You are not doing the published work. You have lost control of the meeting and I think it's bloody well time that you consider that.

The other the other thing I would mention and now and now you're apparently going to take the huge run over and having this guy run his mouth and try to take that out of the public input period. I mean look at yourself. I mean what the heck do you think you're doing? Learn how to run a meeting. Don't just let these people read these endless reports. You can read the reports and they can summarize it.

The other thing I would ask you and I've been meaning to ask you and missed my chance last time is just exactly what laws do you people follow? You're sworn to the laws of the State of New Mexico. Currently you're in violation of Open Meetings Act. You're in violation of the IPRA. You're in violation of your own resolution for sunshine laws. You're in violation of the budget laws. Perhaps you should put out a list of the laws that you actually follow because you're not following all the laws that you seem to be sworn to. So again consider this why are you in these jobs? Is it so you can break the laws? It seems to be what you're doing is as soon as you get some attorneys saying is, Oh, we'll take care of you don't worry about this. Your attorneys are also part of breaking the laws. Your attorneys directly break have broken and continued to break the Open Meetings Act. They've continued to break the IPRA Act. So how can you ask these attorneys who are busy breaking the laws to advise you on lawful procedures? The answer is you can't. Those attorneys you have, including your new county attorney apparently, are totally untrustworthy. They tell you whatever they feel like telling you. So please get yourself some competent legal counsel, shape up, follow the law or resign. Thank you.

CHAIR BUSTAMANTE: Thank you, Mr. Mechels. Next.

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

CHAIR BUSTAMANTE: Go ahead, Ms. Brom.

CAMILLA BROM: Hello, can you hear me?

CHAIR BUSTAMANTE: Yes, we hear you very well, Thank you.

MS. BROM: My public statement pertains to the arrangements being considered regarding the pending Board of County Commissioner – [Audio problems as Ms. Brom readjusts her microphone.] Thank you, my public statement pertains to the arrangements being considered regarding the pending Board of County Commissioner hearing on the AES Rancho Viejo permit application. I recently met with the county AES case manager, Dominique Sisneros, to discuss a few things including this specific hearing. And I learned that County Manager Greg Shaffer and his department are in charge of logistics for all Board of County Commissioner meetings and hearings. I also learned the County Manager wants this particular hearing held in the chambers and not elsewhere. Additionally, Greg Shaffer has proposed that only certain individuals such as parties of record, technical experts and neutral presenters be allowed to attend in person during these first two days of testimony while the general public would participate

virtually and then public comment would take place on the final day of the hearing still in the chambers but then the public could show up for that.

Although this has not been finalized I didn't want to wait until it was before bringing this to your attention. The chambers do not constitute a reasonably sized venue for a hearing of this significance. And restricting public access to a public hearing is unacceptable in my opinion. And although virtual meetings were necessary during COVID 19, this isn't the case anymore.

The arrangements being considered by County Manager Greg Shaffer go against the intent of the Open Meetings Act and in New Mexico a county quasi-judicial public hearing needs to be offered an in-person public forum not just virtual attendance. And it should be adequate to accommodate in-person attendees. But by limiting access to this hearing as the County Manager has suggested this may open the door to a violation of both the Open Meetings Act and the public's due process rights. So I urge you to make sure this hearing is open to the public as the law intends it to be. Thank you.

CHAIR BUSTAMANTE: Thank you, Ms. Brom.

MR. FRESQUEZ: Chair Bustamante, we had one other person sign up for to attend virtually but I do not see them online. They go by Sky Rivers.

CHAIR BUSTAMANTE: Okay if we do not have anyone else online we will break now. We'll be back in at 4:15.

[The Commission recessed from 4:00 to 4:15]

CHAIR BUSTAMANTE: Once a year we have an Assessor's Report and I am grateful for the time that we spent learning about it. It needed to be done and thank you to everyone who is still here in attendance.

Let's keep our conversations and questions to the actions and anything that can be valuable to what we're doing here. And that includes those you call in here. When it's productive, we want to hear about it. Thank you.

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

6. **Appointments and Reappointments** - None were presented.

7. **Miscellaneous Action Items**

A. Resolution No. 2025-052, a Resolution Requesting Budget Transfers for Various Projects in the General Obligation Bond Series 2021 Improvement and Refunding Bond (357) in the Amount of \$569,000 and in the Utilities Fund (505) in the Amount of \$787,369.

YVONNE HERERRA (Finance Director): Madam Chair, Commissioners, the item in front of you is a budget resolution to move funding from completed projects to projects that need additional money to be able to move forward. This BAR is in support of items B and C following this action item. We are looking to move money

between Rancho Allegra Road project to the Los Pinos Road project and then the northeast-southeast waterline project to funding from the northeast southeast waterline to the Romero Park project.

There is no overall increase or decrease to the budget. We're just literally moving money where it needs to go to be spent. And with that I and Public Works Department stand for any questions.

CHAIR BUSTAMANTE: Do we have any questions for Yvonne regarding moving money from one purse to another that's already been approved for expenditure? Any questions? Do we have a motion to approve?

COMMISSIONER JOHNSON: Move to approve.

COMMISSIONER CACARI STONE: Second.

CHAIR BUSTAMANTE: We have a motion to approve by Commissioner Johnson and a second by Commissioner Cacari Stone.

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

B. Request (1) Approval of Agreement No. 2025-0258-PW/DK with Kimo Constructors, Inc. for Construction Services Required to Build the Los Pinos All-Weather Crossing Structure and Roadway Improvements per the Final Construction Plans, in the Amount of \$3,133,731.88, Exclusive of NM GRT; and (2) Delegation of Authority to the County Manager to Negotiate and Execute the Contract, Change Orders, and the Purchase Order(s).

LAWRENCE IMPRESCIA (Public Works): So this project as is been on the books a long time. We've got it going again and got the plans complete and we're ready to move towards construction. The history of the site is, , obviously the Arroyo Hondo which we have a lot of flooding issues there in the past which has created hazards for the traveling public to get through to their properties and for emergency vehicles and commercial vehicles. I don't know of anybody that's ever been washed off that road for sure but the potential is there. So for a long time we have planned to get this bridge put in and it's a six-barrel box covert concrete box covert it's 1.1 mile -- I mean pardon me, 1,100 feet in length from end to end and it will be raised. The elevation will be raised up to match the existing road as it approaches the arroyo which will give a better visibility to the traffic as it's going through there. So at any rate that's kind of the gist of the project. I'll stand for any questions.

CHAIR BUSTAMANTE: Do we have any questions? Do we have a motion to approve.

COMMISSIONER HUGHES: I make a motion to approve.

CHAIR BUSTAMANTE: We have a motion to approve by Commissioner Hughes. A second?

COMMISSIONER JOHNSON: Second.

CHAIR BUSTAMANTE: Second by Commissioner Johnson.

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

C. Request (1) Approval of Agreement No. 2025-0194-PW/DK with TLC Co. Inc. in the Amount of \$2,035,521. Exclusive of NM GFT for the Construction of Romero Park Waterline in Santa Fe County, New Mexico; and (2) Delegation of Authority to the County Manager to Sign the Purchase Order

MIKE HART (Public Works): Madam Chair, Commissioners I'm here to request approval for the contract to the apparent low bidder TLC for the construction of the Romero Park water line. This water line will take City water from South Meadows and serve four County properties currently on well systems that are not sufficient to meet the master plan in that general area. So that'll be Nancy Rodriguez that would be the La Familia Clinic, the fire station as well as Romero Park.

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

COMMISSIONER GREENE: Thank you, Madam Chair. Do we have access to any effluent for the park or anything like that or is it all just fresh water?

MR. HART: It would have to be trucked.

COMMISSIONER GREENE: And have we used effluent for the parks there?

MR. HART: We have not, no sir.

COMMISSIONER GREENE: Okay. So we would just use potable water from our allotment and tying into a city line or something over there?

MR. HART: That is correct.

COMMISSIONER GREENE: Great, thank you.

CHAIR BUSTAMANTE: Further questions; motion to approve?

COMMISSIONER HUGHES: I make a motion to approve.

COMMISSIONER GREENE: I'll second.

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

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

CHAIR BUSTAMANTE: Thank you, Mr. Hart.

D. Request Approval of the Capital Improvements Advisory Committee (CIAC) Recommendation to Procure a Consultant to Help Complete the Land Use Assumptions, the Impact Fee Infrastructure Capital Improvements Plan, and a Nexus Study.

HERBERT FOSTER (Growth Management): Good afternoon, thank you. I'm happy to make this recommendation on behalf of the Capital Improvements Advisory Committee.

But first a quick definition of what impact fees are. Impact fees are basically

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a charge to a development to pay for the cost of capital improvements that are needed to serve that new development.

A little bit of background about the Capital Improvements Advisory Committee. They were formed by the Commission by Resolution 2013-73. The purpose of the CIAC is to make recommendations to the Commission about whether or not to amend the ordinance for impact fees. Currently there's \$100,000 in the budget to help pay for the studies that we need to determine if the Commission wants to amend the ordinance. I'll do my very best to stretch that money out if you do approve our request to proceed.

The types of capital improvements that are eligible to be paid for by impact fees are water supply, wastewater treatment, roads, bridges, bus bays, rights-of-ways, etc., bike and pedestrian trails and open space and fire police and rescue and essential equipment. Currently the County Ordinance 1995-04, imposes fire and rescue impact fees only. The county does not charge impact fees for anything else for fire and emergency rescue services.

The three studies that are necessary in order to determine whether the Commission wants to proceed to amend the ordinance or not this is by state statute is the land use assumptions this is a projection of the amount of growth and development that will occur in the county over the next five years. That would be approved by the Commission moving forward. The next step is the impact fee for capital improvements basically given that projection of new growth and development in the county the question is with this plan is what are the capital improvements that are needed to service that new development. And then I'm calling the third study the nexus study which is to recommend how much you charge for each type of development. It may be per household, per square foot of development and etc. So that will be the third and final study that's necessary to make that determination.

I said earlier that the County only as of today charges impact fees for fire and rescue emergency services so I'm going to ask Fire Chief Black to describe his experience in administering the Impact Fee Ordinance for you.

CHIEF BLACK: Thank you, Commissioners, Chair Bustamante, thank you for considering the request to procure a consultant to conduct the needed studies to update the fire impact fee program. Ordinance 1995-04 which established the impact fees predates the establishment of the fire department in 1997. When established the impact fee program was designed to help individual volunteer fire districts meet the capital needs driven by growth within their respective districts. Since the formation of the County Fire Department in 1997 fire impact fees have remained a critical funding source for the department. They've helped support the construction of new fire stations, expansion of existing facilities and the acquisition of apparatus equipment necessary to enhance and allow us to provide emergency responses throughout the County. In December of 2024 the department consolidated its 14 individual fire department identification numbers into four regional areas leveraging existing resources to enhance emergency services across the county. Updating the associated studies has the potential to align the fire impact fee program with the department's current and future delivery

model. This effort will allow us to collaborate between not only the fire department but other county departments ensuring that we have up-to-date and relevant information to bring forward recommendations and allow us to strengthen public safety and our services that we deliver across the County. Thank you.

CHAIR BUSTAMANTE: Thank you.

MR. FOSTER: Thank you, Chief. If the Commission approves the recommendation the next steps are that I would be working with the CIAC to develop a work plan and form work groups. We want to be very careful and comprehensive in looking at any recommendations we make coming out of these studies so we want to break the CIAC into work groups according to a work plan. Some of the work groups I'm suggesting in order to be very, very comprehensive and fully informed, I'd like us to look at what other local governments are doing with their impact fee ordinances and their procedures, other types of public finance tools that are available to the County in addition to impact fees, TIDs, it's bonds, etc. The cost of hookup fees and application fees, those are also part of the total costs for development. Also want to look at the possibility of land dedication requirements instead of having developers pay a fee there may be avenues for them to dedicate portions of property in lieu of if you will.

This CIAC work plan would be brought to the Commission for their approval which is customary within the next couple of months. Along with that your approval today we would proceed with the procurement process for the land use assumptions again which also require, by law, to be approved by the Commission and by law at the recommendation of the CIAC. We would move forward with the drafting of scope of work and the procurement drafting the land use assumptions, bringing those to the CIAC and then ultimately to the Commission for your review and consideration if you want to proceed from there that will take roughly a year from now.

Finally just to summarize the recommendation from the CIAC is to move forward with the studies that are necessary to determine if you want to make an amendment to the ordinance that charges impact fees. There'll be plenty of time moving forward for the Commission to review the studies and adopt them or give authorization to move forward and I want to say that this is necessary because state law requires the commission every 5 years to go through this process to make this determination. It was a little over a year ago that the Commission said, no we're going to leave it the way it is. And so we have time but not a lot. These studies will take over the next couple of years and like I said I want to be very comprehensive, very careful, very deliberate in making our recommendations so I think there's nothing urgent about it but the time is now to get the process moving.

Thank you and I'll be happy to answer any questions.

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

COMMISSIONER GREENE: Thank you, Madam Chair. Thank you, Herbert and thank you, Chief. I know in the past this has really focused on fire and that's appropriate to an extent. I think that our Public Safety, our Sheriff's Office needs to be an additional focus of this. I think based on what you mentioned and what I understand is that that is an a suitable area of this and I think our constituents are asking significantly about that. And I would say additionally in the fire spectrum, at the Fire Department

maybe additional focus on medical response. Those would be the two areas that I would hope that we would be able to address and sort of look at ways to support additional staffing or if it's not additional staffing it's vehicles or whatever the right thing is for the police department and for the EMS portion of the fire department.

Then secondly, I like the idea of people paying rack rate when they're building a luxury home but then I'm wondering if there are some best practices out there that when somebody builds an affordable home or workforce home or smaller home that are like starter homes, that we might be able to give some sort of lesser a tiered system so if somebody builds a 6,000 square foot fancy multi-million dollar home there's no discounts given to them. But if somebody builds a 1,400 square foot starter home that there's a way to give those people or the builders that are building that sort of product a better rate because they're targeting the area that one, should stay more affordable so maybe the those , not one-size fits-all impact fees but more targeted to our goals as a board to address workforce housing issues and the affordability issues that are around here.

I think there's research that you're doing you may have some answers to that right now but it'd be great to see that research come back to us in a way that allows us to target these at fancy expensive homes as opposed to affordable or workforce.

MR. FOSTER: Thank you, Madam Chair and Commissioner Greene, the Commission can agree to waive fees for affordable housing. I do know that. And there are ways to charge different fees. We will be looking at that. I'm not certain about the legal requirements about square footage and so on but I'm considering and we will look into this about perhaps a different fees if a home is located in the wildland urban interface, at high fire risk versus somewhere that has a high level of service and so on. So there are those kinds of things in its particular setting different development patterns come with different costs. Very low density rural versus something more suburban, etc. So we'll be certainly looking at that and perhaps north, south in areas of the county because we have to define the service area the service area could be the entire county or particular areas of the county that have different costs associated with it. So, yes, we can and we will look at those different options.

COMMISSIONER GREENE: Thank you. I think those nuances are very important for us to be able to pick and choose and then we can go through and sort of understand it more comprehensively in maybe a presentation and then further on into how we adopt it. Thank you.

CHAIR BUSTAMANTE: Further questions? Do we have a motion to move forward?

COMMISSIONER GREENE: I will make that motion for approval of the Capital Improvements Advisory Committee recommendation to procure a consultant to help complete the land use assumptions, the impact fee infrastructure capital improvement plan, and a nexus study.

CHAIR BUSTAMANTE: We have a motion by Commissioner Greene do we have a second?

COMMISSIONER HUGHES: Second.

CHAIR BUSTAMANTE: We have a second from Commissioner

Hughes.

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

**E. Request Approval of Lease Agreement No. 2025-0153-PW
Between Santa Fe County and the Pueblo of Pojoaque for Use of Land
for Operation of the Jacona Transfer Station.**

MICHELE CASKEY (Public Works Department): I am here representing Public Works interest for you to approve a new lease with the Pueblo of Pojoaque for a parcel of land on which we operate the Jacona transfer station. We have an existing lease that runs through 2034 and this is turning out to be our second most popular transfer station in the entire county. Public Works has an interest of investing further in this property and expanding the transfer station to further serve customers and in order to do that we've asked for a lease that extends for more than an extra 10-year period of time. The Pueblo of Pojoaque has agreed to give us a 50-year lease with an offer to extend for another 49 years. Which means we're going to be collecting trash there for a very long time. With this lease they are all allowing us to have an inkind donation continue as with this current lease where the lease is just valued at a dollar per year in exchange for allowing Pojoaque tribal members and affiliated businesses to deposit their trash there for free.

Any questions?

CHAIR BUSTAMANTE: Do we have any questions for Michele --

COMMISSIONER GREENE: Just a quick --

CHAIR BUSTAMANTE: -- that are important and relevant to the --

COMMISSIONER GREENE: Yes, I promise. So, thank you. I just want to give a shout out to the Pueblo of Pojoaque for extending this and starting to deal in terms, length of terms that can allow us to invest in this area to invest millions and millions of dollars to build a transfer station up there. So thank you to the Pueblo of Pojoaque and I'm in favor of this and if you need a motion I can keep going.

CHAIR BUSTAMANTE: Do we have any further questions?

COMMISSIONER GREENE: I will make a motion to pass a request for approval for a lease agreement number 2025-1053PW between Santa Fe County and the Pueblo of Pojoaque for use of land for operation of the Jacona transfer station.

CHAIR BUSTAMANTE: Motion from Commissioner Greene.

COMMISSIONER CACARI STONE: I second it.

CHAIR BUSTAMANTE: We have a second from Commissioner Cacari Stone. All in favor.

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

CHAIR BUSTAMANTE: Thank you, Michele.

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F. Resolution No. 2025-053, a Resolution Granting the County Manager Authority to Negotiate and Execute All Documents Necessary for The Acquisition of a Permit Across Santa Clara Pueblo Lands for the Purpose of Maintaining a Drainage Channel into the Santa Cruz River.

RYAN WARD (Public Works Department): Madam Chair, Commissioners, I would like to just give you a quick brief background. This is resolution is in reference to a request for permit from the Santa Clara Pueblo. We have in the Walnut Circle area we've actually our projects team's been doing a great job currently we're paving and just finished paving that area and upgrading it. But there's a drainage underground drainage system in that neighborhood that outfalls into the Santa Cruz River. Our staff has maintained that in the past and it goes back decades that we've maintained it. There's been some obvious rain events that have impacted those areas so you have the sediment fill in of the river the river the river channel meandering and changing and so now where our outfall for all the drainage area in the underground pipe where it outfalls to the river is now short. So there's about 250 feet to get to the outfall for the Santa Cruz River.

This permit, we'd reached out to our partners at the Santa Clair Pueblo just to make sure is there something we need to do. And they said yes. We do have a permit now this is a 10-year permit. It's a \$100 for that 10 years and then we have the option to extend the permit another 10 years so we can maintain this channel to make sure that we're outfalling and there's no impact to the residents in that area. And I'll stand for any questions.

CHAIR BUSTAMANTE: Do we have any questions for Ryan? If we have no questions do we have a motion?

COMMISSIONER GREENE: I will make the motion for the resolution granting the County Manager authority to negotiate and execute all documents necessary for the acquisition of a permit across Santa Clara Pueblo lands for the purpose of maintaining a drainage channel into the Santa Cruz River.

CHAIR BUSTAMANTE: We have a motion by Commissioner Greene. Do we have a second?

COMMISSIONER HUGHES: We have a second from Commissioner Hughes.

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

G. Request (1) Approval of Project Assignment No. 1 for Agreement No. 2025-0101-A-CMO Between Santa Fe County and Souder, Miller and Associates Inc. in the Amount of \$416,155.00, Exclusive of NM GRT, to Provide the Design Services for the Ojo de la Vaca Road Galisteo Creek Crossing; and (2) the Delegation of Authority to the County Manager to Sign the Project Assignment Form and Purchase Order(s).

ERIN FEEHILY (Public Works): Hello Commissioners, Madam Chair. I'm here to request approval for the project assignment of the Ojo de la Vaca Road

Galisteo Creek crossing improvements to Souder, Miller and Associates under their on-call agreement. This project will be replacing an existing low water crossing with an all-weather crossing at a location that's approximately a mile and a half south of Old Las Vegas Highway on Ojo de la Vaca Road. This is a major crossing for the residents south of the creek there which when it floods completely blocks them off to all the areas north including I-25.

We did go through the on call process in February requesting a quote from Souder Miller Associates. The project will include preliminary study through final design including bidding and negotiation afterwards as well. That's pretty much it; any questions?

CHAIR BUSTAMANTE: Do we have any questions? Commissioner Johnson.

COMMISSIONER JOHNSON: Thank you, Madam Chair. I just want to say that this is a much needed project for that neighborhood. If there is water in that channel and there is, god forbid a fire in that area the residents would have a really difficult time getting out. They would take a maze to the far south and we know that that's just not acceptable. So thank you for moving this project forward.

CHAIR BUSTAMANTE: If there are no further – is there another question? Commissioner Hughes.

COMMISSIONER HUGHES: Yes, just one question. Are they considering a bridge or some other type of crossing?

MS. FEEHILY: Currently the proposal has two options that they're exploring. It's a covert or a pipe arch, I believe. So not a full bridge. It's a very constrained area with the topography and the curve and the railroad right there. So part of the preliminary study will be exploring what options we have there but it will be to reach that 100-year flood.

COMMISSIONER HUGHES: I'm very familiar with that crossing.

CHAIR BUSTAMANTE: Do we have a motion?

COMMISSIONER JOHNSON: Move to approve a project for an agreement #2025-0101A CMO between Santa Fe County and Souder, Miller and Associates in the amount of \$416,155 exclusive of NMGR to provide the design services for the Ojo de la Vaca Road Galisteo Creek crossing and to delegate county manager that authority.

COMMISSIONER HUGHES: Second.

CHAIR BUSTAMANTE: We have a motion by Commissioner Johnson a second by Commissioner Hughes. All in favor.

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

H. Resolution No. 2025-054, a Resolution Establishing the Independent Salary Commission.

ATTORNEY BOYD: Good afternoon, Chair Bustamante and members of the Commission. I am back in front of you from the last regular meeting seeking approval of a resolution establishing a independent salary commission. I know that we're

trying to be quick here so I'm not going to belabor this resolution too much. In essence what it's going to do is establish a body consisting of seven subject matter experts who will prepare over the coming months a set of recommendations for the salaries to be taken by you all and the other elected officials.

As you all know a recent constitutional amendment delegated the power to set elected official author salaries to the county commission and the request of the Commission last year when it exercised that authority, I believe for the first time, was that that some process be created for developing recommendations or binding salary decisions. The sense of the Commission at the last meeting was we'd prefer recommendations. So I went ahead with that and that's what the resolution before you does.

I know that Commissioner Greene asked some questions about qualifications and I did make an edit to the Commissioner qualifications to ensure that the two commission appointed Commissioners, this is on page two of the proposed resolution. Again, to back up. There are five commissioners selected by you all: five members of this commission, two additional members will be selected by those five members. The qualifications of those two members must be the same as the other five. They must be meet one or more of those qualifications categories. And my concern there for keeping it kind of broad was that I worry about getting a sufficient number of people interested in this to get a large enough candidate pool for you all to select five and then there for there to be two more to be selected by those five commissioners.

So again the reason that this is in front of you not with a great deal of urgency but with some urgency is that this is an odd numbered year. In order for this timing to work out for recommendations to be given to you all and then for you all to consider those recommendations and adopt them and have them be effective. That all needs to take place this year. That's why we're looking for you to adopt this resolution and I am happy to stand for any questions you might have about it.

