

SANTA FE COUNTY
BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
July 13, 2026

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

SFC CLERK RECORDED 08/13/2026



Monday, July 13, 2026
Regular Board of County Commissioners Meeting
Hybrid In-Person and Virtual Meeting
Santa Fe County John Gaw Meem Historic Building
Commission Chambers, 2nd Floor
102 Grant Avenue, Santa Fe NM 87501

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1. Opening Business

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

B. Roll Call

Roll was called by Jennifer Wilson, Chief Deputy Clerk of the County Clerk's Office and indicated the presence of a quorum as follows:

Members Present:

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

Members Excused:

None

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C. Pledge of Allegiance

D. State Pledge

E. O'ga P'ogeh Owingeh Land Acknowledgement

F. Moment of Reflection

The Pledge of Allegiance and the State Pledge were led by Chair Greene. He also provided the land acknowledgement, stated that this place now known as Santa Fe is also known as O'ga P'ogeh Owingeh, "White Shell Watering Place" and that we recognize that it is the ancestral land of the Tewa people and part of the larger sovereign landscape of the Jicarilla Apache, Navajo and surrounding pueblos who have cared for this land for thousands of years and continue to do so today. We are guests in this land. The Moment of Reflection was led by Sara Smith of the County's Manager Office.

G. Approval of Agenda

CHAIR JUSTIN GREENE: We have an agenda before us. Any changes from staff?

GREG SHAFFER (County Manager): Chair Greene, Commissioners, there are no recommended changes to the agenda as presented from staff. I would just note for purposes of our meeting minutes that the initial agenda for today's meeting was posted last Tuesday and the amended agenda in front of you now was posted on Thursday July 9, 2026 at approximately 2:45 p.m., which is greater than 72 hours in advance of today's meeting as required by the Open Meetings Act. Thank you.

Commissioner Cacari Stone moved to approve the agenda. Commissioner Johnson seconded. The motion passed by unanimous [5-0] voice vote.

CHAIR GREENE: We have an agenda. We're going to move on to matters of public concern. We have some folks here in person and some people who have signed up online. Let's go to the room first. Mr. Armijo, please do the honors.

2. Matters of Public Concern

Subject to Three (3) Minutes or Other Time Limit Imposed by the Chair; Pre-Register at Santa Fe

<https://santafecountynm.community.diligentoneplatform.com/Portal/CitizenEngagement.aspx>

County - Citizen Engagement.

MR. ARMIJO: Chair Greene, Commissioners, I'm here to speak on behalf of some of our residents out in La Cienega, as far as our power outages. I think you have it on your agenda Commissioner Bustamante to forward a letter to the PRC. I lived in Santa Fe for 57 years. I've lived in La Cienega 13 years and there's been more outages this year than the entire 57 years I spent in Santa Fe. It's a joke. They have to do something about it. There's a lot of elderly people that live in La Cienega, and when the power goes out, they're going to have a major-, you know, people could die. It's that serious. There's a lot of elder folks. They can't use their handicap beds, things like that. PNM never gives any credit for anything. We've had outages up to three days at a time. During the Fourth of July week, I think we had three outages in a week. So, it's pretty severe and nothings being done of it. I think if we lived in Las Campanas or Sierra del Norte area or things like that, we would never have this, but because we're La Cienega residents, I think we're being disrespected. I don't think, I know we're being disrespected and I think we need a harsh letter to the PRC and to PNM to start recognizing to take care of this situation. As I said, I've lived there for 13 years and nothing's ever been done about it, nothing. It's time that we put some pressure on some of these people and recognize that it has to be resolved. The community is only going to get larger. Hopefully not much larger than La Cienega, but it is growing. So, it's only going to get worse and like I said, this year has been the worst ever. I appreciate whatever you guys can do and apply as much pressure to them as possible. Thank you for your time.

CHAIR GREENE: Thank you very much. Stick around for the letter in a little while if you'd like. Thank you. Moving on to folks. Anybody else in the chambers that wishes to speak? Please come forward.

DENISE CARRO: Good afternoon, Commissioners. I'm here on behalf of the community of La Cienega while I'm a small business owner there, and my parents have lived there probably 35 years. In previous years past, they've maybe had a couple outages a year, but it's been extreme lately with the extreme heat. A lot of my customers have called PNM and given different excuses of why they are out of electricity, including myself who talked to Wendy a supervisor there last Tuesday when I got back in town. My customer was out of electricity from 8:30 to 7:00 and that was on the Fourth of July. Prior to that, from June 20 to the June 27, there was three more outages. There is cause for concern. My mom is 93 years old. We survive on the electricity because our well also is run on electricity. So, we have no water, no power. Residents have been telling me their upset about the food loss. Some people have gone 15 hours without electricity. So, I'd like to ask Mrs. Camilla Bustamante, she had a meeting last Monday with them, could you shed some light on what they told you?