CHAIR BUSTAMANTE: Do we have any questions for Attorney Boyd ?
Commissioner Johnson.

COMMISSIONER JOHNSON: Thank you, Madam Chair. Attorney Boyd, so this Commission, the Board of County Commissioners, would choose five of those. When I look at this it's not necessarily by commission district is it? It just says by agreement. So you'll request applications and maybe 10 are received and the Commission chooses five from that list; is that how you envision that?

ATTORNEY BOYD: That's what I would, Chair and Commissioner Johnson, that's what I would recommend. If you look at the set of qualifications on page 2, there's a community organization representative, a current retired attorney or judge, a representative of the human resources, injury or an employment consultant, a current or retired chief executive officer and one at large member. So I worry that if you divided this up by district you might have a situation where you can't fill one of these positions because someone doesn't meet the meet one of those qualifications. So my Recommendation is that you all meet to look at the list and I think I'm sure that staff could develop a set of recommendations for who those five should be but then you all

meet and select those five. You could also divide it up and say we're going to go round robin and you pick who you want to be on the commission.

But again, the issue with having it be an independent commission and have subject matter expertise makes it a little bit more challenging to have folks who are just straight up representing a district.

COMMISSIONER JOHNSON: That makes sense. Thank you, Attorney Boyd. And your office would make those recommendations; is that correct?

ATTORNEY BOYD: So the resolution contemplates the County Manager's Office, specifically Human Resources to be the sort of aid to this commission because they run the comp and class study for the county for its employees and I think they have the subject matter expertise to develop any kind of surveys that the Commission might want in terms of studying relevant positions in other jurisdictions. So they'll be providing the support and certainly we'll be assisting with that as well. But at the end of the day it's going to be a Human Resources issue. It's compensation; it's not my not my area of expertise.

COMMISSIONER JOHNSON: Thanks for the clarification, thank you.

CHAIR BUSTAMANTE: Commissioner Hughes.

COMMISSIONER HUGHES: Yes, just a quick question, well, maybe a quick question. What do you mean by a current or retired chief executive officer; does that mean any nonprofit or for-profit? And what's the advantage of that? What are you thinking?

ATTORNEY BOYD: I think that that they will have a species of private sector experience that will relate to what the positions you all will be setting salaries, Sheriff, Clerk, Assessor. So the idea is that you're not going to be able to get someone from government to run this either within Santa Fe County or in another government field. I think the idea behind that qualification is that this person is going to have a higher level of executive experience in terms of guiding policy and strategy and understanding the challenges that come from operating at the at that level of management which is going to be germane to the experience of most of the elected officials that you're selecting salaries for.

I will note that I studied the Mayor's Independent Salary Commission Ordinance for the City of Santa Fe and this isn't a verbatim copy but this kind of follows a similar set of qualifications developed for that body in terms of setting the Mayor's salary for the City.

COMMISSIONER HUGHES: So would executive directors of nonprofits qualify?

ATTORNEY BOYD: I believe they would, Chair and Commissioner Hughes. I believe that a chief executive officer is anyone who's held the position of chief executive officer. Now certainly I wouldn't view the staff's position of determining these qualifications as saying, Well sorry that's not the right type of chief executive officer. I think it's your call. You'll get a list of chief executive officers and then it's for you all to decide who has the best expertise and qualifications to serve in this role.

COMMISSIONER HUGHES: Okay.

CHAIR BUSTAMANTE: Thank you, Commissioner Hughes. I'd like to add to that. I really prefer your answer to what a CEO would actually be. If you could please just put the language that you stated instead of an executive director of something -- just put an individual who has the experience of -- so that it's not something that we're going to haggle over in what might constitute the kind of person we're looking for. I think you were very concise and I think it got to that point.

ATTORNEY BOYD: Chair, I would I respectfully recommend leaving it at this. I'm happy to continue to make the make this point heard at the meeting you all have to decide who serves on this body. But I think someone who meets this minimum requirement of having led an organization -- is it's easy to administer, it's easy to look at. And if someone just doesn't have that experience at all, then they're not going to make the cut. But if they have any experience in that regard then, yes what I've just articulated would become a concern and you all could have a discussion about whether this organization that this applicant served as the head of has given them the experience they need to really meaningfully study this issue of elected official conversations.

CHAIR BUSTAMANTE: I don't understand why it would be that difficult to just provide the content. But if you can add that -- and I don't agree that because it was taken from a City document that it's actually written well. I think that the clarification that we're looking for someone who has outside experience of an executive director or CEO level has certain insights that you would want to disclose rather than us trying to figure out what kind of CEO has something similar, etc., etc. I just really would prefer that consideration.

Yes. Commissioner Greene.

COMMISSIONER GREENE: Thank you, Madam Chair. Thank you, Attorney Boyd. I'm wondering if item A, one shall be a representative of a community organization, I'm wondering if there's a space for a former elected official in there and I'm wondering. Yes, okay, I see some nods in there so that would be an added qualification that somebody who's been sort of on the job might get it. Of course if it's a legislator and they've never been paid they're going to shoot low. But if it's somebody else they may. You never know.

ATTORNEY BOYD: Chair, Commissioner Greene, are you suggesting -- I'm hearing these is kind of friendly amendments to this resolution and I'm noting here that the Chair would like to have the qualification for a current or retired chief executive officer to be broaden somewhat more to be to include anyone with higher level executive experience/ executive management experience.

CHAIR BUSTAMANTE: -- reflective of running a larger organization and have similar -- if those are the words that clarified what you were looking for.

ATTORNEY BOYD: Okay. And then I heard Commissioner Greene to be suggesting that a representative of a community organization be replaced or perhaps the at-large member replaced with someone who is --

COMMISSIONER GREENE: I was going to say that item 1e could be a representative of a community organization or a former elected official.

COMMISSIONER JOHNSON: In Santa Fe County?

COMMISSIONER GREENE: Maybe, maybe not; right? Maybe it's somebody who's moved here from other places that brings best practices but they have to reside here.

CHAIR BUSTAMANTE: Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Attorney Boyd, thank you. Do we need an exclusionary provision of who it doesn't include? And here's what I was thinking, can it be a former Santa Fe County Commissioner and if so does there need to be a reprieve time in which the time they served to being on the committee being like a year out or two years? Because who knows the job more than a former County Commissioner who could also have been a lawyer or judge. But do we want to exclude folks who just recently served? I'm just thinking out loud with you.

ATTORNEY BOYD: Chair and Commissioner Cacari Stone, the only relevant exclusion is for anyone -- no member may be a County commissioners or elected officials' spouse, parent, child or sibling. So I don't think that that would exclude a former County Commissioner from service and I don't think the resolution needs to be changed to reflect that. I think really just a former County commissioner needs to be encouraged to apply for this to serve on that.

COMMISSIONER CACARI STONE: It just seems like we should have had a member that was a former County Commissioner in my opinion because you know what the job is. You know it's not part-time and we have people who might not really understand sitting in this position and what it entails.

ATTORNEY BOYD: Chair and Commissioner Cacari Stone, I think that Commissioner Greene's suggestion of there be elected official a former elected official be added to the qualifications as a permissive qualification is a good one to cover this and I just don't think it would it would make sense to put in specifically former County commissioner because if we don't get an applicant who's a former county commissioner then all of a sudden we don't have a spot filled.

The ideal would be that a former county commissioner could apply and hopefully they they'll meet more than one qualification they'll be a former elected official and they'll be a retired judge or a lawyer or what have you. Then you then you all can discuss and select that person as the most qualified candidate for the position.

COMMISSIONER CACARI STONE: Okay, you answer my question they're not excluded. So that's helpful and they'll be included under the rubric of elected official. Thank you.

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

COMMISSIONER GREENE: Just as another follow up. Was there an exclusion that anybody who serves on this from them running for a position at that next cycle?

ATTORNEY BOYD: Chair and Commissioner Greene, no. I believe that the only exclusion here is for a current member of the commission or an elected official or one of their spouse or family members. So you could exclude them from I mean they would have to be they would be excluded from the commission if they were elected to the position of County Commissioner but in terms of announcing a candidacy –

COMMISSIONER GREENE: In term of setting their own like I think the City's Salary Commission said that if you serve on that you cannot run for certain positions at least in that next cycle.

ATTORNEY BOYD: Can I suggest in that if you're making that suggestion the most natural place to do that is in paragraph 3, which talks about the exclusions we've just been discussing, Chair and Commissioner Greene. I would just insert between be a County Commissioner or a candidate for County Commissioners and then I will wordsmith this to get it to say, that it's actually current County Commissioners and any candidates for County Commission are excluded from the commission.

COMMISSIONER GREENE: I would say it's not candidates. Because it's going to happen long before somebody becomes a candidate so I think it would another item like 15, 16, 17 that members of this commission are precluded from running for county office for a term of two years after they serve on this or something like that.

ATTORNEY BOYD: Chair and Commissioner Greene, unfortunately with that provision, I think would be unenforceable. This resolution is not an ordinance it doesn't carry the force and effect of law outside of the process for this commission. And then if someone declared their candidacy and they met all the other qualifications for candidacy under state statute I think that they would have a great argument that no, the County Commission cannot unilaterally set additional qualifications by way of resolution probably even ordinance as well.

COMMISSIONER GREENE: So couldn't anybody who applies for this give a certification that they choose like anybody who applies for this must sign an affidavit saying that they will not serve, they will not run for an office for a period of two years after their service.

CHAIR BUSTAMANTE: I'm sorry, Commissioner Greene, I don't see what the reasoning would be if they have input on a salary not to be deprecating but this isn't really something like I'm going to make this a really high salary and go run for this position. I just don't see a conflict.

COMMISSIONER GREENE: That's fine. I was just thinking that it would just be sort of to preclude that. But that's fine either way it's fine.

CHAIR BUSTAMANTE: Thank you. Anything further?

ATTORNEY BOYD: So I guess I would be looking for a motion to issue this resolution as amended. I think the amendments we just discussed would have been to in paragraph 3 of the resolution modify paragraph 3A to state that one member shall be a representative of a community organization or a former-elected official; paragraph 3D to strike current or retired chief executive officer and state and state instead, shall have outside experience at the executive/high level executive management level. And then in paragraph -- well those are the only changes discussed. We didn't really make any changes about the qualification.

MANAGER SHAFFER: Walker, if I could. Chair Bustamante, I think because you have elected official as a defined term if you applied it literally then in 3A it would be Treasurer, Assessor, Sheriff, County Clerk, Probate Judge and it excludes County Commissioner by definition. You may want to make it former elected official or County Commissioner just so that you address that definitional issue. Because what I

heard the Commissioners to be saying is they'd like that option. Just a technical and sorry to intervene.

ATTORNEY BOYD: Thank you for that lifeline, Manager.

COMMISSIONER GREENE: Do you want a motion?

CHAIR BUSTAMANTE: Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: I make a motion to accept resolution establishing The Independent Salary Commission with modifications and amendments in 3A and 3D as well as in the definition above.

COMMISSIONER JOHNSON: Second.

CHAIR BUSTAMANTE: We have a motion from Commissioner Cacari Stone and a second from Commissioner Johnson.

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

COMMISSIONER BUSTAMANTE: Thank you, Attorney Boyd.

8. Presentations

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A. Presentation Concerning Youth-Specific Clinical Services Provided by CHRISTUS St. Vincent Regional Center.

CHANELLE DELGADO (Community Services Department): Thank you. Chair and Commissioners. My name is Chanelle Delgado and I have the privilege of overseeing Santa Fe County's Youth Services Division.

Today I'm eager to share the progress and accomplishments of our collaboration with Christus St. Vincent. Since we successfully filled the County-funded clinical position in April 2024 and have made significant advancements in program implementation. In today's presentation you will see the highlights of success of our partnership and how we are addressing gaps in services. From May 2024 to March 2025, Christus served a total of 214 youth through our youth specific behavioral health work. Out of these 120 were successfully referred to outpatient services. Additionally 76 youth received inpatient care and a noteworthy accomplishment is the referral of 34 youth to the Santa Fe County's Youth Behavioral Health Case Management Program which began in September 2024, in which the cases that are referred require intensive support and coordination.

This partnership has demonstrated remarkable coordination and effectiveness in our collaborative referral process ensuring that the youth we serve receive essential

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support and resources for their development and well-being. I look forward to further discussions about this initiative and the opportunity to enhance these crucial services in our community.

With that, it is my pleasure to introduce Kathleen Tunney, Director of Community Health and Equity and Anna Harland the adolescent behavioral health crisis counselor.

CHAIR BUSTAMANTE: Welcome.

KATHLEEN TUNNEY: Thank you. Good afternoon, Commissioners, we are excited to be here today to share about our first year of this partnership. We are really grateful for the support of Santa Fe County in investing in crisis counselor for adolescence. And in the interest of time we won't dwell on this but this is just a snapshot of the flow from when someone enters into our emergency department waiting room and comes all the way back to our behavioral health observation unit. Our behavioral health observation unit is located in our emergency department it's a carve-out space that people who are struggling with behavioral health, psychological distress can have a little bit of a quieter atmosphere than the rest of the emergency department.

We, Anna, started seeing patients in on May 8th of 2024. This slide is just a snapshot of individuals served during each of the quarters that we've had so far. You'll see again that that quarter for that first quarter is lower it wasn't a full quarter. This slide is just a snapshot of the ages served with the majority being between the ages of 13 and 19. We do serve up to 22 which is sort of the cap we use for adolescence; however, individuals presenting younger than their chronological age or had a developmental disability were also potentially seen by Anna and also you can see the breakdown of gender identity.

When individuals enter the behavioral health unit or observation unit we look at what are their presenting problems and you'll see that all of these numbers would add up to be a much larger. All individuals come in with multiple presenting problems: general mental distress, anxiety depression being significant ones and then you can see that the other category really captures a wide range of presenting problems.

Through the past year or so we've noticed an increase in the particular presenting problems. On the slide you can see substance use, homelessness, pregnancy, paranoia, an increase in aggression and homicidal ideation and perpetration.

I'm going to turn it over to Anna who's going to talk a little bit more about the specifics.

ANNA HARLAND: Madam Chair, Commissioners. This slide focuses on the drivers that lead to the presenting problems. One of the main drivers is bullying in school. A lot of kids come in experience continued bullying and indicate that that's a big driver to their stress. This breaks down the accepted referrals outpatient and inpatient even if a kiddo was admitted inpatient I still make referrals for outpatient referrals for the family to have set in place when the kiddo comes home. This breaks down the inpatient placement. One of our newer partners is New Mexico Behavioral Healthcare which is in Albuquerque, it's noted that Mesilla is a really great partner for us because they will see kiddos under 12 and with the Christus St. Vincent behavioral health unit that can be 18 and older. Not seen on this we do make referrals to Kaseman and UNM. Historically, they just have not had bed availability and we take the first place that accepts them for

continuation of care. This is just a small snapshot of the partners that I referred kiddos to. Some of them and just to highlight the Santa Fe County case management, Sky Center, NAMI, Gerard's House, Solace, youth shelters.

And so this is kind of the criteria that is taken into consideration for kiddos who would be a good fit for the Santa Fe County Case Management and the number seen on there as Channel mentioned is the referrals from the first year not up to date. This slide focuses on the gaps that we've noticed. One of those being eating disorders within the Santa Fe County we're not seeing or able to have many providers who specialize in this or facilities. Another gap is accessibility for families and guardians who do want the services they themselves run into a lot of barriers, financial or transportation. they don't have health insurance or just accessibility. Another one worth noting is just the number of wait lists. We have so many great providers there are a lot of wait lists and getting a kiddo in services shortly after a hospital stay they're in a very acute state and it's very important to get them seen by a provider as soon as possible.

Now the successes, these are just some of the successes to highlight. One being after the kiddo has been seen by our amazing behavioral observation unit staff and they're a good fit refer them to the Santa Fe County case management where Christus is able to provide them with more referrals and care coordination. Another one is for kiddos that go to Mesilla Valley Hospital and New Mexico Behavioral Healthcare what we've seen overall is a decrease in visits back to our emergency room as well as families and kiddos have indicated that they've gotten what they wanted out of the programs. And then last is our partnership with Sky Center. They have been great just immediate care getting kiddos and families in as soon as possible.

MS. TUNNEY: We gave you the abbreviated version in the interest of time today but we're happy to answer any questions that you may have.

CHAIR BUSTAMANTE: Thank you. Questions for our presenters; Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: I just want to thank both of you Ms. Harland and Ms. Tunney for your work. I think it's really clear the data that you presented on the gaps and the needs and the types of diagnosis as well as some of the presenting problems is astounding and alarming. I'm just wondering if you can share, just one of you, one compelling statement as we're thinking about a youth center, I see Ms. Romero there in Santa Fe County what would be the most important part of this youth center and then we also have The Human Rights Alliance that just put a LGBTQI A+ center and I know that suicide rates and depression and substance use and gender non-conforming and transitioning and gender transitioning needs are really important amongst these youth as well as homeless. What's needed to be more integrative as we think about Christus, our youth center to be developed, our connector, the schools, public schools safe zones, and your professional opinion?

MS. TUNNEY: I think what's really key is the idea of safety for youth and regardless of where they are in the systems that there's safety for them to express what they're feeling and to get the help earlier. I think one of the and something we didn't touch on today was that Anna does field calls from pediatric providers as well as community members to help also guide youth out to not come into the emergency

department so if appropriate to where they can get care outside of the ED because emergency rooms are stressful traumatic places so that is a role that she also plays in giving that advice. So I think looking at those prevention and intervention points and having just continued I think we have a great network of providers and certainly the County staff just to continue as much open communication as possible and providing those feelings of safety for youth wherever they're presenting their concerns.

COMMISSIONER CACARI STONE: Thank you so much and since you have data and you might have already done this but are you able to do more analysis that look at correlations or relationships between for example suicide and bullying? It seems like you have the numbers and to maybe share that with our County staff and the Community Services. I thought when you said political climate I do know the research on dreamers and Latinx youth and political climate from studies in California shows that anti- Latino, anti-immigrant sentiment and that increases to stressors and anxiety and depression for Latinx youth. And we're going to see an increase on a lot of these issues due to the Trump policies and political climate as Commissioner Greene with his declaration of valuing our Jewish community and the no hate message we got is that's on the rise and I think it's important to kind of look at a deeper analysis and I don't know if we could do some data analytics with you? She's shaking her head.

MS. TUNNEY: Yeah, I think we can. Anna has collected a tremendous amount of data with the eye of over collecting information so I definitely think we can look at that and share back with County staff of where we see trends and connections for sure.

COMMISSIONER CACARI STONE: That's terrific. Thank you, Chair.

MS. TUNNEY: Yes, absolutely.

CHAIR BUSTAMANTE: Thank you, Commissioner and thank you both. Commissioner Hughes.

COMMISSIONER HUGHES: Yes, I just have one quick question. First of all I do appreciate the work you do and this presentation. I wonder why so many people were referred to Mesilla Valley Community Hospital that's in Las Cruces; isn't it?

MS. TUNNEY: The primary reasons are when anyone comes in we usually refer to all of the centers, all of the inpatient facilities, and really it's whoever has bad bed availability goes first. So Mesilla Valley has historically had a higher rate of bed availability for us. Where unfortunately Kaseman and UNM which would be great for families because of its proximity they tend not to have the bed availability for adolescence or adults so most of the time when we have to place youth or adults into inpatient it's oftentimes to areas outside of our region which is also why it's critical with youth in particular our relationship with the Sky Center and other partners but that as Anna mentioned we make referrals to outpatient community providers to be ready for youth when they return from any kind of inpatient stay.

COMMISSIONER HUGHES: Well, do we need to increase our capacity up here in the north so we don't send -- I mean you send almost half the people south and that's that's a long way from your family.

MS. TUNNEY: It is a long way. I definitely think more inpatient beds for adolescence and adults are needed in northern New Mexico.

CHAIR BUSTAMANTE: Thank you. Commissioner Greene.

COMMISSIONER GREENE: Thank you for the work you do. I think it's timely given that we proclaimed this month Mental Health Awareness Month and I appreciate the work you guys are doing. A couple questions about outreach; how do people know about this? Are you in the schools? are you on social media? are you meeting the kids where they're at?

MS. TUNNEY: Sure and thank you for that question. So by in large, it's who's coming into the ED is our sort of target group, however, Anna has connected with a lot of our outpatient providers both mental health providers and pediatricians to let them know of her position in our emergency department. So that way the goal is that people again if a provider is uncertain if they should recommend a child coming into the emergency department they can call ahead to her and say, like what do you think and they can have that clinical conversation and then also it allows Anna to prepare the child and family of what it's like coming into the emergency department just to paint the picture of we've been having record high volumes in our emergency department in general. And then when kids come in they have to change into paper to our behavioral observation unit change into paper scrubs that, it's a whole experience that's not exactly ideal.

So our outreach approach has been letting community providers know of Anna's existence so they can reach out ahead of time. And also word has gotten out and she's received some phone calls from community members but we're also trying to manage just the flow of youth and when appropriate be in an outpatient setting.

COMMISSIONER GREENE: So I'm thinking of a few different opportunities whether a) social media, b) in the schools, c) the 988 number like if somebody calls 988 do they have an opportunity to be onboarded onto your space as a resource when it's not an impending threat maybe? 988 is sort of has a variety of spaces there and I'm wondering if there's a place for them to get to referred to you there?

MS. TUNNEY: I think those are all great suggestions that we can look into. I think Anna's role as crisis counselor is a crisis counselor for those presenting in the ED so we also don't want individuals calling in crisis to seek clinical help if they're not in the emergency department that's kind of the parameters of her role. However, I think making sure we're well connected with 989 and the advice that they can give and sort of having individuals call ahead and get information, I think those are all things we can do and look at to make sure we're reaching people holistically and as thoroughly as possibly.

COMMISSIONER GREENE: And I'd want to follow up a little bit on Commissioner Cacari Stone's data sort of analysis. Is to understand not self diagnosis per se but the self-assessment of how you got there. Do you think it was bullying – to start to have data so that we might be able to get to the root causes and say, , kids be nicer to each other or whatever right -- , the mean girl thing or mean boy thing whatever, is , what are these root things? , my family's dysfunctional and I need some space; I need some foster care; I need some mentorship. Whatever it is to get people so that we can start to not be sort of reactionary but more root cause solution-based for us here might have some added value.

MS. TUNNEY: Yeah, thank you for that Commissioner. I know we work closely with Channel and Christina and Community Services and have had some of those starting conversations of the information that we learn in from the ED perspective of how that can inform prevention work. And so I agree with both you and Commissioner Cacari Stone that that's something we can also sort of tie closer to specific data points. But I think seeing sort of the unfortunate outcomes of work can definitely better articulate.

MS. DELGADO: I'm itching to come to this mic. Chair and Commissioners, I just want to say our goal is to divert from the hospital because we don't want to create more trauma. And the Youth Services Division is actively pursuing and looking at ways to create a crisis continuum for children that can be intercepted before they land up in an emergency room or at Mesilla Valley or at Kaseman and so that is part of our task and we're actively looking at what that will look like for our community. And so I just want to say that like our goal wouldn't be ideally for them to end up in the ED in the first place and that we're able to intercept that before that happens. So through like a mobile crisis response or something like that.

I just wanted to throw that out there that that is actively being pursued by the division.