COMMISSIONER CAMILLA BUSTAMANTE: It is at my webpage.

DENISE CARRO: Oh, I didn't know.

COMMISSIONER BUSTAMANTE: Yeah.

DENISE CARRO: I thought I could ask because I didn't see anything on there any reason [inaudible].

COMMISSIONER BUSTAMANTE: Yeah, if you go to mine, but you can see the whole meeting.

DENISE CARRO: So, there is something there?

COMMISSIONER BUSTAMANTE: Yes, absolutely, and a very nice map, but today we will be hearing the letter.

DENISE CARRO: Okay.

COMMISSIONER BUSTAMANTE: Yeah.

CHAIR GREENE: If you stick around for a little while, and we can hear the letter sooner if you'd like Commissioner Bustamante so the folks in attendance can be here for that because we can debate it and discuss it and you might be able to hear results of the meeting in person.

DENISE CARRO: Okay. That's what I want to know. I just want to know what the results of the meeting are. I didn't see them, I haven't have a chance, but I thought that was something we could speak about today. However, I just want to reach out to all of you and say could you please help us out there and get us some answers because we really need them. Thank you.

CHAIR GREENE: Thank you very much. Fabulous. Is there anybody else in the chambers that wishes to speak in person here? Seeing none, we'll go to online. We have a few people online.

DANIEL E. FRESQUEZ, MEDIA COORDINATOR: Mr. Chair, we have Chris Mechels raising his hand.

CHAIR GREENE: Excellent. Mr. Mechels, take it away please.

CHRIS MECHELS: Yes, hello Commissioners and members. I've got a very important issue her today, so please pay attention. Your meeting today to this point is in violation of your own resolution 2013-120. I repeat, you're currently in violation of your own resolution, 2013-120. The two speakers that you just allowed to speak should not have been allowed to speak at this point on your agenda if you've complied with 2013-120, which you did not. The other thing that you're not complying with, and it's been an ongoing issue, is you don't allow public comment during action items. That directly, 2013-120 specifically says that, "Public comment shall be invited during these action items." So, again, you're just in clear violation of 2013-120 and perhaps that goes back to the fact that your current county manager, who was at the time the county attorney totally misinformed or uninformed the Commission back in a meeting in 2015 when they held a study session, which informed the Commission at the time of their obligations and the rules that govern their actions. The county attorney at

the time, Mr. Schaffer, neatly forgot to mention the existence of 2013-120, which meant that as you're probably unaware of it and you remain unaware of it apparently because you just violated it right now, today. You might check with the county manager as to why he did not see fit and does not see fit to inform you about the provisions of 2013-120, because it was discussed at length before it was passed in 2013. It looks like it's still on the books and by not following it, you have ongoing confusion with your agenda. The whole purpose of this is to have public concerns, which are not involved with agenda items that address separately from letting the public comment on concerns that are a part of the agenda. Which in the case of La Cienega, you should've waited and taken their comments during the agenda item under which they're discussed. By not doing that, you've allowed them to speak twice on the same subject. This is exactly what 2013-120 was designed to avoid. You might consider reading it because it appears your county manager and your county attorney may not even be aware of it because they seem to have other things to do. Anyway, thank you for this and please, follow the resolutions. It'll work better. Thanks. Bye.

CHAIR GREENE: Thank you, Mr. Mechels. Is anybody else online?

DANIEL E. FRESQUEZ, MEDIA COORDINATOR: Mr. Chair, no other users online are wishing to speak.

CHAIR GREENE: Okay, Denise did you sign up, and Sue? If you'd like to come forward and do this. Please.

SUE BAUM: Thank you, Council members and staff. My name is Sue Baum, B-A-U-M, and I, like you, have formerly been a Council member in my hometown. Before that, I was a zoning official. So, I've got similar experience to what you're facing now with the, I think it's called Casa Verde Development. Is that correct? Okay. Anyway. So, I wanted to thank the Council for their decision on this and for being really fastidious in your work. I did listen to the Zoom meeting, all of it. I listened to the staff presentation. I was really impressed. I thought it was accurate and clear cut. I understand that they're working off sets of guidelines and ordinances that you and previous Boards have prepared and written. Nonetheless, some exceptions on this proposal were brought forward that I didn't think made very good sense. For example, there was something about a 50 percent greenspace coverage where extra density was granted. When you look at the property, there's natural arroyos, natural drop offs, cliffs. When I make that turn onto 70 every day, I really worry about that space, and of course that area is not going to be developed because it can't be developed. So, why should a bonus be given for that? Anyway, I do believe that in the support of the neighborhood, I am never in agreement with NIMBY just because someone wants to build where I already built. If someone owns private property, go ahead and build it, but build it to its best advantage for the best use of that neighborhood, so that everybody can be served, so that all of the utilities, the

roads, stormwater and so forth is functional to the maximum that it can be. One thing that was said in that last meeting, oh my, in order to get a pipeline for the sewage to go to the City of Santa Fe, it would have to go two miles. Well in Tessera when it was developed, they built a two-mile pipeline that goes to the City. So, it's certainly not impossible and building a brand-new subdivision with many or gigantic waste fields probably is not in the best interest of the future of Santa Fe County. So, again, I'd like to with my own experience in similar matters, express my gratitude to the Council for using your best judgment to make sure that the future of Santa Fe County at 7599 in La Tierra is preserved. If somebody comes up with a better solution, more power to them, but for now, you've made a good decision and I thank you.

CHAIR GREENE: Thank you so much. Before we close public comment, I see two more people that have walked in. Did you want to address us for public comment? Please approach. Sir, were you here for public comment?

JULIAN GONZALEZ: [inaudible].

CHAIR GREENE: Yes, come forward.

MR. GONZALEZ: Hi. I apologize. Julian Gonzalez, La Cienega Association. Parking in this place is rough. I'm going to tell you right now if we can figure this out, we're doing good. I just wanted to say real quick. I just had a meeting on Saturday and the community that showed up was definitely pretty pissed off, excuse my French Commissioners, I apologize. They want to see accountability. No more good reasons why we have power outages in the valley. I don't know what has been said and what has been covered, but as I get here today, I know I'm tow minutes and 24, I probably had a whole lot to say. I did make a couple of notes. Despite paying the same rates, this is what was coming from the people of the valley, of La Cienega, as other customers in the City and throughout the La Cienega County, this continues. These experiences that we're having service interruptions is raising serious questions among the people of the valley, health related individuals are really affected during this time. We want to know what type of infrastructure investment is going to go forward from PNM, and the maintenance and system reliability that we deserve as paying customers. That's what was coming from the people, and that's me. I'll bring you exactly what they tell me. This isn't come from Julian Gonzalez, I'm just relaying the message. They don't want to be provided a written explanation of what's a good cause why the power was out anymore. They want to see action. That was one of the notes. They want PNM to disclose to the Board of County Commissioners and PRC why our community during the past five years has experienced extreme outages during Father's Day, Fourth of July, 16 hours and times like that, and now, emergency management personnel are starting to come to our meetings and tell us that, you know, "Your food went bad. Don't eat it," but these people don't have the money. If you were to see, that showed up in these meetings, they

don't have the money to replace \$400 worth of food that they had in the refrigerator. So, that was another concern. They want to see commitment to continue to improve our one-line grid that goes into the valley. I apologize for my tardiness. Thank you for hearing me.

CHAIR GREENE: Thank you very much and you made it just in time. Thank you so much. There was a gentleman that came in. You're a staff member. Oh, I'm sorry. I haven't met you yet. Nice to meet you. Thank you so much. Is there anybody else online at this point?

DANIEL E. FRESQUEZ, MEDIA COORDINATOR: Mr. Chair, there are no other users wishing to speak online.

CHAIR GREENE: There's nobody in the chambers? Okay, we will close public comment. Thank you so much everybody. I'm going to just get through what we have and we'll get to your letter very quickly, I promise. Okay, thank you.

3. Approval of Meeting Minutes (Action Item)

A. Request Approval of the June 26, 2026 Board of County Commissioners Special Meeting Minutes.

CHAIR GREENE: We have next on the meeting agenda approval of meeting minutes from the Board of County Commissioners Special Meeting on June 26, 2026. Were there any changes? Yes?

COMMISSIONER ADAM JOHNSON: A very small change. Page two lists the date as January 26, 2026 which confused me at first and then I realized, it meant June 26, 2026. So, page two, it says January. Very small. Thank you.

CHAIR GREENE: Fabulous. Any other changes?

Commissioner Cacari Stone moved to approve the June 26, 2026 agenda minutes with the slight edit suggested. Commissioner Johnson seconded.

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

4. Consent Agenda (Action Items)

Commissioner Johnson moved to approve the consent agenda items A-K as presented. Commissioner Hughes seconded.