COMMISSIONER GREENE: That's amazing and then lastly there are there are niches that we spoke about, whether it's LGBT or I want to bring another one that may not show up at your doorstep at the hospital but may show up at the tribal situations. And I'm wondering if we can have some assessment of the need and responses that are peculiar for tribal youth?

MS. DELGADO: Commissioner, Chair, definitely and we do have tribal partners. We have had conversations with and what that continuum would look like on that end, specifically, I'll throw out Tewa Roots. They're aware of our goal and our mission in terms of creating this continuum of care and we've had early conversations about what that partnership could look like.

COMMISSIONER GREENE: That's great. Thank you so much. Yeah, great job.

CHAIR BUSTAMANTE: Commissioner Johnson.

COMMISSIONER JOHNSON: Thank you, Madam Chair. Thank you for the amazing work. This was a very informative presentation and I may have missed it in it but earlier in this meeting we recognized May as a Behavioral Health Awareness Month and we talked a little bit about stigma and resistance and so I'm wondering if you also collect data or have sort of information about hesitancy from families, from youth, who are coming into the ED and resisting the recommendation. If you have strategies for preventing that or for increasing awareness of the benefits of the services and ways to sort of remove the stigma?

MS. HARLAND: Thanks we definitely see push back sometimes and it can create an opportunity to have a conversation about mental health and to normalize it. We hear a lot of parents say, Well, they're going to miss school and we have this trip coming up, and it can be a conversation to shift the focus to mental health. School will always be there and it's important to address the mental health and especially if it's the first time their kiddo is reaching out for help to kind of bring that to the parents' attention.

Sometimes we also have kiddos who push back who want the help but not quite there. It's more also opportunities to give them a chance and encourage them to give therapy a try even if they may not believe it in themselves just yet just to try one or two sessions. We let them know it's normal if the therapist is not the right fit. It's okay to go shopping to find the therapist and also sometimes sharing success stories so they don't feel so alone in what they're struggling with and that can be an opportunity to offer groups so they don't have to start one-on-one which can be super intimidating especially talking with a stranger and if they're in a group setting then they can see that collectively they may be struggling with bullying or suicidal ideation and individually it's their own experience.

COMMISSIONER JOHNSON: Yeah, thank you for that answer and I think it speaks to what was mentioned by Commissioner Hughes and some of the others about the need for more beds. I could also see resistance to traveling to Los Cruces because you're how does that separation work? Does a parent need to come? So I think that we need to work as a community to increase that bed count so that we can serve more of those folks and not send them to the south. Thank you. Thank you, Madam Chair.

CHAIR BUSTAMANTE: Thank you, Commissioner Johnson. Thank you so much for the work that you're doing. It's so important and I just feel like I have to say NAMI youth is so underutilized in this state and I tried but we pick up the NAMI youth stuff but thank you so much absolutely grateful I trust in your expertise because you're doing this every day all day long so thank you so much. Appreciate it and thanks for the information thank you.

B. Presentation Concerning Wildfire Mitigation: Public Safety Power Shutoff.

CHAIR BUSTAMANTE: Carlos, it is good to see you in person.

CARLOS LUCERO (PNM): Good afternoon or we're going into the evening here, Madam Chair Bustamante, members of the Commission. I'm Carlos Lucero, I'm the senior manager of government affairs and community relations at PNM, Public Service Company New Mexico. Today, and I know we're going to try to make this fast within 10 minutes just to at least go through the presentation then have questions after, but really I'm just here to go over our PNM's wildfire mitigation plan and particularly we'll look at our new tool we have what we call Public Safety Power Shutoff or PSPS and just kind of how this works, how we're making the public aware, any call to actions and I'll give an example of how this has been utilized to date. So with that said we'll just kind of continue on.

The Wildfire Mitigation Plan that PNM puts together it's ongoing and we're always trying to update and enhance to the plan and really it's about what the plan entails is year-round vegetation management across our infrastructure, making sure that trees and any vegetation are trimmed back down so that they don't fall into the line or are touching the lines. We have our on ground situational awareness. We are we're trying always to upgrade and harden the actual electric grid and we were working with the communities to collaborate with the emergency responders, the emergency management teams within the

county the cities and in this case in the Santa Fe County we've been working really close with the County and the City of Santa Fe as well. And when it comes to mitigation the last resort and what we'll continue to talk about more is the public safety power shutoff.

So what is a public safety power shutoff or PSPS? Well it's a tool to keep our communities safe and that's by, in a sense, preventing especially during extreme weather from say trees or have the actual electric grid or our power lines become a possible ignition source and possibly cause a wildfire. That's the last thing we want to happen. So during extreme weathers and we've actually seen this and this is during wildfire season which is we say from March to late summer to going into early fall is what we consider wildfire season, back in March we did see some extreme weather and usually what triggers what we call extreme weather that we did see this past March and we continue to see in April was very high winds in our high fire communities. Usually it's over 60 miles per hour and also you have to have extreme dry conditions which where we're seeing a lot of during these drought times as well.

Now what areas can be impacted? PNM serves over 550,000 customers statewide throughout the state and you see that map and it's almost like every just about every part of where we serve it could be considered a high fire area. From the southern New Mexico areas of Silver City, Ruidoso, -- which Ruidoso has been prone to more wildfires that we've seen recently -- to Las Vegas to Clayton to the Sandia Mountains of Albuquerque to the Rio Grande Bosque. And, then, of course, Santa Fe, the Santa Fe within the greater county, city area. We do consider these high fire areas and they're more likely to experience or could experience a PSPS. And also I just want to make a note that even within our grid, say our grid shares a transmission or we share transmission with either another utility or a co-op, if a PSPS is called that could actually impact maybe the power going off in those areas as well. So I just want to note that as well.

PSPS is not, it's not new to the utility industry. With past fires and even recent fires in California and in the west there's other utilities such as PNM that have the PSPS as part of their wildfire mitigation and that that's for example Cal Edison, California, which is the larger utility within the greater Los Angeles area into Sanjo Gas and Electric to Visto which is Washington state and then even Idaho Power to give you some examples.

Now what's in a sense is the PSPS or public safety power shut off process. Well first we have to look at is extreme weather on the way. So usually we're looking or we're going to be looking at four to seven days out based on weather forecasts. PNM works really closely with a meteorologist on what the weather is going to look like in the next week the next few days and from there we can pinpoint in a sense what day or days could be more where there could be a potential for extreme weather and a possible PSPS. Now it gets to the point where the process -- so we evaluate. If it gets close to where the weather is getting to be extreme then we'll consider mobilization and so we start getting our crews ready because they're going to have to be on the ground ready to in a sense if we have to de-energize during this PSPS they are going to start opening certain equipment to cut and start shutting the power off. And really what we're trying to do especially in our communities is segment as much as possible. So say in a sense there is extreme weather in say the Santa Fe area we don't want to just shut down the whole thing the whole county or the whole city. But if there's there there's areas that we can that we could segment that we

could keep on especially for critical infrastructure that's in place or because of hospitals, schools, water treatment plants, the airport -- we'll work with our communities to see where those critical areas are and try to keep those area with as much or keep them with power but there's going to be certain areas within the county or the city that that probably will not be able -- we'll be able to just because of the impacts with the vegetation and the chance that it could ignite some kind of wildfire, so we got to be really careful.

And then there's the restoration effort. Once the weather subsides then we can go back and start turning on the power and I'll get kind of into this later but really the restoration effort could be longer than expected depending on how much power has been shut off. And of course, we're always looking for feedback to how do we make this PSPS tool or even our fire mitigation plan as a whole better and we're always looking to the community and even working internally to make to always try to make it better.

So again, I kind of went over this, we're always looking four to seven days ahead if there is going to be some -- we're going to monitor and track extreme weather. Two to three days ahead that's when we start we can start notifying customers and then key stakeholders. I know that personally I've sent notices to the Commissioners the City Councilors stating, Extreme weather's coming there's a possibility of a PSPS. That's usually the two to three day ahead. When it comes to one day ahead and we're seeing that the weather is still on track to be fairly extreme and that one day ahead that we're already not just a possible PSPS but more a likely PSPS. And then when we get to the day of a possible PSPS now the hours of coming down to that it's even more than likely we'll call it and at that point we will continue to notify customers that you are in a PSPS and give them all the awareness and warnings possible to ride it out accordingly.

This is just the five steps on the restoration efforts and again depending on how much power was actually shut off it could take -- there could be shorter periods or longer periods before the power goes back on depending on how we segmented it and how far customers are away from, in a sense the closest power resource in this case maybe a substation. So if you're closer to a power substation and we start putting the power back on or our crews do after they've patrolled all the lines in that area, then some customers will get restored faster than others and unfortunately that's just the way this the grid works at the way it works right now. So it is an effort to where there's going to be a lot of foot patrol. We'll use helicopters and drones if necessary and available but we will also abide by any permitting and policy or any kind of coordinate -- we'll coordinate with the community to make sure that our helicopters and drones are operating appropriately in the communities.

Right now we have had a an awareness. We started earlier this year where we were we made customers within all of our high fire areas or our HFAs aware about a possible or how the PSPS works and that they could be impacted by PSPS due to extreme weather the fact that we're trying to protect and make our community safe and there could be a possibility if this happens that their power could go out and there it could be -- that the duration of the power could be pretty long depending on where they're at and whose power went off. And really just take the proper steps to prepare. And really it's about also working, continue to working with our communities; the emergency managers, the counties such and even the commissioners that I see in front of me to make sure that we're all aware on what we need to do and work together and have a real collaborative approach when

it comes to wildfire. And again we've sent direct customer outreach within the customer bills, emails, bill messaging, door-to-door canvassing to Lifewatch. Lifewatch I think is very critical because that's where more of our customers with medical conditions and if they are on dialysis or they need oxygen that they need to let us know and we're in the process of building that database to make sure that those types of customers that we're real sensitive to their needs and they have the proper backup emergency contacts so that we can get a hold of them and give them even more awareness and preparedness of a possible PSPS. And then there's just additional customer outreach we've been working on. Press releases, we've actually had radio interviews and shows within Silver City, Ruidoso and in Las Vegas to date and we'll continue to work with the communities on this customer outreach.

And this is just a call to action on how customers can -- they can go to our website, they can sign up for outage alerts, so it's kind of similar to how you sign up for outage alerts for any non-PSPS outage if there's an outage you'll get an automatic awareness or warning stating that your power is out and hopefully you'll see that we'll try to give you the best estimate of restore time as well. So that's kind of similar to how this PSPS awareness works as well.

And then internally we're just really trying to train our employees. We have more employee ambassadors and that's kind of why I'm here today. I'm actually an ambassador to present this to the Commission today. So I mean we're really just really trying to put all out an all out effort working with the communities even working internally to make sure that we do the best job we can. And again these are just some examples of what was sent out and as far as postcards, bill inserts to make our customers aware that they are in a high fire risk area and all the information is possible we could we can give on our mitigation plan and PSPS as well. And then there's also those that QR code that you've seen throughout this presentation where it's it makes it easier to click on your phone and then you'll go to the link to get even more information on our plan and PSPS.

So that's pretty much it that's my presentation. So if there's any questions, I'll stand for questions.

CHAIR BUSTAMANTE: Thank you very much Carlos. Do we have any questions? Commissioner Hughes.

COMMISSIONER HUGHES: I just wondered how do you contact particular residents? Let's say one small area is going to be without power; do you have a method to send them all a text message or I guess what I'm getting at are you hooked into Alert Santa Fe 911 which does have that ability?

MR. LUCERO: Madam Chair Bustamante, Commissioner Hughes, you bring up a good point because we do in fact-- I'll just give you an example. In Las Vegas probably the end of April no, no at the end of March beginning of April time frame, we did call one of these public safety power shut offs. It got to the point where the weather was too extreme and we did in a sense segment the more vulnerable areas are more in the forest areas that on the west side of Las Vegas. 2,500 customers did have were impacted by this PSPS. Now the way we went ahead and did it, PNM did it is through our call center we have all their information and phone numbers anybody that signed up for -- that have signed up for our outage alerts were contacted we did through robocalls, through text

messages to make them aware that a PSPs is coming. There's a time. It's going to happen, it's happening right now, say at 1 p.m. and it could go up to for another 12 hours but we're hoping that it'll be less time and we'll keep you in contact. So that's kind of how that was done. Again we are working with the communities because is that the best way to do it or how can we work with the communities even more for more awareness and warning.

COMMISSIONER HUGHES: Yeah, I think that's good to communicate directly with the people who are going to be affected. This is a good program so thank you for the presentation.

CHAIR BUSTAMANTE: Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Mr. Lucero, it's great to put a face to your name and the emails we got in February/March and I appreciate you being here tonight. I do think there was quite a bit of confusion and I'm confident we learned from February and March on how to really reach communities within Santa Fe County that are harder that have more challenges in getting text messages or emails. And I'm talked to the County Manager about this how do we work more closely with Mr. Call he seems very responsive. I know you met with the County but there was a lot of mass confusion when that morning we woke up and we started hearing -- I saw in the our Las Acequias Neighborhood Association newsletter first. It went out as a text. power's going to be off in a couple hours. So we've got elderly, we got people living with different medical fragile conditions, so they can't even go five minutes without oxygen based on electricity right or suctioning or breathing machines. These are really critical life events and my biggest concern and I want your ideas on how you can collaborate more closely with Mr. Call and us in the County is, how do we reach those people and how do we get them enrolled in this emergency, how do we get the word out for folks who can't be without other types of electricity? We were going out in our own neighborhood just as an individual resident-citizen trying to get the last of the generators at Home Depot and other places for our elderly family members. So I'd like to know some ideas and lessons learned from that from February-March?

MR. LUCERO: Yes, Madam Chair, Commissioner Stone, and I think because this is new and yeah I mean there's a lot of ways to enhance and make this better especially when it comes to our medically sensitive and those on oxygen and dialysis and really, and I guess the idea is that part of what came out of the Las Vegas PSPS is working directly with say the hospitals and even the medical community to work with those -- and even if even if they're not signing up for Lifewatch or they don't have the means to just even go to those links and sign up, it's really working with the medical and emergency, the first responders to continue to work with them to get to make sure that we're doing what we can. PNM with what we're trying to do to contact or have the these folks sign up and working with our first responders, our medical communities to find out who these more vulnerable customers are. So I mean it's really going to be a collaborative effort and we're going to continue to do that. And so that's kind of what we're doing right now as we speak and to make sure. And even going back to February and March, I think we that we could have, you know because it was new I think it was it was going and there was a lot of confusion because it was going back and forth because yes, yes they are going to shut off the power and, no we're not and at it would came down to like the last, you

know, in a sense the last minute saying that no we won't shut off the power. So I think at this point we're working better internally to say if we are going to do it we have to make sure that it's going to happen that the proper notifications and awareness goes so it's like it's going to happen at 1 p.m. and it could go on for this long but in the meantime we will continue to make you aware of the situation and give you all the up-to-date updates.

COMMISSIONER CACARI STONE: So, thank you, Mr. Lucero. It still sounds kind of nebulous and that there's not a specific emergency contingency plan in place, like a chart a flowchart here's where we contact first, here's how we do it, we're working with 911, we're working the county, this contact, the city, we have people enrolled who are high risk and high need we've identified them through the database and they're going to be enrolled in this system. I don't hear a specific plan and it does make me concerned for people who that this might be a life or death situation while we could just hang out and go offline for a while and work on our cell phones this might mean life and death for others.

MR. LUCERO: Right and Madam Chair and Commissioner Stone, I think, I guess, maybe going back to the actual process and it does go back a few days before. If there kind of there's a chance of it's a possible PSPS based on forecasted weather, PNM we'll work directly with the emergency managers, first responders, the hospitals -- we're going to get them prepared to know that this could be coming and so I guess that's where the work is being done to find more of those more vulnerable customers. And then when it gets to a point where it's like two to -- when they're getting to that one to two day, that's when we and depending on where it's at, then that's when we can start even contacting the customer base themselves and getting them prepared and then of course the day of, if it's even when it's a day of and we're still in extreme weather conditions and it's more likely that the weather's extreme and at that point, yeah that's when the full notifications go back out to everyone. Back to first responders, everybody that we first started with will continue to get a full set of notifications and up-to-date information on the likelihood of a PSPS. So I don't know if that answers your question better but that's kind of the how the process works and again it's always going to be that we are going to have to always build on it because it is fairly new and we and we're going to continue to work directly with communities and everybody else we need to.

COMMISSIONER CACARI STONE: Okay, thank you.

CHAIR BUSTAMANTE: Commissioner Greene.

COMMISSIONER GREENE: Thank you, Madam Chair. Thank you, Ambassador Lucero, may you someday become an official ambassador.

So a couple ideas here that maybe we have a resource. Days in advance do your work it's great get the notice out there. But we have like Amber Alerts and things like that and these reverse 911 sort of calls and I don't necessarily think that those need to go out hours in advance but when you know this is about to happen that may be a trigger that we could send out and the benefit of that is it gets everybody right. And you can geo-fence it so you know these blackout areas where you're going to do it. And it gets everybody including tourists, right. You don't have to be a PNM customer to do this. So if you're visiting from out of town and you just sort of go what just happened right, you know, you at least have this thing that says PNM is being -- your local utility PNM is being proactive

and is going to be shutting down the energy in 15 minutes in your area, right. This is not like hours in advance it is just take precautions and know that this is going to be happening.

So I'm wondering if there's a resource that we have in that sort of that the County Manager or our emergency management, Mr. Call has, Director Call has to sort of help you with that last minute blanket everybody with a cell phone when you've really made the decision that you have to do that.

The next one is I'm wondering if you can start to do some outreach backwards to like Fresenius and like the dialysis centers and get your messaging out on their walls and have them go out and start to notify or give you, I know there's HIPAA sort of issues with medical information, but there may be a way for them to send out this to their clientele. The same thing for all of the folks that maintain the oxygen generators; they know who their customers are and they know that they're going to get a sort of they're the best people for you to be approaching with that. And then I'm wondering if there's also an opportunity for you for two things. For us to go work together and maybe get battery backups, right and so some grid resilience that maybe we go on behalf of our constituents here in Santa Fe County with you to the PRC and say if you're qualified with a medical condition and so on maybe we can put a power wall or something equivalent in people's homes that are of high risk that you know it helps your grid it helps these customers and constituents and it's a win-win and it's an investment maybe by PNM but it's also helping your grid, right. And it's not for everybody but it's for these people that are disabled and have fragile medical conditions and I'd be happy to go to the PRC and sort of throw this sort of thing out there to help these more fragile people. And then lastly related maybe there's some is there something that we can do at the PRC that we can advocate for on your behalf so this doesn't become nearly as likely or maybe less out -- more isolated and so that might be at the PRC to help you advocate for this and say look we're trying to do these proactive things to stop forest fires but we need more investment in the grid and you go out there it sounds like PNM's fighting for yourself but if somebody like Santa Fe County says, Look we agree we want it for a whole variety of reasons. We've heard from you all that there's less solar capability; do you need a letter from us to advocate for some investments so that we can get bring more solar on this or do we want to do this so that we can make sure that people have batteries or less reliance on a fragile grid? So there places where we can help advocate for you as well in this so anyway thank you for informing us on this and glad you made it here we've been talking about this for a couple weeks and months now so thanks.

MR. LUCERO: Madam Chair and Commissioners and thank you for having me to take your time today to present not only to you but to the community. And you know, really it is, this is this is ongoing, part of just presenting is also getting your feedback and hearing your issues and concerns and that's what part of what this is about for me to take that back internally as well and we are working with the PRC and also there's a lot of efforts out there on wildfires so it's just about making sure that we're all working together and have a collaborative effort to to have better preventive measurements in place so thank you.

CHAIR BUSTAMANTE: Thank you. Are there any other further questions? I have one. Which communities do you work with who have an ordinance for underground or buried lines?

MR. LUCERO: Madam Chair and I know we spoke about this earlier and I know it's one of those issues especially when it comes to wildfire. Within our service territory the city of Rio Rancho does have an underground power line ordinance. So anything from and I can't remember the certain date but anything that's any home or business or any new power lines that have to go that need to serve a new business or home will have to be underground per their ordinance and also part of that too is all subdivisions all new subdivisions that are built in any of our service territories have to have a have to -- they're required to be underground per the developer.

CHAIR BUSTAMANTE: Thank you. Thank you very much and greatly appreciate your presentation.

MR. LUCERO: Thank you.

9. **Matters of Public Concern To Be Heard at 3:45 p.m. (Subject to Three (3) Minutes or Other Time Limit Imposed by the Chair [See Page 28]**
10. **Matters from the County Manager**

MANAGER SHAFFER: Thank you, Chair Bustamante and Commissioners two relatively quick

MANAGER SHAFFER: Thank you, Chair Bustamante and Commissioners, two relatively quick updates. First, the County is hosting four additional wildfire mitigation community day events over the next four Saturdays. These are placed through or in the County's four fire regions. Each event will be held from 10:00 a.m. to noon. This Saturday will be at the County's Public Safety Complex on Camino Justicio. On May 24th there'll be an additional event in the southern part of the county at the Stan Holden Fire Station in Edgewood on the 31st there'll be an event in the Nambe Community Center and then finally on June 7th there'll be an additional event at the Hondo Fire Station. So we'll provide education relative to both preparedness as well as know your zones, evacuation routes, etc.

Next week on May 20th we'll be having a special BCC meeting we'll start out here in Chambers at 9:00 a.m. This is all focused around the adult detention facility. The first part of our special meeting will be to hear presentations from the Corrections Department and then the Board will actually travel to the Adult Detention Facility to inspect the facility as required by law. So those are the miscellaneous updates that I have.

B. Request Approval of Thank You Letters Expressing the Board of County Commissioners' Appreciation to the Governor and Individual Legislators for Capital Outlay Appropriations Made During the First Session of the 57th Legislature.

MANAGER SHAFFER: I'm going to Hvtch is here to answer any questions about the next item. But in the interest of time, we did provide for the Board's consideration a relatively straightforward letter of appreciation to the Governor and members of our legislative delegation who allocated funds to the County's capital outlay projects and wanted to have that approved by the Board in an open meeting the form of it since it is set up for signature by each of the County Commissioners as well as myself so we don't have any rolling quorum-type issues. That's the purpose of the letter and we'd be pleased to hear any feedback and again Hvtce is here to answer any questions about the letter or the information provided relative to who actually did allocate capital outlay to County projects. So again I moved on to item 11B and both Hvtce and I are here to answer any questions you might have about that form letter.

CHAIR BUSTAMANTE: Thank you. Hvtch, did you have anything you wanted to share regarding the letter?

HVTCH MILLER (Manager's Office): Yes, just briefly. I just wanted to point out that within the letter that's provided in your Board docs packet material under item 10B, what we included in the letter was three key important items that we wanted to address. First was the thank you for the funding provided by the legislators and also the governor and secondly was to invite legislators and the governor to come and look at the progress or and/or completion of projects. And on that item if you have projects within your district not necessarily that you're getting funding this cycle, but just anything that you want to highlight to your legislators, make sure to invite them, please let me know and I can work with your liaison to contact them and invite them out there to see these projects within your districts. Third was to invite the legislators and governor to partake in the County's ICIP process and let them know that we are undertaking this process currently and we encourage and greatly would appreciate their input into our ICIP list that we are formulating currently right now. And with that's the items that I that I had to share.

CHAIR BUSTAMANTE: Thank you very much. Did anyone have any questions, comments, concerns about the letter?

COMMISSIONER GREENE: Thank you very much for preparing this. I think it'll be appreciated.