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

- A. Resolution Number 2026-088. A Resolution Authorizing Grant Agreement SAP 25-J2455-GF for the Pojoaque Basin Regional Water System and the Assignment of Grant Roles to Authorized County Personnel. (Finance Division/Yvonne Herrera and Public Works Department/Scott Kaseman)
 - B. Resolution Number 2026-089. A Resolution Authorizing Grant Agreement SAP 25-J2456-GF for the Agua Fria Village Utility Sewer System and the Assignment of Grant Roles to Authorized County Personnel. (Finance Division/Yvonne Herrera and Public Works Department /Mike Hart).
 - C. Resolution Number 2026-090. A Resolution Authorizing Grant Agreement SAP 25-J2458-GF for the Glorieta Sewer System and the Assignment of Grant Roles to Authorized County Personnel. (Finance Division/Yvonne Herrera and Public Works Department/Mike Hart).
 - D. Resolution Number 2026-091. A Resolution Confirming and Ratifying the County Manager's Signature Authorizing Grant Agreement SAP 25-J4344-STBR, Amendment No. 2 to Santa Fe County Agreement No. 2022-0080-FIN, on Behalf of Santa Fe County for the Master Plan and Preliminary Engineering Report in La Cienega Springs and the Assignment of Grant Roles to Authorized County Personnel. (Finance Division/Yvonne Herrera and Growth Management Department/Andrew Harnden).
 - E. Resolution Number 2026-092. A Resolution Confirming and Ratifying the County Manager's Signature Authorizing Grant Agreement SAP 25-J4352-GFR on Behalf of Santa Fe County for Test Water Wells for the Community Water System in Madrid and the Assignment of Grant Roles to Authorized County Personnel. (Finance Division/Yvonne Herrera and Public Works Department /Scott Kaseman).
 - J. Resolution Number 2026-093. A Resolution Granting the County Manager Authority to Negotiate, Finalize, and Execute Amendment No. 5 and All Future Amendments to Lease Agreement No. 2010-0175-CSD/MS Between Santa Fe County and Life Link for the Lease of Property Located at 1318 Luana Street in Santa Fe, NM, and Authorizing Submittal of Amendment No. 5 and Future Amendments to the State Board of Finance for Approval. (Community Services Department /Jennifer N. Romero and Public Works Department/Ashley Sisneros).
5. Consideration of Commissioner Proclamations, Resolutions, Recognitions, and/or Other Items (Action Items)
- A. Request Approval of a Letter to the New Mexico Public Regulation Commission Expressing Concern Regarding Power Outages in the La Cienega/La Cieneguilla Area and Requesting Action.

CHAIR GREENE: Thank you. We are now on to Commissioner Bustamante's consideration of a letter to the PRC regarding power outages in the La Cienega La Cieneguilla area and requesting action. Commissioner Bustamante, take it away.

COMMISSIONER BUSTAMANTE: Thank you, Chair Greene, and fellow Commissioners. Thank you for the community members who spoke to this issue. I do want to point out that the last speaker, Julian was the new president of the La Cienega Valley Association and that was the meeting that he was referring to. There were quite a few people who were very concerned. I will start by saying I have been talking with PNM since my first year here, as we had outages that were intermittent, but you can't have anymore solar. There is no more solar in that particular area. We were told that we have older infrastructure. This was 2023. In 2024, we stayed in touch on various issues understanding that improvements were coming. This past year, as stated, the outages have been longer, more problematic and some very heartbreaking statements of families who have been through a lot. Imagine having a family member who needs an electric lift to get an adult disabled daughter out of bed and cannot get her out the whole day of Fourth of July. A cancer patient who contacted me because she's in her late 70s and does not have water for that 13-hour period. It's extreme.

I did meet with PNM and we spoke. I had requested two, I could actually pull up the exact day, but I'm going to tell you it was better than three weeks ago, that I requested from PNM just the schedule of the outages that we have had, and instead I was asked to have a meeting with them, which I did. At that time, was already preparing that if we were just going to have a meeting and hear basically what I've heard now for several years, that we would put a letter forward. I want to thank Manager Schaffer and Attorney Boyd. Manager Schaffer said, "This is going to be stronger coming from the Commission." Attorney Boyd assisted in attending a follow up meeting with PNM because in the meeting I said, "I've asked for the reports of the dates of the outages," which are available to any other neighbor, but they wouldn't give the to me. The answer during the meeting, which Brittany attended, was, "We don't know what you're going to do with them." I'm like, "What I'm going to do with them is just wait for PRC to tell us what you're going to do to pull it together." This is pretty much over. We don't really have to haggle and we're not going to try to squeeze information out of them. It needs to go to their regulator. That being said, again, I'm grateful for those who showed up in support of the letter. They did ask for a follow up and requested that we had two community meetings rather than bringing this to the PRC. As was stated by Mr. Armijo, the community's pretty tired of getting the reasons. It's, at this point, we've received a lot of reasons. We've had meetings in the last two years where most people know the public outreach individual by name and he's come and told us, you know, "This is where the line comes in and this is what happened during that time." There is no redundancy for La Cienega/La Cieneguilla. There's one line. Yes, outages happen in other parts of Santa Fe, but I have to agree with Mr. Armijo. They're not going to happen in those

other areas because they don't happen to the people that PNM has more respect for. At this point, it is a huge vote of disrespect for the community. So, I actually even made a personal visit and reported it to the PRC two years ago. So, I've actually visited the PRC meeting and I think I reported that here maybe in 2024. So, I've talked to the PRC, went to a meeting to tell them what was happening in this area, had some nice conversation. Asked for consideration of creating a parallel utility, a microgrid type of project proximate to La Cienega that would give the community a redundancy, looking at ways to just ensure that people aren't without their utility.