CHAIR BUSTAMANTE: Thank you. Do we have a motion to approve?

COMMISSIONER GREENE: I will make the motion.

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

COMMISSIONER HUGHES: Second.

CHAIR BUSTAMANTE: We have a second by Commissioner Hughes. All in favor.

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

CHAIR BUSTAMANTE: Motion carries. Thank you very much for preparing that letter.

11. Matters from the County Commissioners and Other Elected Officials

CHAIR BUSTAMANTE: Let's start with Commissioner Greene.

COMMISSIONER GREENE: Thank you, Madam Chair. As usual it's kind of a busy couple weeks and we had the Chimayo Fire Station groundbreaking. That's a new bay to the fire station up in the Chimayo volunteer fire station area. We had a lot of Public Works folks up there the County Manager's Office and it was a really great opportunity to celebrate that and thank everybody up. The Bennie Chavez Center also up in Chimayo just started their remodeling and that is great to get that started. Hopefully that can be expedited so the seniors can start getting back there because almost as soon as they shut it down they started saying we want it back open so let's get that thing done quickly please.

I met with Pojoaque Pueblo to discuss economic development on tribal land specifically on the 502 corridor and some other projects that they're talking about. I met with Nambe Pueblo, I think since the last meeting three times actually to discuss public safety, animal welfare, and a renewable energy development that they're looking at on their tribal lands and ways that Santa Fe County can help facilitate or sort of make things go a little smoother over there.

Ass chair of Buckman Direct Diversion I want to give an update that we've identified an owner's rep and I think contract we approved a contract negotiations to bring that owner's rep on and that is specifically for the \$70 million fix to the system that was negotiated as a sort of deficiencies lawsuit that went forward years ago but is finally going to be worked through and fixed in the next few years.

I went to the Human Rights Alliance's new center that Commissioner Cacari Stone mentioned. I went to the VIP opening. I went to the community opening and I also went on Saturday to the first of their community conversations for a couple hours and spoke, actually didn't speak very much, I listened a lot to the community members up there and was really impressed with the need for how this space is going to be a great sanctuary for them and the need for some training really to deal with bullying and some of the offensive behavior that some of these communities face out in the wilds of our world.

I went to the national – I spent two days at the convention center at the National Council on Competitiveness's conference last week where economic development for our region was discussed. They hit on topics of workforce development for artificial intelligence for quantum computing and next generation energy. It was really impressive it was this National Coalition on Competitiveness has been doing these sessions around the country and they sort of made a remark that this is the most unique location that they've worked on with our two national labs and the Air Force research lab as well as our universities all sort of aligned and with a great opportunity for our next generation of workforce which is our kids.

We had a Redi-Net meeting last week we had the, as I think I had mentioned, we had the former chair had had to step away from being the chair and as the vice chair I assumed it in an interim position but at this last meeting they officially elected me as the full-on chair and we elected Dr. Ahmed Dadzie as the vice chair from Rio Arriba County who does the health and human services for Rio Arriba County. Redi-Net is also hiring

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an office manager.

I went to the State of the City where the mayor gave a nice speech about who we are in Santa Fe and I appreciated that perspective and the contrast to some of the rest of the country and maybe some of the stuff that's coming out of Washington. So it was appreciated for that.

Last Friday I went to Los Luceros for a film industry tour and discussion of ways that the film industry can grow in the north. One of the highlights was tribal film and the work that's being done at Tesuque's Camel Rock Studios with Dark Winds and that was pretty exciting.

I did the ribbon cutting for the Bienvidios Tourism booth on plaza yesterday morning and lastly this weekend was Native Fashion Week and that was phenomenal, like unbelievably exciting as a next generation event highlighting Native American Indigenous culture and fashion. The fashion shows were phenomenal. The trunk shows were you know very enticing and spent a little bit of money there too buying some fashion. And then really the most remarkable thing was seeing a next generation of Native youth come from all over the country all over North America they were from Canada from Alaska from Minnesota from Toronto from all over and they were young and they were full of this amazing energy. And it was really different than the energy you see at Indian Market. It was unbelievable. It was so exciting and I recommend I know that Santa Fe County was a supporter of Amber Dawn's -- one of the one of the shows. I really recommend that we support the next one and really help them get over the hump because this is going to be an emergent, an amazing event for us to support over the next few years. And if you didn't get to see it I'm sorry you missed it. It was really amazing.

Thank you very much, Madam Chair. That's it for these two weeks.

COMMISSIONER GREENE: Thank you Commissioner. Commissioner Hughes.

COMMISSIONER HUGHES: Thank you. Just a couple things, well quite a few things. We visited Santa Fe Studios two weeks ago and it was an invitation for a tour but actually they're a little bit desperate they're empty right now. There's nothing shooting at Santa Fe Studios. There's a general lull in production across the country, across the world now and it affected Santa Fe Studios. Of course, Dark Wind is at Campbell Rocks. But Santa Fe Studios so if we wanted to use it for anything and I couldn't think of anything we wanted to use it for. I did talk to Jennifer Labar Tapia and she's working of course to get them some business. But it's interesting because just a few years ago they were thinking of expanding and now they're just hoping to survive. But hopefully they you know I guess the film industry like anything else has ups and downs.

I have a couple events scheduled. I have Hour with Hank on May 22nd which will just be online for any constituents who want to talk to me. On June 12th we're doing a little event by an expert on how to prevent getting Hantavirus and plague. It will be appropriate for people who live in El Dorado or anywhere nearby. There is Hantavirus and plague occasionally.

I unfortunately or fortunately I don't know was interviewed by the *New York Times* on how the walk from jail out is can be deadly, Now it's interesting because I think we've done some stuff to prevent that and there hasn't been any deaths since

2021 but I think we will want to look at that and also other I mean I always want to look at other deaths in jail I think Manager Shaffer has been particularly good at encouraging us to do improvements there. Anyway that's coming up.

Commissioner Johnson and I were interviewed this morning by KRQE around Bobcat Crossing Ranch so I suppose we're on the TV right about now, hopefully, they made us look good. But it's the Bobcat Crossing Ranch is generating a lot of interest and the person doing the interview was very nice. I'm sure she's putting together a good story and I think Adeline Murthy was taking her on a tour of Bobcat Ranch.

I'm on the New Mexico Housing Advisory Committee for MFA and they did recommend funding for Nueva Acequia yesterday so that goes to the board of the MFA for approval but I'm sure that'll be approved so that's good news that Nueva Acequia is getting the some of the money it needs.

I'm on the Coalition for Sustainable Communities and they had an interesting meeting on Friday where we just shared different events, different things. I shared the car sharing program that we have now and that was quite a discussion and they're going to have an annual meeting in July which some of us may want to go to it may be a two-day meeting that hasn't been planned yet.

And finally the people with concerns about their wells and also I met with the Eldorado Area Water and Sanitation District recently which you know the real consumer of water groundwater is Eldorado I mean they're way overusing it. And they have a new director who's very interested in correcting that. So I think they're you know they're interested in letting the aquifer recover. So that should be interesting and it may affect you know some of the discussions. The people with individual wells downstream in the Ranch Viejo area are very concerned you know we've proposed a well as you know to draw more water out and there's water is going down and they're concerned about that not that that well necessarily will affect their water but the fact that it's you know always going down is a concern. So I think -- I'm going to I think we need to investigate you know conjunctive use and all of this because apparently we can't provide, easily provide public water to everybody on wells around there so we ought to try and find a way to protect their wells and of course La Cienega and on down to you Commissioner Bustamante we need to protect you guys as well. And that's it.

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

COMMISSIONER CACARI STONE: Thank you Chair i I'll be brief. I'm still doing the Cafecitos con Lisa going around the county to communities, HOAs, other organizations, traditional villages. We've hit Camino Jacobo twice, Aldea's Homeowners Association, Las Campanas, Agua Fria and this week on Thursday we're I'm going to the Las Acequias Neighborhood Association meeting at the Southside Library. This has allowed a lot of interface and back and forth on what's of interest to our constituents in District 2.

I want to just mention I do sit on the Northern Rio Grande National Heritage Area and I want to give a shout out to Chair and Commissioner Bustamante for leading the letter from the County due to the National Historic Preservation Act section 106 of the National Nuclear Security Administration with LANL is required to do consultations with tribal governments/local governments. So that letter went out and I think it was

really well written Commissioner Bustamante, so thank you. The Northern Rio Grande National Heritage Area Board and myself had a working group and we did meet with NNSA on Monday. We prepared for it and I just want to really emphasize the importance of tribal consultations but really recognizing the culture the people and the landscapes of the area of the Caja del Rio and that which affects by the electrical power capacity upgrade project the EPCU. And it's really important that we have consultations in addition into our Hispano traditional communities in Santa Fe County. So we had some ranchers, farmers some leaders that have worked a long time also with Commissioner Bustamante and these are also folks who know the land inside and out who have hundred years or so of partnership with our pueblo and tribal communities and live and work off the land for many generations as part of their heritage. So there were stipulations that were put out that align with other national laws and regulations and one of them was they proposed an alternative route that would actually save LANL distance, half the distance, and work on existing lines and what's there and not have to cut through tribal and cultural land. So I thought that was important. At this point, it's a lesson in being invited to the table too late. The message these folks got was it's already a done deal we already have a line that we're going to run through. We have a route but there is some opening for negotiations so we're meeting with them again this Wednesday. So I just wanted to share that.

And then again to Alexandra Ladd and her team with Growth Management with myself and Kim Vigil my liaison and based on the lack of knowledge and awareness on the Sustainable Land Development Code as well as other overlays and other regulations and codes they put together a beautiful training and which is capacity building to start the conversation to help build more awareness of their role, their rights, their obligation as well as community organizations to partake in new developments, affordable housings, and I think it was an excellent training and I just want to thank the team.

CHAIR BUSTAMANTE: Thank you, Commissioner. Commissioner Johnson.

COMMISSIONER JOHNSON: Thank you, Madam Chair. I had a meeting of the North Central Regional Transit District. I was also interviewed about the executive director search to replace director Mortillaro, who's done an amazing job. They'll be big shoes to fill. The other interesting update, I'm on a Taos facility for that transit district and it looks beautiful and I look forward to seeing it in action even though it's not directly in Santa Fe County. I'll be a great asset for the NCRTD.

I met with the founder of Teen Court and learned a little bit about the evolution of that program and I have some on the books to understand what kind of an asset it can be to restorative justice in our community. I met with our Sustainability team. I learned a little bit more about our EV transition in the 2050 Climate Action Plan. We learned a little bit about that in our budget hearings which no one has mentioned yet but we spent a lot of time doing that also.

The Assessors gave me a tour of their shop. We also heard from them today so I sort of got a double dose and I met with the New Mexico Climate Investment Center which is a green bank and learned about some of their struggles sort of getting their shop open because of pauses on federal funding. So that's something that's on my mind. I do want to acknowledge, as Commissioner Hughes mentioned, that there was a big article on

accidents along Highway 14 especially among walkers from the jail. It's something that we should certainly consider. And as Manager Shaffer mentioned we'll be visiting that facility soon so I think this is, you know, a ripe opportunity for the Commission to discuss that with the Warden and with the crew at the jail.

And then finally happy Mother's Day to all the mothers and yeah that's all I have, Chair.

CHAIR BUSTAMANTE: Thank you, Commissioner Johnson. Mine will be very, very brief. I'm grateful for the opportunity to meet with the folks from NNSA and the Northern Rio Grande National Heritage Area regarding the power line. I appreciate the acknowledgement of the cultural assets of that area and what it has meant to many people over generations.

But first and foremost the top of mind and it was when I was still working with the Workforce Integration Network when we were employing people coming out of our jail that I learned of people being released at 3 in the morning in the dark and I spoke with the Manager and now I learned from Commissioner Hughes that this is been a conversation and that there have been ideas to do something about it and to see it in *The New York Times* with a former commissioner saying and we still haven't done anything about it really leaves that opportunity for us. So I appreciate that Manager Shaffer has stated that when we have our visit to the jail we will be live so it will be projected that we will have a prior conversation a conversation before we actually get to the jail to really talk about what those issues are and what it means to the County because we've had conversations about, well, once they're out they're out. When one of my constituents said, this is inhumane and then sent me the article. Maybe they are out of our hands at that point but I think we have a social responsibility to assist people. We have heard before that people want to have an opportunity to stay longer in the facility so in other words you can stay until daylight and then work with someone. And I've yet to meet someone who wants to just spend another minute in jail if they've been there. So that doesn't seem to be like a plausible option but in the biggest picture when we look at some of those programs that have helped people who get out of incarceration are those landing spots, the social landing spots, and the alternative to being in a different system and I encourage us as we look at who would be – and I've heard both the Sheriff someone sent me a CSP and it turns out CSP is a community maybe it's a CTS – anyway, it's a community trained person, because I said I don't know what that acronym means. But to have someone in the community go and assist us. But where are our navigators? I know people have their case manager when they get out, they have a parole someone but a navigator to start giving options and working with an individual. We just have to think a little more broadly about this. There are successful programs in this country who work with people who have been incarcerated and get them into training if that's what they want to do to get a job. And there are people who have been successful doing that. So that's top of mind and I wanted to make sure that I stated out loud that we will be discussing that further on the day that we will be traveling to visit the jail itself and having our meeting first in these chambers. And I'm going to ask Manager Shaffer, because I don't have my calendar right in front of me, the exact date for that conversation will be the 20th.

MANAGER SHAFFER: May 20th beginning at 9:00 a.m.

CHAIR BUSTAMANTE: That's May 20th, Tuesday.

B. Other Elected Officials Issues and Comments, Including but not limited to Constituent Concerns, Recognitions and Requests for Updates or Future Presentations [See below]

12. 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) Potential Breach of Contract Action Against County Vendors.

CHAIR BUSTAMANTE: The next that we have item 12, Matters from the County Attorney.

ATTORNEY BOYD: Chair and Commissioners, I'm looking for a motion to go into executive session to discuss threaten or pending litigation in which Santa Fe County is or may become a participant as allowed by Section 10-15-1 (H)(7) of the Open Meetings Act to discuss potential breach of contract action against County vendors. And I've conferred with the Manager and we will make this a quick Executive Session, 15 minutes.

CHAIR BUSTAMANTE: Thank you, Attorney Boyd. Before we go on, I failed to ask if there were any other elected officials that have comments and I do understand that we do have a comment from the County Clerk's Office.

ROSANGELA ORTIZ (Bureau of Elections): Yes, our County Clerk has a few announcements. We would like to let you know that on May 22nd we're having a meet and greet which is kind of like an open house. While things are changing federally our commitment to our community and democracy has not and will not. We want to basically let the community know that we're here to support. We're here to let you know about all the resources our Clerk's Office has, permanent absentee, rank choice voting education all of that that's coming up in the November election.

In addition, if anyone's planning to get married do it now because the price is still \$25. The County Clerk Affiliate this legislative session did a lot of leg work to get that price increased. So it's now going to be \$55 and it's going to change June 20th so on June 20th that price will increase. That means that \$20 will go to the Children's Trust Fund, \$20 will be kept by the County Clerk's Office for document preservation purposes and

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\$15 will go to the County General Fund. This change will be happening statewide and all 33 counties across the state.

We also wanted to let you know that starting in June we have established actually starting now but we will be starting these advisory boards in June so we have the Youth Engagement Advisory Board, the Spanish Language Access Advisory Board, the Native Advisory Board, the Disability Access Advisory Board and the Veteran Services Advisory Board. So if anyone knows of anyone who can serve on these boards please refer them to our website we're taking applicants now. We're going to start to meet and discuss anything you know in relation to the upcoming election and then moving forward to the primary and general election.

We also continue to do outreach work with our senior centers. And we have increased our number of permanent absentees since the beginning of the year from 5,000 to 7,000 now so we are you know going to all the parties and all the dances and sharing meals with them making sure that they know that we're here. That their voice matters and continues to matter. Those are all of the announcements. Thank you.

CHAIR BUSTAMANTE: Thank you very much. Are there any other elected officials?

MR. FRESQUEZ: Chair Bustamante, I do see Treasurer Manzanares is on line but she is not indicating that she'd like to speak.

CHAIR BUSTAMANTE: Okay thank you. Do we have a motion to go into closed session.

COMMISSIONER JOHNSON: Move to go into Executive Session.

CHAIR BUSTAMANTE: We have a motion from Commissioner Johnson; do we have a second?

COMMISSIONER GREENE: I will second.

CHAIR BUSTAMANTE: Roll call, please.

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 BCC met in Executive Session from 6:26 – 6:55]

CHAIR BUSTAMANTE: Thank you all. We will be back in session and if I can get a motion, Commissioner Greene.

COMMISSIONER GREENE: Sure, I will make a motion to come out of executive session stating that we only discussed the items that that the attorney told us to discuss and that we went into the session for and no decisions were made.

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CHAIR BUSTAMANTE: Commissioner Greene has made a motion to come out of executive session and that nothing was discussed other than what was provided by the attorney. A second?

COMMISSIONER CACARI STONE: I'll second it.

CHAIR BUSTAMANTE: We have a second from Commissioner Cacari Stone.

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

12. B. No action was taken

13. Public Hearing on Proposed Ordinances – None were presented

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14. Public Hearings

A. Case No. 25-5030, Homewise Inc., Applicant, through JenkinsGavin, Inc., Agent, Request Approval for Conceptual Plan, Preliminary Plat and Final Plat for a 30-Lot Residential Major Subdivision Known as En Vuelo Community Zoning District Within the Village of Agua Fria Community Overlay District Which Allows for 1 Single-Family Residence Per 0.33 Acres if Serviced by Public Water and Sewer. The Applicant Also Requests Approval of the Affordable Housing Agreement. The Subject Property is Located at 3983 Rufina Street, SDA-2, (Commission District 2). (Growth Management Department/Kenneth Quintana, Case Manager)

CHAIR BUSTAMANTE: Please, Alex and Kenneth.

ALEXANDRA LADD (Land Use Administrator): Good evening, Chair Bustamante, members of the Commission. Tonight, since you've heard our the staff presentation and you've read the report we won't go back through it but I did want to just point out a couple of things that are new in the packet since the last time the case was in front of you and also just in addition to Kenny Quintana who's the case manager we have with us Nate Crail one of our community planners so we are, of course, well represented here at the meeting tonight.

Just quickly on page 3 of the staff memo we added a section that discusses the overview of the overlay standards for the Agua Fria Traditional Village area and I think it refers to a table which provides some of the dimensional requirements for the district as well as discusses the zoning requirements. This project, as you all know, is served by community water and sewer so it's allowed to have a higher density. But there were questions brought up last time about exactly how that density works. It's a gross density that is set for these properties not a per lot density. So that is a point that perhaps the community members were not quite understanding. But I think really, really importantly and I want to make this, point clustering home sites/clustering lots is the number one easiest way to get to sustainability which we have a sustainable land development code and a sustainable growth management plan like these are very important values to the County. And the clustering allows for less undeveloped land to be disturbed. It uses resources and infrastructure more efficiently. And in this case, it allows this property to preserve over half of the property as open space which will be both an amenity for the residents and the surrounding areas.

So that's one update in the staff memo. The other update we added in Exhibit K which discusses the community planning process and the relationship between planning and regulation. So plans set out the vision. Regulation is the tool for implementing the vision. And we have a couple ways in which these two processes talk to each other. The Sustainable Growth Management Plan is our visioning document for the County. Within that plan there are several community plans. These are documents that communities have put together specifically for their geographic areas and then likewise the Sustainable Land Development Code has overlay districts which take the planning vision from the community plans and codify them into the standards that will result. if all future and

current development adheres to these standards that will achieve the vision set out in the plan. So each of those overlay districts is a section of the land use of the SLDC.

I think the other update is since the last meeting our staff met with the Agua Fria Village Association and some other community members and kind of talked through how they as specifically if they're a community organization how they can participate. They have many rights as parties of standing under the code and our community planners worked pretty hard to put together a technical assistance presentation but also to hear from the community where it's working, where it's not working and the end result was that our staff is going to make some procedural changes to how communications with the community groups work. Make sure that the only the only way of notifying community organizations in the code right now is by snail mail and we've had some community groups who are like yeah we set up a PO Box for this group but nobody ever checks it. So we will go out of our way to make sure that email correspondence is also going out as well as notifying the community organizations if there's a project in their planning area at the staff even pre pre-application phase. So when staff holds its Technical Assistance Committee, which is not a public meeting, but we felt like it was important for community organizations specifically to get upfront information about proposed projects some projects that go to TAC never even turn into projects. But it's just a way to improve and increase communication.

And with that I think I those are the highlights. We'll probably just as staff stand for questions as they come up during the presentation if that works or we can -- it's up to all of you if you want to hear the staff report again.

CHAIR BUSTAMANTE: I think we can continue to move forward. This is relatively recent in hearing and I think that what we can do is hear and see the presentation and then have any additional questions at that point. Great, thank you.

JOHANNA GILLIGAN: Thank you. Hello Chairwoman Bustamante, Commissioners. Thank you so much for having us here this evening. My name is Johanna Gilligan. I am the deputy CEO at Homewise. We really appreciate the opportunity to just give a little bit of an overview. We thought it would be good. I think Commissioners know our work, but we wanted to kind of refresh. So we are -- Homewise is a nonprofit that's been working in Santa Fe and across the state for over 30 years in that time we've helped thousands of New Mexicans to become homeowners and have built or renovated over 900 homes and we do this because our mission is really focused on helping people build stability and wealth through home ownership.

[Duly sworn, Johanna Gilligan was duly sworn:]

MS. GILLIGAN: 1232 Vitalia Street. Thank you.

So obviously home ownership and just housing expenses have gone up and up and so our mission I think is just increasingly important. As a nonprofit developer and homeownership organization I wanted to just take a few moments to share some of the ways that we operate with the benefit of community at the forefront of our minds. First we really do take listening to residents seriously. For the En Vuelo development we met first actually with the community at their own Agua Fria Village Association meeting then held our required pre-application meeting which had seven attendees and then have since met with the Village Association and Mr. Mee as its representative since

our last meeting with the Board of County Commissioners. We do take community feedback seriously and we solicit it regularly to understand the needs not only of residents adjacent to our project sites, which are important, but also the residents who will benefit from our project. So that's a real part of our DNA as an organization.

We also approach our developments holistically thinking about how we can deliver things like walkability and open space, connectivity in our projects. And we appreciate the Commission's focus on these matters as well. We really ensure that we're focusing on connectivity and multimodal transit, creating high quality public open space in addition to obviously the development of affordable housing units and homes in each of our projects that exceeds whatever is required.

One example of our focus on connectivity is this project here which is at Maes Road so for many years it was a city priority that the Acequia Trail connect at Maes Road. It was a critical junction for northeast southwest connection. The trail previously stopped here and riders and walkers, myself included, would need to either go to Cerrillos or Agua Fria to get through which is a harrowing ride. So we coordinated two facets of connectivity here. One we connected PNM with the City and delivered an easement to the City on their property and then we purchased a triplex that had been an investment property, tore down one of the units and converted the other two units into a single-family home in order to connect the trail through to Los Hermanos Rodriguez Park. So that's one example of an area in which we really have tried to go out of our way to ensure that we're thinking and supporting connectivity.