So, that being said, and with the input of both our manager and our attorney asking for not just, "What are you going to do to help?", but prove that you're in the best position to manage this utility for where we are. You've read the letter and it speaks for itself. So, at this time, I really ask for your support in helping the people of the La Cienega/La Cieneguilla area get the attention that they need, to whatever end, there would be a plan to assist in mitigating. In other words, how do we keep this from happening again and if it does happen again, it gets put onto to a parallel utility that keeps the people from experiencing anything longer than 15 minutes to an hour. So, we had some asks. We've only had a lot of excuses and now I'm asking you to help us have PRC identify a solution for the people of our community. Thank you.

CHAIR GREENE: Thank you, Commissioner. Other Commissioners?
Commissioner Johnson?

COMMISSIONER JOHNSON: Thank you, Commissioner Bustamante. I am thankful for those in the audience that came to speak. I'm sorry for your situation in La Cienega. You know, I think the letter is a very good idea and I obviously support it. We often burden communities with a meeting after a meeting after a meeting. I would propose both and. PNM should explain their reason to the community and they can show up if you have the time and the need and the want, but we should also do this from our place. The PRC needs to know that they are delinquent in this case and that we as a Commission are exploring other options. Commissioner Bustamante mentioned microgrid. You know, I think we just need to hold them accountable and go through the proper channels, and that's the PRC. So, we should send this letter, and thank you for writing it.

COMMISSIONER BUSTAMANTE: Thank you, Commissioner Johnson. You reminded me of something. When things like this happen, there is a lot of murmur. "Why is it happening? What are they trying to say to us?" The two things going around are it's the approval of the new apartments up north that is tapping into our utility and that's causing the outages. The line does not go through there. So, I want to make that clear and Daniel's going to pull up the map of the line. It goes straight down Highway 14, out of a substation that they call the Penn Substation, it's Substation 12, and it goes straight across over to La Cienega. It's not coming up right now, but you'll be able to see where that line is. Then the other one was, "Well, we're going to be told that they're not going to be able to do any repairs until we commit to having something like

Blackstone come in and give us the injection of money that PNM would need to actually address these issues.” So, I want to let you know that we’ve already put a letter that says we don’t support Blackstone, but thank you.

CHAIR GREENE: Thank you. Commissioner Cacari Stone?

COMMISSIONER CACARI STONE: Thank you Chair Greene. First, thank you members of La Cienega Community for coming forward. I just have to say it’s totally unacceptable, I agree with you. I want to thank your leadership Commissioner Bustamante and I think your letter’s really strong. I wanted to know if it’s possible, and maybe it’s the next step, asking for reparations for the community. Spoiled medications, food is very expensive. When it goes down, you have to throw everything away, right? That’s a lot of meat. People might have their meat from hunting. It could be the family legacy meat for the year. There’s machines and other things that happen and maybe some even health burdens to people. So, I think, oxygen, yeah. So, I would go as far as even ask for reparations and that they get a discount on their utilities going back to all the times. I mean, if the duration is beyond the normal curve, and if the frequency is beyond the normal curve of the rest of Santa Fe County, and they’re paying their fair share as everyone else, why not get a discount on future electric as well. Then negotiation, not just stakeholder engagement, but I’d go as far as asking for community benefits plan. What’s the benefit back to the community, but maybe that’s the next steps. I fully support this letter, but I also support putting some teeth to it because people don’t move unless you bite them in the nalgas.

COMMISSIONER BUSTAMANTE: Thank you Chair and Commissioner Cacari Stone. I do want to point out that at my page, we actually have the link to the claims. So, I’m glad you brought that up. There is a claims form at my page. You can go through the PNM page as well, but the resources at my personal page allow people to go, file and they should be reimbursed. I have heard stories that they were told, “Well, this was an act of nature and we don’t compensate,” and people pushed harder and got compensated. For these most recent, I’m really hoping that people, just as much as we can to get the word out, that PNM has committed to honoring the claims that are filed. So, thank you for that, and thank you Chair.

CHAIR GREENE: That’s excellent. Mr. Hughes?