Another example is we recently purchased 22 acres from the County to develop a subdivision called Los Prados and there we are creating the park that you see here which has been designed with significant community input and will be home to the City's first mini pitch court which is actually a soccer field that's very popular with kids and young adults. This is the youngest part of town where this is located and also the part of town with the least access to park space. So we are raising \$3 million to create this public park. The money that the County received from the sale of this land from us has also helped to fund the river trail extension which we think is an amazing project that the County is doing incredible work on. And this project is adjacent to the Acequia Trail connection and eventually these two trails will meet. So we're very excited about that this as open space and connectivity programming.

We also know that there are concerns about the quality of HOA-managed open space and parks. We share those concerns. We really don't think of open space as an afterthought as a developer. We really want to make sure that it's used and it's beneficial to residents in the homes that that we sell. And so a couple examples of HOA-managed open space here. The top two images on the left is kind of a park and small playground for children at El Camino Crossing and the top right image is actually our stormwater retention pond which we landscaped and also creates nice green space for the residents there. On the bottom are two images of open space and trail system at Desert Sage and all of these spaces are currently managed by our HOAs.

And of course the housing itself and the affordability of that housing is critical and is why we do all this work. So our all of our developments include homes affordable to low-income residents. These homes are priced to match the income and family size of the client and can sometimes cost as little to the buyer as \$140,000. We use revenue from

our market rate homes to cross-subsidize the affordable homes and consistently work to exceed the required amount.

We also make housing affordable through financial tools like 0 percent down payment assistance, accessible mortgages, for example we have an ITIN mortgage product that helps clients without a social security number to own their homes. And we can provide, can and do provide, free financial coaching to anyone.

So a couple of examples we have a down payment assistance program specific for educators that offers up to \$40,000 in 0 percent interest down payment assistance to anyone who works with children in public schools in Santa Fe. We also have similar programs with employers where employers help to match savings accounts and so places like La Fonda and Christus St. Vincent's help their employees save money and then we help them with additional down payment assistance and mortgages. And this is not just for like nurses or managers we're helping janitorial staff, we're helping housecleaners really ensuring that everyone has the ability to access the opportunity for home ownership.

We are very excited to bring the En Vuelo project to the community of Agua Fria Village, to Santa Fe County and to provide residents with the chance to own their own homes. We're very excited about the opportunity of extending special outreach to residents and getting those folks into our coaching and financial support services early so that when these homes are built they are ready to buy. And we also are very excited in response to Commissioner Greene's comments and others to think about connectivity and Jennifer Jenkins will present that we have adjusted the site the sight lines to connect through to the HOA adjacent park and are excited to think about how to make sure that we're enhancing wherever possible walkability.

We're proud of this project and while it exceeds open space requirements, it's 100 percent compliant with the code, it exceeds affordability requirements and has been recommended for approval by County staff. We really appreciate the opportunity to present the work that we're doing and how we see ourselves as very committed to community benefit. Thank you very much.

CHAIR BUSTAMANTE: Thank you. Jennifer.

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

JENNIFER JENKINS: Thank you, Good evening. Jennifer Jenkins, 130 Grant Avenue and I can confirm that I'm under oath.

So, good evening, Chair Bustamante and Commissioners. I just have a few brief little things I want to touch on following our hearing last month but again happy to respond to any particular questions that you might have and I have all the I have the whole deck here to refer to so.

A little bit of background and I believe that Ms. Ladd provided a little bit of this information in her follow-up memo to you. But I'm just going to touch on a few points here. The community plan was originally developed in 2006 for Agua Fria Village and in that plan it was acknowledged that a portion of the Village lied within what was defined at the time under the County's general plan – or what they called the County's Growth Management Plan – is the urban area. And the urban areas where higher densities can be achieved with urban services and urban amenities and future neighborhoods can be planned and developed. So even in 2006 this concept of more urban or suburban scale

development was contemplated as long as they had the proper amenities and infrastructure available to support that. So then in 2015 the plan was updated and this update superseded the 2006 plan and this update was done as part of the Sustainable Growth Management Plan that was being developed at the time. So the Planning Department at Santa Fe County worked with all the various communities; Tesuque, La Cienega, Agua Fria to make sure their community plans aligned with the Sustainable Growth Management Plan. So they wanted to make sure that there wasn't anything any disconnect there. So these plans were allowed to evolve which I think we can all agree is important that any planning practices any code provisions need to be allowed to evolve to recognize the needs of the community. The Agua Fria Village Community Plan was updated in 2015 and just as one little excerpt it states that there is potential for increased density within the district with community water and sewer connections; clustered development should be allowed in order to support continued farming or ranching, conserve open space or protect scenic features and environmentally sensitive areas. So that component that it that was a pretty big pivot for Santa Fe County at the time so the Sustainable Growth Management Plan took a very different approach to how do we grow in a sustainable way. And so after the SGMP was adopted as Ms. Ladd pointed out, that's the vision. It does not actually have the force of law. You have to codify it to give it the force of law.

So then we move to the SLDC. So all of that work that was put into the SGMP now becomes codified in a brand new land development code and the clustering of homes and lots is probably the most paramount and significant thing in the code as compared to the previous Land Development Code and they dedicated an entire chapter in the SLDC to these community plans and created these community overlay districts. It's the largest chapter in the entire code. I actually have a separate bound copy of it in my office because it makes the SLDC too fat and it's not it's kind of unwieldy so we have a separate binder just for Chapter 9. And in Chapter 9.12 which is the Agua Fria Community Overlay District it states clustering of structures is encouraged to preserve natural open Areas. So with the adoption of both the SGMP and the SLDC the County no longer regulates lot size. It is nowhere. They regulate some dimensions you must have 50 feet of frontage on your roadway so your lot must be 50-feet wide. They regulate other dimensional standards but size is not one of them. But what it does is regulate density. It absolutely regulates density and encourages the clustering of lots. So there is a requirement for 30 percent open space throughout Santa Fe County. It's 50 percent in the Community College District. So if you do the math. You can't provide 30 percent open space unless you shrink your lots and you cluster them unless you want to stick an open space easement across everybody's backyard which really doesn't benefit anybody.

So following our hearing last month, Commissioner Greene requested that we create the opportunity for potential pedestrian connection to our neighbors to the west. So the plan south here is actually our west boundary in the Vista Aurora community. So we moved the lots around a little bit and we created a corridor here that would provide for that future connectivity. I just wanted to point that out. So we have modified the plat and we have submitted that to Kenneth in Growth Management.

I believe, yeah, that's really all I wanted to touch on. So I'd be happy to stand for any additional questions. Thank you.

CHAIR BUSTAMANTE: Thank you, Jennifer. Do we have anyone in the chambers who would like to speak to this matter? Two minutes each please, thank you. So each person, you will have two minutes. And we can swear you all in at the same time and then you'll state your name when you get to the microphone.

[Those desiring to speak were placed under oath and directed that for the record before testifying, to state name, address and affirm they are under oath for their testimony to be considered valid]

BRANDON VELA: Chair Bustamante and Commissioners, my name is Brandon Vela. I'm at 652 Galisteo Street and I am under oath.

I support the Homewise initiative to develop the En Vuelo subdivision. I do not support the unreasonable delay of this project in the face of an application that has met and in many cases exceeded minimum requirements. There are several processes and policies that have been navigated and adhered to by Homewise; the County Code for subdivision applications, affordability requirements, Sustainable Land Development Code and the community plan to name a few.

Loads of time and effort were put into developing these guiding codes and processes so why not follow them? If the community association in question believes that they were not sufficiently consulted in the process their issue is with the process not with this application. It seems inappropriate that the application should foot the bill and suffer the burden for private grievances with established code and processes.

In April, William Mee was quoted as stating that the proposed development would be limiting the lifestyle and quality of life of people by having these smaller lots. I say that more than a lack of a home garden space or jumbo slides, not having a place to live limits people's lifestyles and quality of life. There are nurses, teachers, service workers and other contributors to our County that would much rather have a home that they can afford than room for a personal jungle gym.

County Commissioners I encourage you to reflect on the responsibility that you have to county citizens from all five districts not just the one in question to honor existing processes and make decisions based on their impact to the county and its residents best interests and not show disproportionate or out of process deference to the minority that makes the most noise. Thank you.

CHAIR BUSTAMANTE: Thank you.

MARY HALL: Hi, my name is Mary Hall, address 202 Avenida Vista Grande and I am speaking under oath. Madame Chair and Commissioners, I'm going to speak to you from the heart you have the facts and figures.

My children did not grow up with a jumbo slide in their yard something that the previous speaker thought was really important or maybe critical for a family life. But they did grow up with something much more important. They grew up with the security of stable housing that came from the family owning our home, or at least making monthly payments to the bank to eventually own it, and we grew up with a or my kids grew up with a community park where there was more than just a jumbo slide there was a

playground and there were kids. They made lifelong friends, they watched their parents talking to other parents making friends, they learned how to share and take turns because there was that community park. So I am really excited for this opportunity before you, I think the En Vuelo community offers families the opportunity to purchase a home, and it offers the chance for the neighborhood and the greater Agua Fria Village to continue to build more community. I encourage you to approve En Vuelo and give Santa Fe residents a place to plant roots of stability, of home ownership and community. As you know, these homes and the park are desperately needed here, thank you.

CHAIR BUSTAMANTE: Thank you. Before we start, my apologies, I need to ask someone to close the back doors. There's a glare and I can't see the faces of the speakers. I appreciate it, thank you. My apologies.

JORDAN YOUNG: My name is Jordan Young, I live at 652 Galisteo Street and I know that I'm under oath. I reviewed the last meeting which I was unable to attend because I'm a working person who can't always make it through these marathon meetings and I was dismayed to see that the Commissioners decided to delay the project, which of course results in more fees for the developers. It was really interesting then how there was a question from the audience about affordability, are developers expected to lose money? More expenses of course make the housing more expensive and make it harder to build units market rate or affordable. I'd like to remind Commissioner Bustamante, who says that nobody is against affordable housing, that blocking and delaying the development of new housing inventory is indeed blocking affordable housing. Delaying projects because quote the process is unequal and it with an admitted lack of knowledge of the land use code is an action against affordable housing. I find it questionable that Commissioners ask for new items to be added willy-nilly to the project as if they don't cost money to plan or execute. If you read and study affordable housing, if you read and study about affordable housing, blue cities like our own with lengthy processes and community engagement processes required for development struggle to provide adequate housing supply. This meeting is one of many steps that the applicant has already followed often with unclear rules and timelines. There is a direct connection here between long expensive processes and our city's lack of affordable housing. I urge you to please approve this project and break ground as soon as possible, thank you.

CHAIR BUSTAMANTE: Thank you.

Mr. Gonzales: Dante Gonzalez living 4501 Morris Street Northeast. Good evening Santa Fe. Good evening Santa Fe County Commissioners, I'm speaking to you today to respectfully request your support for the Homewise, En Vuelo Housing Development. As a young professional working in and around Santa Fe, I have seen firsthand the challenges our community faces due to the shortage of housing. The continued rise in housing costs has made it difficult for many, including myself, to live in the city where we work and contribute. Currently I commute to Santa Fe because I cannot afford to live here. It is my hope that with projects like En Vuelo more people like me will have the opportunity to call Santa Fe home and continue to invest in its vibrant future. I sincerely appreciate your time and your consideration of this much needed development, thank you for your service.

CHAIR BUSTAMANTE: Thank you

TERRY BROWN: My name is Terry Brown. I live at 1226 Calle de Comercio Unit C. Madame Chairman and Commissioners, please approve this project without any further delays, we really need this project. A few years ago, several years ago, I had to move out of a house that had apartments in it, I was renting and because the landlord was selling her house. Well after that I had no idea how much the rents had went up, little did I know that they went up significantly almost twice as much as what I was paying. I would like to get into an affordable home; projects like this one would help not only me but others. So I thank you for voting this and improving it, thanks.

CHAIR BUSTAMANTE: Thank you.

MARCIA EMERTON: Hello my name is Marcia Emerton, I live at 2826 Calle de Oriente and I am under oath. I have this whole list of things I was going to say and most of them have been covered. What I would like to bring forth is if any company developer jumps through all the hoops it takes in Santa Fe to do anything these days and as a 51 year resident of Santa Fe and the whole time been in some form of real estate either building, building houses here, remodeling houses, or doing property management. They deserve a chance to have their project brought forth and if we don't approve things like this people are going to stop trying, they can't afford what it takes to even get to the point that Homewise is at now, there's a tremendous amount of cost. So please approve this and let's get this train running for housing. Right now we're stuck in the mud, thank you.

CHAIR BUSTAMANTE: Thank you

DOLORES SHAPIRO: My name is Dolores Shapiro, I live at 1438 Miracerros Loop South and I realize I am under oath. I got to get my glasses off so I can see hopefully I can read my own writing.

Thank you very much, Commissioners, for the opportunity to speak on this very important issue. As you probably know 30 percent of all essential workers are living outside of Santa Fe County and many are because they can't afford to live in the county, here in the city. As a registered nurse for coming on 58 years, I cannot emphasize enough the importance of affordable housing for people like myself and those who teach the children of the community, those who protect us and provide health care. I can't speak for the other occupations but I know there's a shortage of registered nurses here in the city of Santa Fe and this project would certainly facilitate housing nurses and others to be able to come here and work. So please take this information into consideration in your deliberations and decisions, thank you very much.

CHAIR BUSTAMANTE: Thank you.

ANNE WATKINS: My name is Anne Watkins, I live at 2138 Candalerio, and I am speaking under oath. Madam Chair, members of the Commission, thank you for your attention to this important issue. I'm a member of the City of Santa Fe's Community Development Commission and I'm not speaking on behalf of that commission but as a member of that commission. I am very painfully aware of the desperate need for both affordable housing and workforce housing in our community. The En Vuelo project will provide 30 new homes and needs to be quickly completed; it meets all of the requirements of the sustainable land development code and requires no variances to comply with that code. Construction costs, as of course you know, are rising daily, as are additional challenges to building any such project. Unnecessary delays to well-planned

projects like this will only exacerbate our already existing housing shortage hampering the ability of Santa Fe and the community to house its workforce and increasing the commute costs of needed workers who have to live elsewhere. I urge the commission to finalize the approval of this very important project tonight and thank you all for your time spent as a Commissioner, it's very important to the community.

CHAIR BUSTAMANTE: Thank you. Any, are there any further comments? Anyone online?

MR. FRESQUEZ: Chair Bustamante, we currently have one user raising their digital hand.

[Duly sworn, Daniel Burman, testified as follows:]

DANIEL BURMAN: Mr. Burman: my name is Daniel Burman, I live at 4715 Contenta Ridge and I am aware that I'm under oath. I just want to say good evening and that I think we can all agree that we need more housing now. Certainly it's a serious concern for all of us we can't keep pushing people out of the area because of a lack of availability and economics. The project for Agua Fria has met 100 percent of the county requirements and goes above and beyond what has what is required for that area and I just really wish to encourage the county to approve El Vuelo without any more delays. The longer we wait just the more expensive it gets, so thank you very much.

CHAIR BUSTAMANTE: Thank you Daniel.

MR. FRESQUEZ: Chair Bustamante, we do have an additional user online. Sarah Goldstein, go ahead and unmute your mic.

[Duly sworn, Sarah Goldstein, testified as follows:]

SARAH GOLDSTEIN: My name is Sarah Goldstein, I live at 2554 Camino San Patricio and I understand that I am under oath.

I just wanted to pop in and let you guys know I'm a hospital project manager who lives and works here in Santa Fe and I was really excited to hear about this sustainable and affordable development project in the village of Agua Fria. It's a really beautiful area where many people would love the opportunity to own an affordable home. My understanding is that the proposed project meets all land and building code requirements but there has been a concern that there is not public support. In my opinion, expanding housing development here is really essential for creating inclusive communities and by supporting housing growth we can ensure that there is an ability to attract and retain the workforce that is vital to Santa Fe. Further delays to build more housing really just impedes our ability to ever get ahead on our critical housing shortage that we have, so I really encourage you to improve the En Vuelo project and create more homes for working citizens who are contributing to our beautiful city.

CHAIR BUSTAMANTE: Thank you, anyone else?

MR. FRESQUEZ: Chair Bustamante there are no more users online indicating they'd like, that they'd like to speak.

CHAIR BUSTAMANTE: Thank you very much Daniel and everyone who spoke. I just want to be very clear and I understand the sense of urgency and I don't want any more delays but I hope that you respect that the commission has to do its due diligence and answering any questions or issues and one of those that is incredibly important to me are the traditional villages. I understand what it takes to become one so understanding that it took some more information to make this night possible, it was not

going to happen that first night. So for whatever its worth if someone says "We just need more housing and do it right now." There will always be a list of questions that need to be answered prior to that. The other thing that we get asked constantly is "where's the water coming from?" and the last question I was asked at a recent meeting is "do you in fact get asked or told where the water's coming from?" Etc. So there's due diligence that has to happen here so I'm grateful for the work that you all have done, that we've heard now from people and understanding where the community stands and the extra time that was spent talking to the community but "don't wait on housing" isn't going to necessarily mean "never mind let's just open the gates" so please understand that. Respectfully we want housing, we want to be able to have people live where they work, especially, and we also want to have those who live here know that we're doing our due diligence. So respectfully are there any questions from the commission? Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Sure, first I just want to thank everybody for your testimonies, the space to have public input and to have your narratives and your stories told are really important, so I just want to thank each of you because you took the time to come out. I just want to recognize I think each of my colleagues here, and I'll speak for myself, understand the merit of both housing and affordable housing in Santa Fe and I don't think that's ever been in question and I don't believe in all good fairness that there's ever been an intent to purposely delay processes and incur more cost or deter people from investing, especially organizations like Homewise that have been around a while. But I want to reflect as an elected official our role in terms of our obligation and the due diligence of civic engagement in deeper community processes particularly traditional communities, and as a result, what I heard tonight was very positive. I gave you kudos Alexandra Lad and your team. I was the one that asked and initiated due to several questions and many questions that were very confusing to community organizations for the training and it was excellent. What we did together, as a result of just having a couple more weeks and what I saw, was the strengthening of communications and capacity building and empowerment of local actors and communities and we already have a hard time of civic engagement these days, especially post COVID, so I think you came up with some creative opportunities there was bidirectional respectful and insightful solution oriented discussions that our internal reflection as a county where you're able to make changes right away, so I wanted to say that was an added value. Jennifer I really appreciate your presentation, I appreciate that you were listening and it looks like what you've developed was the innovations that you could create including an access point between the two communities. That's an added value none of what happened was negative and what we're going to have as a result is a more sustainable, cohesive inclusion process and potential impact for communities. Now, we know you're already doing the 20 percent instead of the 15 so we're going to get six affordable housing units and then there's going to be the other portion, I don't know what the cost will be but I think that living for me living in the area I want to see people be able to own their homes. We know that home ownership is about social mobility and social mobility is a pathway out of poverty and the pathway out of poverty is intergenerational education and opportunities that people have, so all in all I just want to reflect back and thank everyone and I want to just say as an elected official I don't see that this process has been, has undermined or put a pin on making something even better.

So I think we need to have kudos on everyone all the way around and it also makes us as a county again I want to say that internal reflection and when community leaders who come from hundreds of years of intergenerational communities say “you know I feel more engaged, I was invited to this committee, Alexandra had invited them to” that means something because we're changing around empowerment and inclusion so thank you.

CHAIR BUSTAMANTE: Commissioner Hughes.

COMMISSIONER HUGHES: I agree that we postponed it because of concerns we heard from the traditional village of Agua Fria and so sounds like those have been addressed, at least there was no objections tonight, so if everyone's okay I want to make a motion to approve the conceptual approval of preliminary plat and final plat for 30 lot residential major subdivision known as En Vuelo subdivision with a total of 10.6 acres which is within the traditional community zoning district within the village of Agua Fria Community Overlay District.

COMMISSIONER JOHNSON: Second.

CHAIR BUSTAMANTE: We have a motion to approve by Commissioner Hughes, excuse me, we have a second from Commissioner Johnson do we have anything substantial for discussion? Commissioner Greene.

COMMISSIONER GREENE: So maybe it's not substantial, you guys can decide, but I do want to thank the folks to come out I do want to thank Homewise and the designers for putting that little trail there. You know, at the end of the day I know you guys make a good product and you showed that you know better, right? You did this at Mae Road (?? Don't know what that is) and you did, you actually do a great job with your product and when given the opportunity maybe the city told you to do it at Maes Road or you did it on your own. This was a great opportunity for you to do it proactively even if our land use code didn't say you needed to do it, that's a problem on us, we get it, we've been advocating for updating the land use code, at least as long as I've been on this board, which is coming on two and a half years now, so we need to expedite that, this is part of that conversation here. Clustering doesn't only mean clustering housing it also means clustering open space right? So you can have cohesive parks that are not just a patchwork so I do want to is to acknowledge that you guys took some comments and we need to work on our land use code to make it for fast expedited housing but with quality design at the urban design level and I do want to give a shout out to Homewise for having your fellowship series that is going to focus on urban design as one of the aspects, so good for you, so anyway thank you.

CHAIR BUSTAMANTE: All in favor?

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

CHAIR BUSTAMANTE: Thank you.

MANAGER SHAFFER: Chair Bustamante, Commissioners. I believe the application also included a request to approve the affordable housing agreement, so I don't know if you want to clarify if the motion included that or have a separate motion to approve the affordable housing agreement.

CHAIR BUSTAMANTE: I'm sorry, we have a motion, if we're going to include it in the in the first proposal or if we have a second um...

COMMISSIONER HUGHES: I'm fine including it in my motion.

CHAIR BUSTAMANTE: Okay, so we would add the approval of the, I'm not seeing it in the recommendation, final sub...

COMMISSIONER HUGHES: I didn't read the last part of it.

CHAIR BUSTAMANTE: Okay so we are adding that to the original motion, is that friendly amendment acceptable Commissioner Johnson?

COMMISSIONER JOHNSON: It is.

CHAIR BUSTAMANTE: Yes, okay so the motion stands, we have recommended the final subdivision plat amendment for Arroyo Hondo, I'm sorry I'm looking at the wrong one, I'm sorry hang on. Yes, so we have determine the application for conceptual plan preliminary plat and final plat for En Vuelo. We have the conceptual plan, the five years and less, the boundaries, the approved storm water pollution prevention, each item one through 16 that are noted in the, in the packet, and I want to make sure that that's clear to anyone who is questioning whether or not we know what we voted on so everyone's clear on that. Take another vote, so all in favor? Okay thank you. All right now we're on the next one case B. Thank you very much and thanks to Homewise and all your good work, sincerely it always is. Onward.

B. Case No. 25-5110 Global Partners LLC, Applicant, through JenkinsGavin, Agent, Request Final Subdivision Plat Amendment Approval for Arroyo Hondo Phase 2A Final Subdivision Plat to Change Approved Lots from 70 to 68, Reduce the Size of the Total Area of Phase 2A from 31.59 Acres + to 27.79 Acres +, Adjust Open Space from 17.50 Acres + to 14.75 Acres + and Add an Additional Roadway to the Southeast Connector South of the Roundabout on the Northeast Connector. The Property is Located Within the Community College District (CCD), Within a Planned Development District, Within Section 16, Township 16 North, Range 9 East. (Commission Districts 4). (Growth Management Department/Kenneth Quintana, Case Manager)

MR. QUINTANA: [Reads the case caption] Good evening Madam Chair and Commissioners. Tonight before you we have Global Partners LLC the applicant through its agent Jenkins Gavins Inc request approval of a final subdivision plat amendment for Arroyo Hondo phase 2 final subdivision plat. The proposed revisions are one: to change the approved number of lots from 70 to 68, two: to reduce the size of the total area of phase 2 from 31.59 acres to 27.79 acres and three: to adjust the open space from 17.5 acres to 14.75 acres and finally to add an additional roadway to the southeast connector south of the roundabout of the northeast connector. On April 30th 2002 the EA granted a master plan approval for a mixed use development formerly known as Oshara Ranch. On October 28th 2004 the EA granted a master plan amendment to the previously approved Oshara Ranch project in order to change the original phasing granted for the project. On January 11th 2005 the board of county Commissioners granted preliminary and final plat and development plan approval for phase one of the Oshara development.

On October 26 2017 the applicant presented its request for a conceptual plan amendment before the SLDC hearing officer, the decision of Hearing Officer was to recommend approval of the applicant's request. On December 21, 2017 the applicant presented its request to the Santa Fe County Planning Commission, the decision of the planning commission was to recommend approval of the applicant's proposals. On October 13 2020 the BCC approved a utility line extension agreement for the project. On April 13, 2021 the BCC approved a conceptual plan amendment to previously, to modify the previously approved Oshara subdivision on September 14 2021 the BCC approved Ordinance 21-04 an ordinance amending the Sustainable Land Development Code Ordinance number 2016-9 to amend and reinstate appendix F, maps two and three and to reflect the changes made by the conceptual plan amendment.

On September 21 the BCC approved an amendment of the conditions of approval imposed by the BCC at its April 13, 2021 meeting and to correct an error in the final order for case number 16-5280. On March 8, 2022 the BCC approved a preliminary subdivision plat site development plan for phase 2 of Oshara. The approval included a preliminary subdivision plat with 250 residential lots in five subphases. On October 10, 2023 the BCC approved final subdivision plat for phase 2A of the Aurora Hondo de Santa Fe subdivision. Phase 2A currently comprises of 70 lots on 31.59 acres, a community center and 17.5 acres of open space.

On May 8, 2025 Santa Fe County Public Works submitted their memorandum with conditions of approval. The applicant's agent is working on revising the traffic impact analysis to reflect the comments provided in preparation for today's meeting.

Staff's recommendation: staff recommends final subdivision plat amendment approval for Arroyo Hondo phase 2A final subdivision plat to change the number of approved lots from 70 to 68 lots, reduce the size of total area of phase 2A from 31.59 acres to 27.79 acres, adjust the open space from 17.5 acres to 14.75 acres, and add an additional roadway to the southeast connector south of the roundabout on the northeast connector.

Madam Chair may I enter the conditions into the record?

CHAIR BUSTAMANTE: Yes, please.

Conditions:

1. Subject to all other final order conditions recorded February 1, 2024, as Instrument No.2027588. (Exhibit F)
2. Applicant must comply with all Review Agencies Comments and Approval Conditions.

MR. QUINTANA: Thank you. I stand for any questions do we have any questions for Kenneth at this point? Okay, Commissioner Greene.

COMMISSIONER GREENE: Thank you, Kenneth, I was a member of the Commission when we approved this two years ago and the additional road connection there was a ton of push back but I advocated for it at the time and I was told that our roads division or somebody said that it was impossible and unnecessary and everything. And so has there been a

change? I was told it was impossible and now it's being proposed which I agree with but it seems to me that I was fed something that wasn't necessarily set in stone and how did that change?

MR. QUINTANA: Madam Chair, Commissioners, if I see Ryan Ward from Public Works is available to you to go ahead and speak on that behalf.

MR. WARD: Madam Chair, Commissioner Greene, I can't necessarily speak to what the concerns were from two years ago. My review of the final plat was there was a couple things that I noticed in regard to the road. The Rabbit Road piece to the north I believe in phase 2C we'll have a roundabout. There's a second connection which is required by Fire Code in the first two phases my comment on that particular which is right above the Oshara roundabout, my comment on that was per Fire Code you typically can do some sort of access point for emergency use that's an improved surface and so having that connection right above Oshara but having it removed was my comment once the you know phase 2C is implemented and that roundabout is installed. So I don't know if that goes along with your comments.

COMMISSIONER GREENE: I mean it sort of does. My point is that there should be three -- I mean it was I think 4,000 linear feet of road and if that is viable in our code that's the code again we need to rewrite our code. Three connections over 4,000 feet one at the middle sort of more or less or kind of in the middle is much better. So thank you. But you know, inconsistently when people tell me two years ago, no, Public Works does not allow this and now Public Works says actually this is a better idea. I think I was right two years ago and it would have been better but thank you. That's all for now.

CHAIR BUSTAMANTE: Thank you, Commissioner. Are there any other questions comments concerns? Do we have anyone from the applicant who would like to speak?

MS. JENKINS: Hello again, Chair Bustamante, Commissioners. I am still Jennifer Jenkins and I'm still under oath and I am here this evening on behalf of Santa Fe Global Partners in request for an amendment to the final subdivision plat for phase 2A which is the first subphase of phase 2 of Oshara Village.

I'm just going to go through the presentation and touch on some things and also Commissioner Greene I'll be able to speak a little bit to your commentary as well. We have a great consultant team. It takes a lot a village to put these projects together and so we our team consists of locally Lorn Tryk Architects who did all -- doing all of the design and the planning in the homes. Souder, Miller and Associates is our engineering firm. Traffic engineering by CivilTransformations and landscape architecture locally by Root Studio.

So I'm going to touch on some high level because I know we have a couple of new Commissioners who have not had exposure to this particular project before. As we all know the Community College District for the most part comprises all of SDA1 which is Santa Fe County's primary growth area. And you can see right under the 300 in blue there is Oshara Village. And that is the boundaries of the Oshara Village master plan as you can see is in SDA1. So here is the Community College District zoning map and you can see Oshara Village there kind of at the north central edge of the Community College

District and this is the Community College District zoning map so you can see all of Oshara and then up in the northeast corner is phase two which has sort of been rebranded as Arroyo Hondo. And then you can see here in the lower left the existing phase one of Oshara Village which is built out and it has a thriving neighborhood community there and then you can see just up to the northeast is phase two.

And this is the overall phasing. Oshara master plan has a total of five phases and then so the southwest we have phase one, the northeast we have phase two, and then kind of going clockwise around the rest of the project is three four and five. The property is currently undeveloped and on the west boundary you can see this Google image was taken while the Falcon Way was under construction the southeast connector and the northeast connector. And this is our existing subphasing plan for phase 2. We have it broken down into five smaller chunks five subphases and so phase 2A, our initial phase, there is you can see the top roundabout is the main roundabout where Falcon Way and Rabbit Road come together which is brand new. And then heading south you get to what we call the Oshara Roundabout and that is the front door the main access into Arroyo Hondo. So you can see phase 2A is right there just off of that off of that roundabout and the original approval also included a connection up to Rabbit Road in this kind of circuitous roadway here to get a secondary connection up to Rabbit Road.

So within the SLDC anytime you have 30 dwelling units or more you need to have two access points. So this is our current approved plan for the phasing. This is the amendment that is before you is what we are proposing. There not a lot of changes internally as we have finalized the home design we realized that we needed to make some of the lots a little bigger to make everything work better so we actually are reducing the number of lots down from 70 to 68 in this phase. The acreage has shrunk a little bit and the open space shrunk a little bit and again those are pretty subtle, pretty modest changes. And we proposed a secondary connection here basically just halfway between the two roundabouts and we worked with the Public Works Department on this additional connection to serve phase 2A and phase 2B. So our approach is we kind of had a modified access plan where we would have an additional connection out to Falcon Way and then the north connection up to Rabbit Road would actually get built in phase 2C.

We did an updated traffic analysis to confirm that the roundabout and the new proposed access point would have acceptable levels of service serving our two initial phases. Levels of service were A, doesn't get any better than that. So that worked really well. So now with that basically, phase 2A includes some open space and trail improvements here but the roadway improvements kind of stopped just north of that additional access point. This was phase 2A as approved and this phase also includes a beautiful park plaza area and a community center and you can see the roadway kind of snaking around here. And then as the proposed amendment you can see that the roadway improvements would terminate at just at that new access point but then of course open space and trail improvements in that in that northwest corner.

In comparing our existing approval with the amendment you can see that here the two lots are going to move to a future phase. Acreage went down slightly. Open space

went down slightly. And then the affordable lots will also went down just by one just because of the math. We by working with Public Works originally the access over to Falcon Way was designed as an open access point. Just as another roadway that would serve the subdivision. After Public Works further review, the request came back that they would like -- they would prefer that access point to be emergency for emergency vehicles only and it would be temporary so we would gate it. And then when we do build that north connection up to Rabbit Road that secondary emergency access would basically be removed. And so what we did once we got that information back from Public Works is we reanalyzed our traffic because if that connection is not going to be open to vehicles regularly and reserved for emergency vehicles, then we had to make sure that the roundabout was adequate to serve these first two phases, right? So we reran the numbers. Still we have a level of service A. It works it works just fine. There are no issues with traffic circulation in that regard. So we wanted to provide this information. I also did provide this information to Public Works as well.

And that concludes my presentation. I appreciate your attention. I'd be happy to answer any questions.

CHAIR BUSTAMANTE: Thank you, Jennifer. Do we have any questions for Jennifer before we ask for comments from the public?

COMMISSIONER GREENE: Jennifer, I think you need to keep that as a permanent connection. So that is going to be my amendment to this. If it's good to start, it's good to stay and people will appreciate it. A 4,000- linear foot snaky little road is way too long and so that you know I hope you're amendable to that in this conversation and Ryan I hope you're amendable to this from the County's perspective but I can't imagine once it's there that anybody's going to want to see it closed. So plan on keeping it.

MR. WARD: If I could, Madam Chair, Commissioner Greene, the reason Public Works looked at it from the standpoint of emergency access being temporary. I believe long-term you know our goal is with the roundabouts and being a connector, hopefully, at some point based on traffic volumes and how that area develops out, it will ultimately be an arterial of some sort whether it's minor or major having minimal access points will create less accidents and less delays over time. So that was what we looked at as far as from a traffic engineering standpoint in that instance. So just --

COMMISSIONER GREENE: I understand. We have planners. Planners are not urban designers. We have traffic engineers. Traffic engineers are not urban designers. If we're trying to build communities that are easy to get to, interconnected, and have alternative routes if one of those roads is blocked for any reason to drive a mile basically three-quarters of a mile just to get out of your subdivision when you could cut it in half makes sense. And maybe you're going to say "Oh it's an emergency access." But once you abandon it it's gone so I hope you plan on keeping it because better urban design, this is not the best plan ever, in fact, it's pretty terrible but it, you know, meets the code and it should have an extra entrance. And thank you for incorporating that and encouraging them to put that in there.

CHAIR BUSTAMANTE: Thank you.

MR. WARD: Thank you, Commissioners.

CHAIR BUSTAMANTE: Any other comments? Commissioner Hughes.

COMMISSIONER HUGHES: I just want to say that I agree with doing away with the extra road when it's when the when it's developed all the way up to Rabbit Road. I think Ryan Ward made a good point that it's safer that way.

CHAIR BUSTAMANTE: Thank you, Commissioner. Do we have anyone here to speak in favor or against this project? Do we have anyone online? No. Commissioner Johnson.

COMMISSIONER JOHNSON: Thank you, Madam Chair. I have a couple questions, Ms. Jenkins, if you would indulge me. Thank you for the presentation. I like the drawings it's helpful to see this you know kind of the vision flesh out a little bit more into the future.

First question very might seem strange. I live in a Arroyo Hondo and so this is a neighborhood that's also called a Arroyo Hondo. I'm wondering about the name change. I'm not in love with it. It's a small point but I live in a neighborhood called Arroyo Hondo.

MS. JENKINS: Sure. You know, it is something that I can you know definitely revisit you know with my client. We have not generated any collateral or you know it's just it's more of an internal thing because as through your neighborhood the Arroyo Hondo goes through this neighborhood. So there was just a desire for some fresh for some fresh branding for the project but we're happy to revisit.

COMMISSIONER JOHNSON: Sure. I appreciate that. There's no connectivity between Arroyo Hondo and Arroyo Hondo de Santa Fe. So I would appreciate that.

Next question is actually it seemed like the community center was an open space on one rendering but then the a second actually showed it as a center as a building; is that accurate or is it actually an outdoor space with a barbecue and a pool?

MS. JENKINS: The amenity center?

COMMISSIONER JOHNSON: Yes.

MS. JENKINS: Yeah, the amenity center is a building. It's going to have fitness and a lounge area and gathering spaces. It's going to have a pool and it's going to be really – and it is kind of is perched up and it looks over the Arroyo Hondo. It's spectacular and then there's the adjacent kind of park plaza/gather outdoor gathering area.

COMMISSIONER JOHNSON: Okay, thank you. So when you subtract one affordable unit is that, does the math still sort of play out across the whole range of phases where that affordable unit –

MS. JENKINS: It gets recaptured in a later phase, yeah, exactly.

COMMISSIONER JOHNSON: So overall across all the phases the affordable housing is not changing.

MS. JENKINS: No, sir.

COMMISSIONER JOHNSON: Okay. This is a question for Ryan probably. When you -- and thank you Ms. Jenkins – when you remove a road; what does that look like? Is it and I also see that you'll be removing the old Rabbit Road connection to Oshara so what are we talking about there?

MR. WARD: Madam Chair, Commissioner Johnson, great question. Typically if the -- when I was discussing earlier with Commissioner Greene, the tie-in in the middle -- if it comes in, if the road comes in and it's an emergency access point or temporary access point, the removal will just be base tie-in right at the pavement where it ties into Falcon Way all that would be removed back out. Everything would be regraded back if it needed to be as far as for drainage minimal impact because I think our goal is from Public Works always, especially on a new road like this, you don't want the impacts of having construction set up out there on a lane and try to tear stuff out that's built in permanently. And so there's you know delays to traffic, you're blocking lanes back to the safety factor. As far as Rabbit Road the construction of that, there's other alternatives to get to that same location. It would be our goal probably where that Rabbit Road roundabout would be to try to maintain best you can even if there's some sort of temporary around it to keep at least traffic moving through there when they when they construct that. Currently and I think it's identified clearly in the plat that northern piece and that road segment that exists today on Rabbit Road once it meets the design criteria of the County can then be accepted for maintenance with the adoption of the plat as well so there'll be impacts to build the roundabout. If the road is not temporary and becomes permanent then obviously that's not getting removed so there won't be any impacts. But if it is temporary it's fairly easy to remove that when the phase 2C develops out that roundabout.

COMMISSIONER JOHNSON: Thanks for that. So what is the condition of Rabbit Road if we're looking at this one it's the sort of swoop that comes down that would be removed and it actually it seems like the subdivision will eventually take over part of that road. So yes this map has that erased; right?

COMMISSIONER GREENE: It's already gone. That portion that was on the plat before has already been moved already with Rabbit Road and Falcon Way.

COMMISSIONER JOHNSON: Right. I think I see that. If I understand correctly so I guess I'm -- but that road currently exists?

MR. WARD: Currently exists that's correct.

COMMISSIONER JOHNSON: And the condition of it is>

MR. WARD: The condition of it is to be determined. That's one of the factors for us as far as the County to take over maintenance and public works of that road. Similar to what we did on Dinosaur Trail we will need some reports on width, the coring of the road to make sure it meets our design criteria before we can take over maintenance. If there's some upgrades needed then that's something that will be identified at that point.

COMMISSIONER JOHNSON: Okay, I'll leave it there for now, Chair, thank you.

CHAIR BUSTAMANTE: Thank you. Thank you, Ryan. Anyone else?

COMMISSIONER HUGHES: Can I make a motion?

CHAIR BUSTAMANTE: Yes, please, thank you.

COMMISSIONER HUGHES: I move to approve case number 25-510 Global Partners LLC, applicant through Jenkins Gavin agent request final plat subdivision plat amendment approve for Arroyo Hondo phase 2A final subdivision plat to change approve lots from 70 to 68, reduce the size of total acres for 2A from 31.59 acres

plus to 27.79 acres plus, adjust open space from 17.5 acres to 14.75 acres, and add an additional roadway to the southeast connector south to the roundabout on the northeast connector. I don't think I need to read the rest.

COMMISSIONER JOHNSON: Second.

MANAGER SHAFFER: I'm sorry, Chair Bustamante and motion maker and seconder – and that's with staff conditions?

COMMISSIONER HUGHES: Yes, including staff conditions.

CHAIR BUSTAMANTE: Yes.

COMMISSIONER GREENE: And I want to be clear, this says that that road is a connector. It does not speak in this motion to the removal of that road. Is that one of the condition of the removal? Under discussion, I would love to remove that condition because, you know, the architect in the room says that's a better thing. That's a bare minimum and it was an issue two years ago. It came up now it's on a half-mile stretch.

CHAIR BUSTAMANTE: So the motion was made by Commissioner Hughes. Do you -- so the conditions include so it has the subject to all other final order conditions recorded February 1, 2024 as well as applicant must comply with all review agencies comments and approval conditions; do you accept the amendment to remove the road –

COMMISSIONER GREENE: Not remove the road.

CHAIR BUSTAMANTE: Not remove the road, I'm sorry.

COMMISSIONER HUGHES: It's not either way is it?

CHAIR BUSTAMANTE: That is the discussion that you concurred with Ryan on earlier regarding the keeping the road.

COMMISSIONER HUGHES: Yes, I did concur with Ryan to remove the road.

CHAIR BUSTAMANTE: The second; do you still second it as it?

COMMISSIONER JOHNSON: I knew that I was seconding that, yes.

CHAIR BUSTAMANTE: Okay, so we have the motion to approve this case with all staff recommendations as well as agency comments. The friendly amendment has not been accepted to keep the road. I mean to remove the road, I'm sorry. To not remove the road. So the motion is to not remove the road and all of the other conditions.

COMMISSIONER JOHNSON: Wait, I just want to be clear, I'm sorry. I'm really sorry.

CHAIR BUSTAMANTE: Please, it's late.

COMMISSIONER JOHNSON: I may have misheard you but I think it is to remove the road and may you may have just said that and it's late.

CHAIR BUSTAMANTE: The road will be removed.

COMMISSIONER JOHNSON: Thank you, thank you.

CHAIR BUSTAMANTE: I'm saying it correctly because I know the road needs to be removed per the recommendations from Public Works. If I said anything otherwise it's because after 9:00 I should be in my pajamas or 8 o'clock I'm sorry. My apologies to anyone who's rolling their eyes at me.

CHAIR BUSTAMANTE: Yeah so that's part of my motion apparently, to remove the road.

CHAIR BUSTAMANTE: To go with the staff recommendations, correct.

COMMISSIONER CACARI STONE: Can I ask a clarifying. But it says to add additional roadway so we're removing the temporary access road but adding the additional road.

CHAIR BUSTAMANTE: Yes, that was a condition.

COMMISSIONER CACARI STONE: Perfect.

The motion passed by majority [4-1] voice vote with Commissioner Greene casting the nay vote.

COMMISSIONER CACARI STONE: Can I add a sense of humor here?

CHAIR BUSTAMANTE: Please.

COMMISSIONER CACARI STONE: So Arroyo Hondo was originally Tewas and then it's your neighborhood. So it's steep creek, right, deep. So maybe it should really be since with climate change do we really have a deep creek out there or do we have a agua poco profunda; it's a little bit of water. So as you rename it maybe think about, is it really a deep creek?

COMMISSIONER JOHNSON: And I think the deep creek is at the pueblo site which is in –

COMMISSIONER CACARI STONE: Right, I'm just saying we also want to honor that but also rename.

C. Case No. 25-5130 Santa Fe Land Partners LLC., Applicant, through JenkinsGavin Inc., Agent, Request Approval of Preliminary and Final Subdivision Plat for the Proposed Esencia Development Phase 3 Sub-Phases 3A & 3B of the Four-Phase Esencia Development. The Applicant Also Requests Approval of the Affordable Housing Agreement. The 22.36-Acre Parcel is Located Within the Community College District. The Subject Property is Located at 134 Vista Del Monte, SDA-1 Within Section 30, Township 16 North, Range 9 East (Commission District 5). (Growth Management Department/Kenneth Quintana, Case Manager)

MR. QUINTANA: All right, good evening. Before you for the last case of today we have Santa Fe Land Partners LLC applicant through agent Jenkins Gavin Inc request preliminary and final subdivision plat approval for proposed Esencia development phase 3, subphases 3A and 3B of the four-phase Esencia Development.

On September 13 2022 the Santa Fe County Board of County Commissioners approved the conceptual plan for a 710-lot residential subdivision to be completed in five phases on a total of 277 acres. On April 15, 2024 the BCC approved an agreement regarding road improvements. On July 8, 2024 a conceptual plan amendment to allow subphasing was reported with the County Clerk's Office under instrument number 2037145. On August 13, 2024 the BCC approved subphases 1B consisting of 102

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single family residences and 15 affordable dwellings; subphase 1C consisting of 78 single family lots and 12 affordable dwellings, and subphase 1D consisting of 84 single family residences and 13 affordable dwellings.

The applicant is now requesting preliminary and final subdivision plat for the proposed Esencia development phase 3 subphases; 3A and 3B of the four-phase development totaling 118 lots. Subphase 3A comprises of 68 lots with 10 affordable lots. Subphase 3B comprises of 50 lots with eight affordable units.

The applicant will also request approval of the Affordable Housing Agreement at the next regular scheduled Board of County Commissioners meeting. This has been added as a condition of approval for tonight's hearing.

This application has been reviewed for compliance with the applicable standards as set forth in chapter 7 of the SLDC as follows: access, fire protection, landscape and buffering, lighting, signs, parking and loading, water supply, wastewater and water conservation, open space, protection of historic and archaeological resources, terrain management, flood prevention and flood control, solid waste and affordable housing.

Staff's recommendation: staff recommends approval of the application for preliminary and final subdivision plan for the proposed Esencia development phase 3 subphases, 3A and 3B of the four-phase Esencia development totaling 118 lots. Subphase 3 comprising of 68 lots with 10 affordable units and subphase B comprising of 50 lots with 8 affordable units.

Staff recommends approval of the applicant's request subject to the following conditions. Madam Chair, may I enter these conditions into the record?

CHAIR BUSTAMANTE: Please, thank you.

Conditions:

1. The boundaries of the development area shall be clearly marked on site with limits of disturbance (LOD) and fencing or construction barriers to be approved by Staff prior to any grading or clearing and before starting construction in accordance with submitted engineered Grading & Drainage Plan.
2. Applicant must provide an approved Storm Water Pollution Prevention Plan (SWPPP) with the permit application for infrastructure construction.
3. Mass grading of the site will be prohibited and noted as a "Special Building Condition" on the recorded Final Plat and transferred to any other plats associated with the Esencia subdivision.
4. Limits of grading shall be shown on Final Grading & Drainage Plan.
5. Any improvements should be designed to satisfy the latest version of the Manual on Uniform Traffic Control Devices (MUTCD) and the American Association of State Highway Transportation Officials (AASHTO) design standards.
6. Applicant must comply with all Review Agencies' Comments and Approval Conditions.
7. Applicant must build all roads within the Esencia development to a SDA-1 "Local Road" standard.
8. Final Plat shall be recorded within twenty-four (24) months after its approval or conditional approval, or the Plat shall expire. Prior to the expiration of the Final Plat, the

subdivider may request from the Board an extension of the Final Plat expiration for a period of time not exceeding thirty-six (36) months.

9. In accordance with SLDC §7-22, Applicant must submit a cost estimate for all private and public infrastructure and landscaping to be approved by staff, together with a Financial Guaranty prior to Final Plat recordation.