COMMISSIONER HANK HUGHES: Yes, I have a little bit different perspective, although I appreciate the letter very much. About five years ago, El Dorado was experiencing a bunch of blackouts, not nearly as bad as it sounds in La Cienega, but they determined that our system was too old and they replaced it with a system that provides duplicate service. I haven’t had a single shut down of electricity since they got that installed. Now they made a mess of my front yard putting it in, because that’s one of the connection points, but other than that, they did a good job. So, they should not have any excuse for doing the same thing for La Cienega.

COMMISSIONER BUSTAMANTE: Thank you.

CHAIR GREENE: Excellent. I think the letter is firm. I think there could be

a place to discuss reparations in there if that was appropriate that you wanted to include. I also like the idea, as you've gotten to know me over these years, about solutions to show that we're not just abstractly saying please solve this, but saying, everything from could you put a microgrid. Be specific.

COMMISSIONER BUSTAMANTE: We did.

CHAIR GREENE: So, and to put in virtual power plants specifically to say how can we make the La Cienega community self-sufficient.

COMMISSIONER HUGHES: Mr. Chair?

CHAIR GREENE: Yes?

COMMISSIONER HUGHES: I apologize. We can't hear you.

CHAIR GREENE: You can't hear me because I'm speaking that way and not into the thing. So, I will [inaudible]. Whatever quick edits, if there was something that you wanted or you just wanted to go where it's good to go?

COMMISSIONER BUSTAMANTE: I think it's good to go where it is and I will say because we did ask for that, I do believe that with the work that Commissioner Johnson and I are doing, we could get there from here. Three years ago, when I was first elected, I took a representative from Pojoaque Pueblo to one of the PNM soirees with, at the time, Avangrid and working and trying to see if Pojoaque had an interest in an independent microgrid. So, this has been a long conversation, and we did make those requests, even at the meeting on Monday. So, we were very specific about that. It was something else that you said that I wanted to make sure that you addressed and that you knew it was on the agenda.

CHAIR GREENE: [inaudible] virtual power plants?

COMMISSIONER BUSTAMANTE: The virtual power plants. Thank you very much. The issue with the virtual power plants, and I learned at our meeting last week was that you'll recall the state had \$100 and some million to do alternative energy infrastructure throughout the state and PNM had reported on Monday that they were going to use approximately \$32 million or \$33 million of it to do virtual power plants and that La Cienega could've been a pilot area for that. They no longer have the money because that money was pulled by the Trump Administration. So, I don't know how you put this in the minutes, but it goes whomp whomp.

CHAIR GREENE: Very sad.

COMMISSIONER BUSTAMANTE: Very sad, but it's appropriate for this venue. Maybe not. So, that's where we are. In other words, there's been that discussion as well. So, thank you.

CHAIR GREENE: Yeah, okay, wonderful. Well, folks Commissioner Bustamante, if there are no edits and we all seem supportive of this.

COMMISSIONER BUSTAMANTE: I would like to make the motion that we pass the letter the PRC regarding the electrical problems that have been experienced with the La Cienega and La Cieneguilla communities.

COMMISSIONER CACARI STONE: I second it.

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

Commissioner Bustamante motioned and Commissioner Cacari Stone seconded.

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

CHAIR GREENE: Thank you so much, and thanks for everybody for coming here for this.

COMMISSIONER BUSTAMANTE: Thank you.

6. Legacy Recognitions (Action Items)

A. None.

7. Appointments and Reappointments (Action Items)

A. None.

8. Miscellaneous Action Items

A. Resolution Number 2026-094. A Resolution Delegating Authority to the County Manager to Negotiate the Purchase and Acquisition of Real Property Located at 2025 Galisteo Road, Santa Fe, New Mexico, For Expansion of Services Provided Through the County's Crisis Triage and Detox Center, "La Sala", Re-Entry and Related Services. (Community Services Department/Anne Ryan and Public Works Department/Ashley Sisneros)

ANNE RYAN: To Commissioners, thank you so much. Anne Ryan on behalf of the Community Services Department. Present with me is our colleague from the Public Works Department, Ashley Sisneros. We are here before you requesting a motion to pass a resolution delegating authority to the County Manager to negotiate the purchase and acquisition of real property located at 2025 Galisteo Road in Santa Fe, New Mexico for expansion of services provided through the County's Crisis Triage and Detox Center, otherwise known as La Sala, in addition to reentry and related services. As the Commission is aware, the La Sala Crisis Triage Center has been operating since about 2021 and it provides to the County's most vulnerable residents as well as the region crisis services, triage services, mobile crisis along with manage withdrawal or detox. It

is County owned and privately operated by two local nonprofits. One is the Santa Fe Recovery Center and the other is New Mexico Solutions.