10. The Applicant shall enter into a Subdivision Improvement Agreement with the County for completion of all subdivision improvements on-site and off-site, which agreement shall be signed by the Administrator, recorded and referenced on the plat.

11. Water restrictions and conservation covenants shall be filed in the County Clerk's office and referenced on the plat.

12. Accessory dwelling units are prohibited within this subdivision. This shall be noted on the Final Plat and in the disclosure statement.

13. All staff redlines and comments shall be addressed prior to plat recordation.

14. All roads/easements being created with the subdivision plat shall be named, and rural addresses shall be obtained prior to plat recordation.

16. If the impervious area on any lot exceeds 10,000 square feet, then on-lot ponding for the excess will be required.

17. Subject to conditions of Final Order of the Conceptual Plan approval.

18. Affordable Housing Agreement must be heard at the next regularly scheduled Board of County Commissioners meeting on May 27, 2025.

MR. QUINTANA: Thank you, I stand for any questions.

CHAIR BUSTAMANTE: Do we have any questions for Kenneth at this time; Commissioner Greene.

COMMISSIONER GREENE: So if I remember correctly when we had this before us when this phase was going to be built the park was going to be built as a condition of this. Is this going to trigger the park being build?

MR. QUINTANA: Madam Chair, Hearing Officer --oh, my goodness -- Madame Chair, Commissioner, yes, they currently have a current application in for permit for the improvement of that park and a part of this is the remaining portion of that park to be completed in this phase.

COMMISSIONER GREENE: Fabulous, thank you.

CHAIR BUSTAMANTE: Additional questions for Kenneth? Do we have any questions from the applicant -- I mean let's hear from the applicant, thank you.

MS. JENKINS: Madam Chair, Commissioner.

CHAIR BUSTAMANTE: Thank you, Jennifer. And I was only kidding about the pajamas at 8; let's do this.

MS. JENKINS: Yes, let's do this. So I confirm that I am still under oath and it is my my pleasure and my honor to be here this evening on behalf of Santa Fe Land Development Partners in request for preliminary and final subdivision plat for phase three and 3A and 3B of the Esencia de Santa Fe Community.

So again our the owner developer and applicant this evening is Santa Fe Land Development Partners also Price Development Group is the entity within that entity. And engineering services provided by Bohannon and Huston and Landscape Architecture by Yellowstone Landscaping.

So we are still in Sustainable Development area one within the Community College District, the County's primary growth area. You can see we're kind of right in the middle we're sort of like in the heart of things. You can see the little white little box over here on the blowup. And here is the Community College District zoning map again. I guess we're a little more on the central west side of the Community College District and here's a vicinity map so we are adjacent to the Rancho Viejo community. Rancho of Viejo is to our east and to our north and you can see that our the north portion of our property is the terminus of Avenida de Sur and the intersection of A Van U Po and to our west is Vista del Monte that leads out to Highway 14.

Our conceptual plan has been approved for some time and we have phase one is up here at the north. We have leapfrogged phase 2 and we are here this evening in request for plat approval for phase three.

Overall Esencia comprises 277 acres. We are within a village zone in the Community College District and we have village neighborhood and fringe subdistrict. The project is approved for up to 710 dwelling units 200 of which are proposed multifamily units. The project will be developed in four phases of course we have 15 percent affordable housing so 78 affordable homes which is really fantastic. Over 50 percent of the property is being preserved as native open space with a robust trail network and the project also includes four small kind of pocket parks as well as almost a 7-acre community park which will be constructed in phase three.

Where we are right now so 1B and 1 C are currently under construction which is very exciting we have started the infrastructure work. What you see here kind of in the peach color is what we call phase 1A which is the backbone infrastructure. We have the internal infrastructure for those two phases and then we have our backbone infrastructure which includes Via Esencia which is our primary north south roadway and also we have a significant sewer line extension that runs all the way here across the state land all the way out across Highway 14 over to the Quill Wastewater Treatment Plant. So that is a significant piece of public infrastructure that is being constructed as part of this project that is also under construction right now. And as you can see in yellow here we have phase 3 kind of in the south central part of the project.

This is this is phase 3 we're breaking it up into two subphases and this is our internal our internal roundabout at Via Esencia and so we have a really nice connected roadway network here that will connect to phase 4 over to the east and we also in this phase in addition to traditional single family detached homes we also are doing town homes that back up to an alleyway so kind of fronting on the park here which is going to be really great. We have town homes fronting on this roadway here right across street from the park. And they will have access into their garages from alleys that run behind the units. So we have the same pattern over here in phase 3B and then kind of wrapping around these areas we have our, like I said, more traditional single-family detached homes. So there's a nice variety of housing types here which we are really excited to bring this type of product to the market.

Just zooming in a little more this is phase 3A which is comprises 68 lots and then phase 3B to the east comprises 50 lots for a total of 118 in this phase. So these are just the metrics for this phase and as I mentioned the park is actually already under construction there's kind of a portion of the park that's being constructed as part of the backbone

infrastructure and then the balance of the park is being constructed during this phase.

With respect -- so in accordance with the our conceptual plan approval, we update our traffic study with every single phase. Every time we come in to plat a new phase we come in with a with an updated traffic study with updated traffic counts. So this shows the intersections that we analyze which is pretty extensive and far reaching. And for this update we added at the request of Rancho Viejo, we added the intersection at Avenue del Sur and Cañada del Rancho which is right here number seven. In addition to Richard's Avenue and Avenue del Sur, Rancho Viejo Boulevard and Avenue del Sur, we have Rancho Viejo Boulevard and Highway 14 and then of course Highway 14 and Vista Del Monte off to the west and then of course our access point here. And the County has a project that is ongoing and underway to extend Avenue del Sur from its current terminus all the way out which is something that has been contemplated by the Community College District transportation plan for 25 years. This was really a key roadway improvement and connection for the Community College District and all of SDA1 and that project I believe and I think Ryan can speak to it but those it's designed. I think they've hit 100 percent plans and it's going to be going out to bid soon and so it's a very exciting improvement for the district.

As I believe everybody is aware if had you had some exposure to this especially our new Commissioners I'm sure you've seen this but when we do traffic studies it's really a function of how do our intersections perform because intersections are kind of the choke points in any roadway network. If you're just cruising down the road no intersections, I mean, you're going to get to your destination pretty quick. So we grade that what's called a level of service. So as we analyze intersections, and there's different standards whether it's a signalized intersection or an unsignalized intersection, and the level of service is based upon how much delay does a vehicle experience navigating a particular intersection. How long does it take them to get through that intersection. So obviously level of service A is as good as it gets means minimal delay less than 10 seconds to either get through a signal or go through a stop sign. And then it progresses from there B, C, D, E, F. F means you are a failing intersection and there may need to be additional roadway improvements to mitigate that failure. Maybe something needs to be widened and you can build a dedicated right turn lane, for example, or maybe the signal needs to be optimized or you know some other type of improvement. So these are the levels of service from our updated traffic study and so what we show here is we show existing conditions, we show at the phase 3 buildout which is assumed to be 2029, and then the full buildout of all of Esencia in 2033. And what we look at is we look at the peak hours the A.M. peak hour or what you would just consider the rush hour and the P.M. peak hour and that's actually not just one hour it's usually it's actually a couple hours. And so the vehicles are counted during those peak traffic times. So you can see the existing conditions great levels of service A's and B's across the board. You look at the phase three buildout still maintaining really, really good levels of service what we run into is at New Mexico 14 and Rancho Viejo Boulevard in the P.M. we're seeing a degradation of level of service there, but our traffic engineer ran an analysis and with some pretty straightforward signal optimization there we could actually achieve a level of service C at without really having to do any improvements on the ground but

just tweaking that signal would accomplish that. And the same is true in the full build. We could you know maintain that level of service C at that intersection with some tweaks to the signal. So the recommendations of this traffic study update so in 2033 at the intersection of Avenue del Sur and Rancho Viejo Boulevard assuming Esencia is fully built out at that time and assuming that La Entrada which is the most recent phase of Rancho Viejo approved by this body I think it was just a few months ago, that that is fully built out as well, if both of those things occur as contemplated in the traffic study then by 2033 there will need to be some improvements to that intersection in order to maintain acceptable levels of service. Probably looking at either a roundabout or a signal. In 2029, again assuming the buildout of phase three of Esencia as well as La Entrada we're looking at also potentially a roundabout at Avenida del Sur and Cañada del Rancho. So this is based upon you know with traffic studies you project into the future, you make certain assumptions, and you know assumptions, and try to look at a worst case scenario in terms of La Entrada is 100 percent built out all those cars are on the road, right? Esencia is 100 percent built out, all those cars are on the road. But one thing that we can't analyze yet is what is going to be the impact of Avenida del Sur. That is going to be a significant improvement, a significant roadway connection. We don't really know how that's going to impact traffic patterns until it's open and we can get out there and count the cars. So that's what we look forward to the opportunity to do maybe by the time we're here for our next request from this body for our next phase. Avenida del Sur is open and operational and we have an opportunity to really understand how traffic patterns within this area are impacted. It's very possible that it's going to pull enough cars out of those intersections that we're seeing that are potentially going to need some improvements that they may function okay. We won't know until we know. But this is what we this is what we know today. But with respect to phase three we are maintaining adequate levels and quite excellent levels of service for all the intersections that were analyzed.

And that concludes my presentation. I'd be happy to stand for any questions. Thank you.

CHAIR BUSTAMANTE: Thank you are there any questions for Jennifer at this time?

MS. JENKINS: Oh do you know what, I'm not quite done my apologies, Chair Bustamante.

I did have one other member of our of my team I wanted to invite up, Matthew Dyer is with Price Land Development Group and Santa Fe Land Development Partners and Matthew is managing all the construction that we have underway at Esencia right now and I'm going to invite him up to share some thoughts. Thank you.

CHAIR BUSTAMANTE: Thank you, yes, Matthew.

[Duly sworn, Matthew Dyer, testified as follows:]

MATTHEW DYER: Matthew Dyer, 6213 Buenos Aires Place, Northwest and I am under oath today.

Thank you, Madam Chair, Commissioners, I just wanted to stand before you today as boots on the ground working closely with all the construction activity that we have on site and answer any questions and speak to the recent rain events that we had this last week and our response that we've made as neighbors to address local residents on

any adjacent properties that could have been damaged. Utilizing our resources and stepping up to the plate when needed and when called. So I stand before you all here today to answer any specific questions if there are any.

CHAIR BUSTAMANTE: Commissioner Hughes.

COMMISSIONER HUGHES: Yeah, it says no mass grading but it looks like you are doing mass grading; is that is it possible for you to do a little more a temporal grading or something?

MS. JENKINS: Thank you Madame Chair and Commissioner Hughes, so when 50 percent of the property is essentially being left undisturbed you can't call it mass grading. Fifty percent of the property is being left undisturbed.

COMMISSIONER HUGHES: Yeah, I said it looked like. I didn't say it was.

MS. JENKINS: So we are – we have to grade out the roads. We have to grade out the home pads. That's what we have to do. These homes are 10 feet apart from one another. So we're grading the pads because it is way more efficient because if I have built this home and I've built this home but I haven't graded out this pad and I'm coming in to build this home that happens to be between these two homes that maybe are already under construction it's going to be very challenging to do that to do that work. So we are grading out roads we're grading out pads. But again 50 percent of this land is essentially being left undisturbed.

COMMISSIONER HUGHES: Well, I guess and the concerns were about dust; so is there any way to reduce the dust?

MS. JENKINS: Yeah, there was. We were having some issues. We have a for construction water there we were having some water pressure issues and I think Matthew can speak to that. And so but the County made some tweaks with our hydrant and they were able to get that modified because we were having some a little bit of challenges with – but we got that addressed and now the water pressure is way better and so I think we're on top of we're on top of the dust for sure.

COMMISSIONER HUGHES: Okay.

MS. JENKINS: Great, thank you.

CHAIR BUSTAMANTE: Thank you, Commissioner Hughes, Jennifer. Commissioner Greene.

COMMISSIONER GREENE: So can you explain I didn't quite understand what the issue was that you have stepped to the plate to remedy.

MR. DYER: Yes, sir, Commissioner Greene, thank you. We had about 4.3 inches of rain in a four-day period last week from Sunday night through Wednesday evening. There was some runoffs. We had series of controls that breached due to the amount of rains that we had. Historically, you know, the water flowed through adjacent properties and there was some runoff and there was some damage that occurred to the private road section of Vista del Monte as well as some adjacent properties. So we immediately responded. Tuesday morning, the day after the major rain event, met with residents some stand here before me behind me as well, and utilized our current resources that we had on site with our contractors to repair, fix, maintain roads, reinstall base course, those types of things. I mentioned of us utilizing our resources without really even batting an eye understanding the community presence that we've brought as well as

just kind of addressing it immediately following the rain event when the damage occurred.

COMMISSIONER GREENE: So your SWPPP, your storm water plan, kind of failed just because of the amount of water that we got in one –

MR. DYER: Yes.

COMMISSIONER GREENE: -- you only got four inches. You're doing great. I got over almost six at my house.

MR. DYER: So, yes, sir. We had various BMPs installed, best management practices, in multiple locations that that breached due to the amount of rains that we received Monday evening. That rain event totaled almost 2.5 inches in a three-hour period. We had post rain inspections. We've installed additional BMPs as well as property cleanup as well.

COMMISSIONER GREENE: So and to ask about Commissioner Hughes's thing; have you put some silt fences and some additional stuff to sort of you know break up some of the dust issues? If this is a concern, are you putting more than what is required? I get you need to grade it; I disagree. But you can silt fence it much better at least in a temporary more affordable way to make sure that it cuts down on some of the dust.

MR. DYER: Yes, using utilizing silt fence, dirt berms, sock waddles to Commissioner Hughes's point about the dust control, we have two 10,000-gallon vertical stand tanks that are fed off of a fire hydrant on site. And we have four large water gallons from 5,000 up to 8,000 gallon water wagons that are on site that are specifically there to keep dust down and condition the soils as we compact both the grading and the infrastructure portion that we're doing on site.

COMMISSIONER GREENE: So now we're going the other way now it's like probably not going to rain for a month and it's going -- so if you can make sure that you wet everything down on Friday afternoons, right, and so that it lasts through the weekend and people don't go to sit outside in their yard and just eat dust. Those considerations make it a little bit more livable nobody wants to live next to a construction site worse is one that blows.

MR. DYER: Absolutely, yes.

COMMISSIONER GREENE: Can I continue with some other questions here? So I saw in one of the drawings there that there was a sewer line and you started pointing something out but the drawing somewhat contradicted maybe or maybe I didn't understand but it showed the sewer going to –

MS. JENKINS: I'm going to go to -- here's the sewer. I think that was it, yes. Coming out of our southwest corner we're constructing a sewer line across the state land then it kind of does this little circuitous thing just to deal with terrain to get down and we we're going to cross Highway 14 right into the Quill Wastewater Treatment Plant.

COMMISSIONER GREENE: Okay, I just wanted to make it was going down Camino Vista Grande because I saw that little spur that's –

MS. JENKINS: Yeah it does, it hits it but then it goes south.

COMMISSIONER GREENE: Okay, great. You know this when you're building 700 homes and I know people argue that it's not going to sustain us a market of any size or any amenity of any like a quart of milk, six pack of beer, pack of diapers,

whatever and you have affordable houses and you say that somebody can't get to these things without owning a vehicle. There's going to be no mass transit here. You know one of the things that I had brought up on the earlier version of this phase 3B when we had when we did it the last time was, wouldn't it be nice if some of those town homes that face the park had the ability to be somewhat mixed use and allow for a commercial store/coffee shop/co-working space something that is sort of communal and commercial right and -- so somebody's passing something out --

MS. JENKINS: Thank you, Chair, Madam Chair and Commissioner Greene so we are not experts in the commercial space when it comes to commercial development. My client is in the residential business so we said we're going to need to educate ourselves about this. So we reached out to who we believe is the foremost expert in our community is a commercial real estate broker Tai Bixby. He is a colleague of mine and he's kind of my go-to if I have a question like what's going on, you know, I call Tai and so we asked Tai help us understand is within this community that we are developing, is it viable for something. And it is important to point out, our current conceptual plan approval does not contemplate commercial use; that's an aside. So at the moment we would be precluded from incorporating that based upon our conceptual plan approval. But just setting that aside, we asked Tai to analyze this particular community and what is what is the reality of something being economically viable because that's the bottom line. Build it and they will come, not necessarily.

COMMISSIONER GREENE: So I'm going to stop you there because I know what you're saying and I'm going to say that that is not what we're here to build. We're not talking about a 40,000 square foot Albertson's we're talking about a 5,000 square foot small market that serves a community of thousands of homes that are within a half mile of you.

MS. JENKINS: And I specifically asked Mr. Bixby to make sure he addressed small scale because I said yeah I go we're -- he includes a lot of data here just because he was being thorough but even a neighborhood cafe or some sort of neighborhood serving retail in order for that to survive and hopefully thrive 10 to 15,000 vehicles a day have to drive --

COMMISSIONER GREENE: His calculations are wrong. I don't need to hear that. Thank you.

MS. JENKINS: Okay.

COMMISSIONER GREENE: I mean that's just like -- that's not. Then 15,000 vehicles is very few roads in Santa Fe have 15,000 vehicles. Cerrillos has it has it. St. Francis has it. Agua Fria doesn't even have it, right, and that's pretty --

MS. JENKINS: I believe Agua Fria does have it.

COMMISSIONER GREENE: I believe it's in the 11,000 range where I have some property pretty close to downtown. So anyway, I hope that we start to learn about community building and not just housing building. If you leave three pad sites in this that someday when this gets built out people say, Man wouldn't it be cool to have a little market or a little cafe or a little restaurant that somebody in the neighborhood might even want to do because they want to support their neighborhood. But if you preclude it by designing a master plan that doesn't include it, I'm not saying you have to build it in the beginning, but you do -- you should preserve these and when we have, again, our

general, our plan documents growth management plans at all levels do not build communities.

Right now we are selling our future for traffic and for big box stores which is going to be all we got. And so I hope we change this. This is really important to me. I hope it's important to all of us here. All of our communities in the County are basically going to spend their money in the City. It's fine for the City I guess. But it's going to be traffic on Highway 14, on Cerrillos Road, it's just going to be not a very quality community it's going to just be traffic.

And so let me ask one last question about the roundabouts or these connections at these things. So you said we know what we don't know or you used an expression you and I would say you don't know what you don't know, that if the traffic doesn't go to the east and does go to the west then suddenly intersection number one over there on Avenida del Sur you said, Oh well we won't know if it's needed over at 6, 7, and 5 because they might go the other way. Well then if they start going the other way then maybe intersection number 1 is going to be the overloaded one.

MS. JENKINS: Sure, sure.

COMMISSIONER GREENE: So I guess my question is, is what recourse does Santa Fe County have in terms of at a later date we can make this decision? We don't know what we don't know right now but is are you putting up some sort of bond or road improvement that gives us an opportunity in the future not to come back to you and say now you got to choose one or the other but a million dollars to build any sort of improvements when we figure how this all works out.

MS. JENKINS: The short answer is no. Because it is not the practice – the practice with financial guarantees and bonding for improvements is the improvements required today for a particular project. And we bond for those infrastructure improvements to guarantee the County that we build them in accordance with our approved plans. It would be highly irregular to bond for a maybe in the future but we update this study. So as an example, we come in with our next phase and it is determined when that phase is built out there's going to be an issue at any one of these intersections that Esencia is contributing to that. So the practice is that we look at the particular intersections like, yep, once this phase is built out and based upon, you know, what's else is going on in the area and other development, we're going to have an issue here and Esencia you're 20 percent of the traffic at this intersection. So we would likely at that time, a cost estimate would be prepared for the new roundabout at Avenida del Sur and Rancho Viejo Boulevard which are County facilities/County maintained roadways. And as a condition of approval for phase 4 we have to contribute those funds to Santa Fe County toward the improvements at that intersection.

COMMISSIONER GREENE: Man, we got a screwed up system because you are going to contribute now whether it breaks down to this level of service issue. You are contributing and at a certain point it just might not be financially viable for you to finish out this development and just to leave it there just so you don't have to pay for the that. It happens in some places. Economic cycles happen. There's lots of different reasons why this may not go that way. You may already have developers you know whether it's D R Horton or whomever you're going to sell these subplots to expedite this

faster but we're leaving --we're just hedging our future right now just to sort of say yes to this. Ad so I'm disappointed -- yeah go ahead.

MS. JENKINS: I just wanted to add if I may, Commissioner Greene, so based upon our traffic study update the phase that's before you this evening, we are maintaining appropriate and adequate levels of service in the network. And if my client goes away and decides not to build phase 4 or not to build phase 2, those are cars that are not on the road creating additional impact.

COMMISSIONER GREENE: But you've already created an impact created with half the development.

MS. JENKINS: We've created the impact but based upon the study, the impact is an acceptable impact and we are not degrading the levels of service based upon this phase.

COMMISSIONER GREENE: Sort of. You have two intersections that have a marginal solution that just a traffic light or something like might work, right? Because again you said, We don't know which way these cars are going to go. And so --

MS. JENKINS: That's why we study it. We have to rely on the data. We have to rely on the studies and that is why we are required to update our study every single time we come before you. And so all we ask is that we -- you require us to do the study.

COMMISSIONER GREENE: I know I'm going to say that we should be starting to do these studies. We know what this road network, Santa Fe County knows this. This is a growth area and we should know what the impacts are and know what kind of road network we are going to need when this is all built out. And to depend on you to say piecemeal by piecemeal by piecemeal it's not -- it's not oops it's too late is not the way that we should be doing business here. Anyway but thank you.

MS. JENKINS: You're welcome. Thank you.

CHAIR BUSTAMANTE: Thank you, Commissioner Greene.
Commissioner Hughes.

COMMISSIONER HUGHES: Yeah, I wanted you to show me where the multi-family was.

MS. JENKINS: Sure, okay so the multi-family is the white in kind of our southwest corner here that is phase two. And we are in communication with developers -- so we're not sure which is going to come next if it's going to be phase 2 or phase 4. It's a little bit of a question mark right now. But that's where the multi-family is to be located.

COMMISSIONER HUGHES: Okay, so phase three doesn't include multi-family?

MS. JENKINS: No, it includes town homes and single family detached, that's correct.

Cm.: Thank you.

CHAIR BUSTAMANTE: Thank you. Further questions? Okay, thank you, Jennifer. Do we have anyone from the public in the chambers who would like to speak to this matter?

[Those wishing to speak were sworn as a group and instructed to provide their name, address and affirm that they are under oath.]

MARK C DE BACA: I'm Mark Cde Baca, I live at 4 Lewis Lane, Santa Fe New Mexico, 87508. I understand I'm under oath.

Currently we are affected by the subdivision. We see the traffic every day they've been in cahoots with Price to slow down their traffic. They've made efforts. They've applied stop signs; unfortunately, the stop sign only stops the driver that decides to stop. There is numerous employees and contractors that continue to run through our intersection. It's unfortunate that we have to police our intersection we have to send videos to Matthew which is their head of operations. He's taken the efforts. H's trying to slow down his guys but unfortunately this is just at our intersection. We have neighboring subdivisions that are facing the same problems. Everyone's coming off of Avenida del Sol from Highway 14. They're probably running a good 35, 40 cuz through the paved road that is the speed limit and when they hit the gravel it should be 25. Unfortunately they're still continuing to speed through our intersection.