Recently, or within the last six months, we contracted with a private but independent subject matter expert to conduct an evaluation of La Sala. Among those items that the evaluation rendered was the clear need for expansion. At the same time, thanks in large part to members of the Commission and our County Manager's office, there was a \$1.5 million reauthorized reappropriation that was awarded to Santa Fe County for that purpose. However, regrettably, when we did the physical plant assessment of the existing site, there were certain challenges, in that you can't build up and if you were to build out to expand, it would take away the current precious real estate of the parking lot that right now services large vehicles, including fire trucks, ambulances and related. So, thanks as always to Real Property within the County. We reached out to our colleagues and by matter of coincidence there is an adjacent site from La Sala that's literally a stone's throw away that so far is looking potentially viable. Members of the Commission has toured and every single related department within the County, including the jail and including EMS has as well. What I'd love to do is allow for my colleague, Ms. Sisneros to talk more about the building and then I will come back up to the mic and talk about budget and making the numbers work. Thank you.

CHAIR GREENE: Thank you.

ASHELY SISNEROS: Good afternoon, Chair Greene, Commissioners. When Community Services learned that the current La Sala building could not be expanded, they reached out to Real Property in order to help identify alternatives. Real property maintains professional relationships with commercial brokers and this is how we found this building. We reached out to a few brokers that we knew and they did have one of these properties that wasn't listed yet, which gave us the chance to go in, take a look at it, evaluate it and realize that it's a great potential building for this project. The location of this building is idea. It is located in close proximity to the current La Sala Center, the Magistrate Court and CHRISTUS St. Vincent. Because this building only requires minimal remodeling, the critical services that are offered at the current La Sala Center can be moved over to this building while the current La Sala Center gets renovated. This will allow us to continue these services without stopping any. This also allows us to provide future growth for the programs that are offered at La Sala Center.

This current building is listed at \$1.75 million and is 9,444 square feet. The layout is well suited for the County's needs as it has multiple entrances, large meeting treatment rooms, open flexible spaces and it also has 48 on site parking spaces as well as a large parking lot that will accommodate emergency vehicles and plenty of space for parking for the visitors and the staff. The next

steps in purchasing this building would be to grant the County Manager authority to negotiate a purchase agreement so that we can move forward with our due diligence and we can order an appraisal and an inspection and then further negotiate after we receive those documents. Thank you.

MS. RYAN: Wonderful. Thank you. Just assurances in terms of how to make the numbers work, as shared, we have the \$1.5 million that expires June of 2028 and you're aware of the revised capital outlay rules that requires portions of that be encumbered at a certain point. So, if we were to apply that towards the purchase price, as you're also aware, the Behavioral Health Reform and Investment Act Plan that we submitted on behalf of region one, which happy to say, was approved last Thursday, formally includes in it \$1.9 million towards gap funding if needed on the purchase price. Then the balance towards any renovations and planning and design so that the existing physical plant would become 100 percent detox. So, doubling our capacity of detox beds at the existing site and then the new site would have the crisis services, mobile crisis. It's also where our second mobile integrated health unit under BHRIA would be based along with our DWI prevention programs because it makes sense. We are not going to miss any opportunities because of barriers. They would be right there on site along with reentries. So, assuming all things move in a positive direction in terms of feasibility, we do see this as a win-win for the region and we appreciate the consideration. Thank you.

CHAIR GREENE: Thank you, both of you. Commissioners?
Commissioner Bustamante?

COMMISSIONER BUSTAMANTE: I believe I saw his hand up first.

CHAIR GREENE: Commissioner Johnson?

COMMISSIONER JOHNSON: I was late, but I'll let her go first. Is that okay? Thank you, Ms. Sisneros, thank you Ms. Ryan. I think this project is kismet as they say because really, it's just right down the street. The sort of changes to action and activity at the current La Sala, just pivoting a block away, it's really great. We toured the site. I believe all of us went, at least I went with another Commissioner and yeah, I think it's well-suited for the needs. It's an obvious expansion of facility space. So, I'm in favor of this. It seems like the funding streams line up pretty well. I have one question about the property itself, and it's actually about future plans. I may be wrong on sort of thinking about this too. So, feel free to tell me that I'm wrong. I'm used to that. Do you imagine privacy screening? The orientation of the current La Sala is hidden I would say, and that orientation of this current site just faces outward to a busy office medical park. So, I just wonder if that's appropriate. It may not be. Maybe it's not, but that was one thing that came to mind in the presentation. Would it be possible? Is it desirable? So, thank you.

MS. RYAN: Commissioner Johnson, thank you so much for that

sensitive and well-made point. Once we get into planning and design and working with the community and partners, it's absolutely something we hope to consider and again, making the numbers work and we might have to phase it out, but thank you.