We've made a lot of complaints to Public Works now we're here addressing the County and its Commission. We just like to get some effort and some slowdown in our neighborhood because this is our main concern. My family leaves our neighborhood daily. We leave at the same time daily we don't want someone to be t-boned at our intersection because someone failed to slow down. We've made this pretty evident to these guys we're trying to get their assistance. We've asked for a camera. We haven't got answers but we're going to provide one privately and just for proof to slow everybody down. So thank you for your time.

COMMISSIONER GREENE: Thank you.

TRACY CHURCH: My name is Tracy Church. I live at 119 Vista Del Monte. I know that I am under oath. Thank you, Madam Chair and the Commissioners.

I want to acknowledge that last June we are a property owner on the north side of Vista del Monte directly across on that map where the number six was so we exit out that number one onto 14 we received a letter from Lawrence Imprescia from the County Public Works department informing us that the County was seeking to acquire a portion of property we own needed to build the road to connect Avenida del Sur with Vista del Monte as part of the new Esencia development. We've met with Lawrence who's been very helpful and responsive and others from the County in order to express our concerns around the proposed road and its impact on our land that has been in the family for five generations.

While we support the development the proposed road improvements and the implications from an expected right-of-way request are very concerning on three levels. First safety, we need a plan that will provide us with safe and appropriate access to the road and all utilities both now and for our future generations to include meter stubs on the north side of the road and three driveway aprons installed across our frontage property line that spans almost 3/4 of a mile over our 35 acres plus another 35 acres on the east side of us that our cousins own, needed to prevent us from being landlocked now or in the future by the new road or the development. We need sound abatement for the much needed water catchment and sound buffers via berms, fencing and other solutions given the traffic patterns that we just discussed and the 500 homes that will be going in

across the street. And we need a solid offer for what would be about an acre of our land for the right-of-way. We were here last November we asked for help we still don't have an offer. We have no details about a proposed right-of-way request. What we do have are renderings of the proposed driveway. We are told that the superiors at Public Works did not approve the third apron so our eastern boundary and our cousins to the east of us, will have no access. We don't think that's fair or reasonable.

We came here a year ago to retire. We don't we don't want to fight with the County and certainly not publicly. So we're here to ask again for your help ask the County to meet with us to inform us of their request and to treat us fairly. Thank you for your time.

CHAIR BUSTAMANTE: Thank you.

ED CHURCH: Ed Church, 119 Vista del Monte and I am under oath. Mine is simple we've talked all of these roadways and we use Avenida del Sur. Now Avenida del Sur on my side which is the 14/599 intersection is about 2,000 feet of unoccupied road. The other side is in Rancho Viejo. My question is if it becomes Avenida del Sur for the entire route there's no one in Rancho Viejo, there's no residents on that road. There are no residents on mine on Avenida del Sur. There are a minimum of 11 residents on Vista del Monte after it makes the bubble back up. Is anybody going to compensate them for changing their driver's license and any of those matters that take time and effort. Nobody's addressed -- we haven't heard anything from the County so half the people on that street don't even know this is happening.

So you guys are in charge of the County. Everybody with the County has not communicated with us. One neighbor gets a letter one neighbor gets -- you know we have to make calls to find out what's going on so. That's all I need to address is the communication, the subdivision people are actually wonderful about communicating. The County not at all.

CHAIR BUSTAMANTE: Thank you, Mr. Church.

TOM CHARGE: My name is Tom Charge at 108 Vista del Monte. I was just going to defer my time to them. They've said it all.

Commissioner Greene, I just wanted to thank you for finally identifying an issue I've been trying to make as a former transportation secretary of the State of New Mexico for the past three years this subdivision is not an Avenida del Sur/Rancho Viejo issue. This is a new bedroom community off south off I-25 and Highway 14 and you will see the traffic impact immediately. Thank you.

COMMISSIONER GREENE: Thank you.

WARREN THOMPSON: Warren Thompson, 50 West Saddleback Mesa, Santa Fe and I am sworn.

I wanted to address this Avenida del Sur extension. There's a conditional dedication of the Avenida del Sur right-of-way from A Van U Po over to the connection. That conditional dedication is based on any impact that the new development that utilizes that would have on Rancho Viejo Boulevard, Avenida del Sur, or Richard's Avenue. And we know from doing the traffic studies that that we have done that the roads begin to fail with our plan development and adding a Esencia to it and their traffic studies confirm that.

So what we're asking is that the improvements get in paid -- get made with the Avenida del Sur extension so that the roundabouts are in at Cañada del Rancho and Rancho Viejo Boulevard before the traffic becomes too heavy. We know it's coming and we don't want to go down the road and not have the funding to build the roads when the development is already done. So that's our concern and we don't know how to address it. We don't want to get in a fight with the County and say you have to meet these conditions but we want to find a solution to the problem.

CHAIR BUSTAMANTE: Thank you, Warren.

MR. THOMPSON: You're welcome. And if I could just address Commissioner Greene, there's a village center located at Rancho Viejo Boulevard and Avenida del Sur; all four corners of that intersection are commercial and that will get developed so there are areas in the Community College District that are laid out for these commercial pockets.

COMMISSIONER GREENE: I commend you for building a community.

CHAIR BUSTAMANTE: Thank you. And we have someone online.

[Kristie Tee was not able to unmute.]

CHAIR BUSTAMANTE: Do we have any questions for our applicants? We have a gentleman who already spoke in the back. We don't usually reopen it but you would have to come to the microphone.

MR. C DE BACA: I wanted to speak for Kristie who isn't here. I know we're all facing the dust from the subdivision that was mentioned originally. That is a constant. We've tried to get them to stop the dust on our road as well. We've made suggestions. Our suggestions are not being listened to. We suggested they water the road frequently during the morning, during the afternoon, when they leave in the afternoon. Simple request to keep our dust waste down. That's been a major issue. Obviously, they spoke of their levy breaking breaking on the subdivision when that broke it flooded my property. They tried to make efforts to resolve my problems but unfortunately they didn't respond promptly enough for me. So I took the actions and I resolved my problems by creating the grading and drainage to allow the water not to flood my driveway again.

So just on that end it was that was a matter of a lot of dust being accumulated and the slowing down of the traffic has helped but again the policing of it is going to be crucial. You know we've talked to Public Works and they've recommended contacting the SO. The SO doesn't listen to the public obviously we need someone higher up to contact the SO possibly sit there flash their lights do something. Thank you.

CHAIR BUSTAMANTE: Thank you. Okay any comments, Commissioner Johnson.

COMMISSIONER JOHNSON: Thank you and thank you to everyone who spoke and to the presentation. I don't have the perfect solution for this but I take my daughter to work every day or to school, I'm going to work, on Old Santa Fe Trail across from Thrive and there is twice a week a Sheriff's deputy posted up there and so there the complaints about speeding in that area clearly resulted in the Sheriff's office responding to that so I would you know want to inquire if we could have a similar situation of sort of regular police presence to monitor traffic. That might be something that would help in the short term and just because I'm very aware, psychologically, that there's going to be a cop there and it's not every day but it does slow people down so that's just my two cents.

CHAIR BUSTAMANTE: Thank you, Commissioner Johnson.
Commissioner Greene.

COMMISSIONER GREENE: So I don't know if one of our road engineers are here but what is a roundabout or what is to Mr. Thompson's concern what is that cost more or less at this point; a million, \$5 million, \$20 million? I know it's not that number.

MS. JENKINS: Apologies, Chair Bustamante and Commissioner Greene, could you repeat the question please?

COMMISSIONER GREENE: So the fixes that that Mr. Thompson was bringing up that were a concern, so just so the newer Commissioners can hear, was a concern and was part of the issues that we wanted addressed the first time through. The concerns seem to still be real right. Maybe the first time, Mr. Thompson was somewhat you know okay with it but he's back, right and you're back. And so what is the cost of this? Like if we were going to say fix this you know do this roundabout deal with it proactively ahead of this; what's the right number?

MS. JENKINS: You know, I think a roundabout right now is probably in the neighborhood of about a half a million dollars depending on a lot of factors; utility relocates and you know other situations. I think that's probably in the ballpark.

COMMISSIONER GREENE: Okay, are you down with contributing to that now?

MS. JENKINS: No. But I would like to remind this Commission that this Commission approved a roadway improvement agreement between the Esencia developers and Santa Fe County regarding the Avenida del Sur project. We are contributing \$2 million to the Avenida del Sur extension. We've already spent half a million of that to engineer the roadway. So we paid directly to design that extension.

We are absolutely committed to paying our fair share. We do not believe it's appropriate for us to make assumptions about a future that none of us know. We don't know what we don't know. We are making assumptions. It doesn't feel appropriate to have a developer pay towards something that may not come to pass in the way we think it will. And we are just starting this project. We are back before you again and again with updated studies so we can make decisions based on data. We're required to do these studies. We should also be allowed to rely on them. If we don't rely on the data what is the point of doing the analysis? So all we are asking of this body is to rely on the data. Rely on the recommendations of your staff recommending approval of this project as presented and we absolutely are prepared to contribute when it is clear that cars that we are putting on the ground as part of a particular request are creating a problem. We're not there yet. We are not there yet.

COMMISSIONER GREENE: Okay, so as a follow up to that, as a sort of accepting that, accepting that and accepting us as the next you come back to us; what I would propose for us here would be that no further phases be approved before any -- before the Avenida del Sur is 100 percent complete and a traffic study is, you know, performed based on the completed road. I'd say you should have most of the houses built before you do that but I'm going to let you go with that. But I'd say you need/we need to let that road get finished so maybe Mr. Thompson's concerns can be allayed. You should buy these people some driver's licenses, but, you know, that would be -- I mean it's

probably an order of months really that might delay you in this. Your houses won't be built per se but maybe they are. And then we can see what we don't know.

MS. JENKINS: So I would ask to be indulged, if I could confer with my client –

COMMISSIONER GREENE: Of course.

MS. JENKINS: -- but we don't control the Avenida del Sur project as a developer it is a Santa Fe County project. So we have no control over the schedule. I just wanted to make sure that we're all clear. We are contributing significantly to the effort in any way we can. It's been actually a very productive partnership with Santa Fe County and the Public Works Department on this project but I would like to just pause and confer with my client if I could.

CHAIR BUSTAMANTE: Manager Shaffer, while we're waiting, I would like to request that Public Works, probably Ryan, meet with the neighbors in the area and evaluate the impacts of the project to the those in the surrounding area other than what just to get an understanding of what the County's role may be in addressing these issues.

MANAGER SHAFFER: Chair Bustamante, we will we will do so. Thank you.

COMMISSIONER CACARI STONE: I just want to thank you, Chair Bustamante, because that was something I was going to recommend. You know, I heard tonight and thank you all of you for staying in this late hour and testifying. Again this is an important space for public testimony and I honor. That we honor that. You know, I heard safety was an issue. I heard some short-term solutions. I heard residents going way out of their way to try to fix it themselves and development shouldn't totally interrupt the quality of life of existing residents. It's about community and that's what I heard tonight. So I just want to say thank you. Traffic is a red hot mess. These TIA reports, traffic impact assessments, I have a lot of questions myself as an elected official: who does them? how much are they paid? who contracts out with them? And we keep coming back but we I want to say there's data and as a social scientists and scientist myself but there's community science and data. And so we have to also stop and pause and I'm glad you asked for that Chair Bustamante and County Manager Shaffer we do need to see and take a pause on this. I don't think -- tonight we heard about 1,400 new units coming forth. I have a lot of questions and this doesn't have to do with you Jennifer; so, overall as a County are we really thinking through water sustainability, the traffic, the human impact. We ask for economic impacts. We for environmental impacts, traffic impacts, engineering reports but we never ask about the human impact reports and this is all five districts. I hear a common theme sitting here just since January as a newbie and I think we need to really rethink all of this and put it all together in one big piece and puzzle and kind of assess and I support Commissioner Greene's questions because he's asking some hard questions. Again, it doesn't have to do with you particularly, Jennifer, but that's been my reaction tonight and mostly I'm very -- there's a lot of sensibilities to community testimony and I want to really reinforce and honor and support that community science is just as important as any other research reports even though we require those and we need to consider that thank you.

CHAIR BUSTAMANTE: Thank you, Commissioner. Do we have an answer before I give a big lecture on how relying solely on data may not be the best way

and I'm going to say this from a perspective as a as an epidemiologist in environmental health data goes so far. But there are other considerations but I respect what you're saying and now I don't have to say anything further. What is your answer?

MS. JENKINS: So Madame Chair, Commissioner Greene, so with respect to our next phase that may come before this body, what we would like to offer is that since getting a plat approval doesn't put cars on the road, creates no traffic impact, doing infrastructure extending a water line doesn't put cars on the road. What put cars on the road is houses so we would be amendable to a condition of approval that no building permits for homes can be issued in our next phase until our next subdivision until Avenida del Sur is open, operational and has been studied.

COMMISSIONER GREENE: Thank you. You know, I actually think the houses are the right answer to this. So I think that that's fair enough if you do come forward with a future phase of this to get it approved that no building permits would be allowed until –

MS. JENKINS: I think that is acceptable, Commissioner. Thank you.

COMMISSIONER GREENE: -- until all of that future stuff is -- that's a meet me halfway. Thank you very much.

MS. JENKINS: Yes, you're welcome. Great.

CHAIR BUSTAMANTE: Do we have a – yes, Commissioner Hughes.

COMMISSIONER HUGHES: Well, also at the same time in the future would you, given if your study shows an impairment at one of the intersections, would you then contribute money toward improving it?

MS. JENKINS: Sure, I mean, again, that is the protocol is when we when we realize that the cars being generated by our community are creating an impact then we assess and quantify that impact. And then we work with whether it's the DOT or Santa County Public Works to do and to contribute to that effort, absolutely.

COMMISSIONER HUGHES: Okay.

CHAIR BUSTAMANTE: Further discussion, questions?

COMMISSIONER GREENE: So just to, if I may, one little thing. So based on houses and the traffic study based on future houses not necessarily cars that don't exist yet, right. So if you only have 50 houses built and the traffic study says things are fine –

MS. JENKINS: No, no, we assess –

COMMISSIONER GREENE: but it's like we've got 700 houses –

MS. JENKINS: -- the proposed houses, yes.

COMMISSIONER GREENE: -- right, you know that there's, you know, 14 times more homes.

MS. JENKINS: And we look at that within our own community and in the surrounding community in terms of like our current traffic study update assumes La Entrada is built out.

COMMISSIONER GREENE: Okay, better than nothing.

MS. JENKINS: Great, thank you.

CHAIR BUSTAMANTE: Am I hearing that you're prepared to make a motion?

COMMISSIONER HUGHES: Well, it's in my district I'll go ahead.

CHAIR BUSTAMANTE: Thank you, Commissioner Hughes.

COMMISSIONER HUGHES: I make a motion to approve the preliminary and final subdivision plat for proposed Esencia Subdivision phase 3, subphases 3A and 3B of the four-phase Development . And approval of the affordable housing agreement.

COMMISSIONER GREENE: And I will second with the subject.

CHAIR BUSTAMANTE: Yes, we just had a conversation about their amenability to doing further studies upon the building permits -- did you want to add that to your motion?

COMMISSIONER HUGHES: I thought that was just going to be part of the next phase.

COMMISSIONER GREENE: No, this would be a condition for the next phase.

COMMISSIONER HUGHES: Oh right, I'll make it part of my motion.

MANAGER SHAFFER: Chair Bustamante and Commissioners, just a point of clarification, the affordable housing agreement will come forward at the next BCC meeting so it's not currently available for approval. You are right it is in the caption and staff mentioned that in the staff report it was additional condition that was added.

COMMISSIONER HUGHES: Okay, so don't include affordable housing improvement.

CHAIR BUSTAMANTE: Okay. And do you want to state the --

COMMISSIONER GREENE: Yes, and with the further -- and we'll work on this together --

MS. JENKINS: Yes.

COMMISSIONER GREENE: -- with the further condition that all future phases will for infrastructure will be and for platting will be approved approvable but no building permits will be --

MS. JENKINS: Issued.

COMMISSIONER GREENE: -- issued without a full traffic study assessing the full 1) --

MS. JENKINS: Avenida del Sur.

COMMISSIONER GREENE: -- Avenida del Sur being one 100 percent complete --

MS. JENKINS: Operational and it is analyzed.

COMMISSIONER GREENE: -- operational and it is analyzed, the traffic study reanalyzed based on the complete build-out of the development.

MS. JENKINS: Correct, what he said. That's it.

COMMISSIONER GREENE: Yes, you understood that? Okay, thank you. And that's my second.

CHAIR BUSTAMANTE: And that is your second. To be clear because we do have the requirement to state this so that everyone understands the conditions is that we are going with the staff recommendation to approve the application for preliminary and final subdivision plat for the proposed Esencia development phase three subphases 3A and 3B of the four phase Esencia developing totaling 118 lots as stated in

the recommendations provided in our packet with the with the added condition that all future phases will be reviewed but that no building -- that upon the request of building permits no building permits will be authorized unless a full traffic study has been completed.

COMMISSIONER GREENE: And that Avenida del Sur is 100 percent completed.

CHAIR BUSTAMANTE: And that Avenida del Sur is 100 percent completed.

COMMISSIONER HUGHES: And of course all of the staff recommendations.

CHAIR BUSTAMANTE: Right, I stated that with all of the recommendations provided in the packet. That motion was made by Commissioner Hughes and a second by Commissioner Greene.

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

15. Concluding Business

A. Announcements

CHAIR BUSTAMANTE: Okay, any concluding business?
Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Yeah, thank you, Chair Bustamante. And I know we're all at the final hour here but for the record since we never get to meet as a Commission until we're here in public and for the public record I want to ask Chair Bustamante, the County Manager and us as a Commission to consider revisiting what the traffic impact assessments are. Who does them? Is it typical contractors? These are questions the community has and I think it's good for transparency. We saw the table tonight from Jennifer but I have questions on, are we meeting standards nationally, are we consider forecasting of additional units or is it in the present moment at different times of the day. I think these are important things on what's involved in a TIA and I think we need to bring that to the public.

The other thing is as a elected official, people are asking where's the water coming from, right? Where's the water coming from? I've seen a lot of analysis and reports and yeah the data looks great but we have to be able to answer that question to our communities and we could do it all at once. We can balance housing development with sustainability of water that's the job we have is to figure it out. And so I have questions around ensuring long-term water supply security. How do we do that and to map out not just the County new developments happening not piecemeal, one vote as a time, one resolution at a time but if we could look at a map of everything happening what's happening in different phases and answer the question for the public. As for me I want to be an accountable elected official of where is the water coming from? I think that's an important question. I ran on that. People have those questions they still do. Thank you very much.

CHAIR BUSTAMANTE: Thank you, Commissioner Cacari Stone. Just for the opportunity to discuss this that information is readily available to you and anyone else who wants to see what we have as far as surface water and groundwater and where our water comes from. It is in the reports that are provided and I ask that we all familiarize ourselves and as projects come we know what that source is as it is as well as inviting you to attend, and I'm just doing this in general, to the WPAC as these questions this is a conversation that we have regularly with the Water Policy Advisory Committee. So it's not to bring it down because the question comes up every time we pass something. So it's important that it becomes palatable and available to our public.

COMMISSIONER CACARI STONE: Chair Bustamante, I read a lot and I've gone through all the reports and I understand that. I've gone and talked to experts. I listen to the County. I meet with the County Manager and I've looked at all of these reports but what I'm saying is we need to answer that for the public.

COMMISSIONER GREENE: So, if I may?

COMMISSIONER CACARI STONE: And I think that's important every time we consider a development. So it's more transparent and more explicit.

CHAIR BUSTAMANTE: So I appreciate the idea of going and reading the reports from the WPAC. I also have heard presentations from Travis and our water team and there were a lot of loose ends in the data and as we've seen with the affordable housing numbers that data was wrong. We needed 5,000 homes and now it's 900 or 400. And it was one of those issues that I think to Commissioner Cacari Stone's point is that we have commitments way beyond our resources and that is a concern. And so if everybody takes up on those commitments, we may be short so –

CHAIR BUSTAMANTE: Commissioner Greene, I couldn't agree with you more and I'm not saying that all the reports from the WPAC give everybody all the information. Literally the last part of the conversation that we had on Thursday was exactly to the fact that we don't have anyone who has a crystal ball by way of what climate change is doing to the fact that we don't have snowpack this year. And you know my close relatives are hydrologists, my sister and her husband, the reality of the day is there are people say and we have water and the reality is we don't have the snow pack we had last year and every time that varies there is nobody who tells me that they have the science behind them to assure that two generations – no, maybe let's go with how many 10 generations ahead we'll have the water that we need. And when people say it's not going to drop the water table, I ran too on the, I'm sorry, in La Cienega we've watched the water table drop. I'm not shutting it down. I'm saying, first let's get to know what exactly what we have, where we have it because we do know that. But what are the overall impacts on an uncertain climatic environment that none of us have lived in before and what it really means to approve something to say yes so that people can live here in the future if we don't know that that water's going to be here in the future. What does it really mean to our community? Commissioner Hughes.

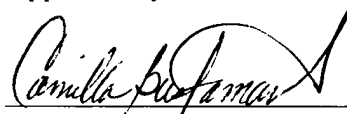
COMMISSIONER HUGHES: Yeah, I think we're having a presentation on water next meeting and it's a good time to continue that discussion and before 9 o'clock.

CHAIR BUSTAMANTE: Absolutely. I'm sorry and this is this is important enough and I do appreciate bringing it up and I don't want to push it aside given the hour. In fact, if it were 10:30 we would continue – I'm kidding, I'm kidding.

B. Adjournment

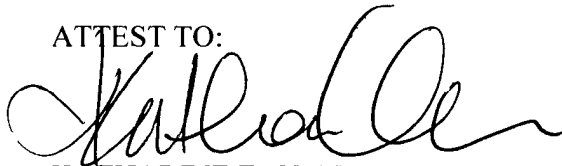
Commissioner Greene moved to adjourn and Chair Bustamante declared this meeting adjourned at 9:30 p.m.

Approved by:



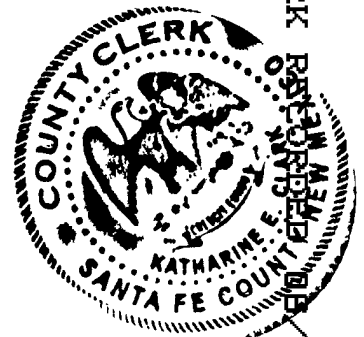
Camilla Bustamante, Chair
Board of County Commissioners

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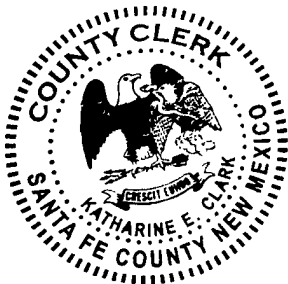


KATHARINE E. CLARK
SANTA FE COUNTY CLERK

Respectfully submitted by:
Karen Farrell, Wordswork
453 Cerrillos Road
Santa Fe, NM 87501



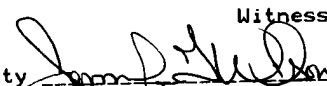
SEC CLERK REC'D MAY 13/25 09:26/05/25/2025



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

BCC MINUTES
PAGES: 107

I Hereby Certify That This Instrument Was Filed for
Record On The 25TH Day Of June, 2025 at 09:26:40 AM
And Was Duly Recorded as Instrument # 2061444
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark
Deputy  County Clerk, Santa Fe, NM