CHAIR GREENE: Fabulous, thank you. Commissioner Bustamante?

COMMISSIONER BUSTAMANTE: Thank you. I was impressed with the location. I really appreciate it because it had been a clinic before, that there were significant areas of privacy in the back and that there was access from the back for a different type of treatment. So, what I'm incredibly impressed with is now integrating other services and this place really starts to pull together as you said and with a DUI, it's really connecting a lot of our capabilities here in this one center. I'm going to actually say what a gentleman whose son ended up at La Sala and I've said it before in these chambers. He called me after his son was found and taken to La Sala, and he said you give La Sala anything they want. So, they really make a difference and I'm really super grateful that it's expanding and it's going to serve more people. So, thank you.

CHAIR GREENE: Thank you, Commissioner Bustamante.
Commissioner Cacari Stone?

COMMISSIONER CACARI STONE: Thank you, Chair Greene, thank you Ms. Ryan, Ms. Sisneros. I think even as we speak, we've already outgrown this expansion and when we see the opioid crisis and of course, I'm glad the press has been covering that. Commissioner Hughes and I, Chair Greene joined us later in the day, but we were at the City's Homeless Summit and we say homelessness is a housing crisis. I say the root cause is a behavioral health crisis. I think that we have it here, it's really needed. We can't open it soon enough. So, I'm just in full support, but again, I suspect we've already outgrown it before we even bought it. That's sad, but it's what we got.

CHAIR GREENE: Thank you, Commissioner Cacari Stone.
Commissioner Hughes?

COMMISSIONER HUGHES: I don't have much to say, but I support this project and I look forward to the expansion.

CHAIR GREENE: Fabulous. Thank you, Commissioner Hughes. I have two questions. The first one is do we have an expected remodel budget, more or less?

MS. RYAN: Chair, so we have the \$1.5 million that would presumably go towards the purchase price and then we would have the \$1.9 million that could be utilized as gap funding if needed and then the balance for any and all renovations. We also, as you remember from the capital presentation a couple of weeks ago, could tap into the indigent fund. We don't suspect that's necessary at this point, but if it is, we certainly have that, but step one is we've

got to do our due diligence and make an offer to even go down that road before then working with Public Works on an engineer and planning and design.

CHAIR GREENE: So, that \$3.4 million is to renovate the existing La Sala as well though, right? Or is that just for this new building?

MS. RYAN: It can be applied to both and the planning and design would be applied to both.

CHAIR GREENE: Okay.

MS. RYAN: We don't see on its face a lot that needs to go into the existing facility because the other side, as you know, the living room is that open model. That would make expansion of detox probably more feasible, but we'll see.

CHAIR GREENE: Yeah, I mean that's one of the reasons I like this location, its proximity. To use Commissioner Johnson's word of kismet, it is not only the fact that it's across the street or adjacent, a stone's throw, but it also is a, if not turnkey, a low level of remodel needed to get into that. So, that also expedites the opening of this. So, maybe we can actually get this thing open in six, nine months, right? Maybe a year, maybe faster, right? Because we need it. Is this the reentry money that is part of it? That reauthorization, reentry money?

MS. RYAN: That's correct. So, that would be a new component of this site and then working in collaboration with all of the other reentry efforts and providers in the community.

CHAIR GREENE: [inaudible].

MS. RYAN: Yes.

CHAIR GREENE: Definitely want to give a thanks to our legislatures for reauthorizing this, both Representative Luján and Senator Trujillo for pushing that over the edge. So, great. Thank you. Commissioners? Yes?

COMMISSIONER JOHNSON: If there are no other questions, I'll move to approve a resolution designating authority to the County Manager to negotiate the purchase and acquisition of Real Property located at 2025 Galisteo Road, Santa Fe, New Mexico for expansion of services provided through the County's Crisis Triage and Detox Center, La Sala.

COMMISSIONER BUSTAMANTE: Second.

Commissioner Johnson moved to approve. Commissioner Bustamante seconded.

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

B. Request Approval of Agreement Numbers 2026-0378-ATT and 2026-0378-A-ATT Between Santa Fe County and the Albuquerque Bernalillo County Water Utility Authority for Storage of San Juan-Chama Project Water and Native

Rio Grande Water in Abiquiu Reservoir. (Public Works Department/Travis Soderquist)

TRAVIS SODERQUIST: Thank you Chair, Commissioners. My name is Travis Soderquist and I'm the Utilities Division Director. Today I'm here to present two agreements. They're pretty closely related and so that's why they're coming together. The first one is water storage agreement, which grants Santa Fe County access to Albuquerque Bernalillo County Water Utility Authority's storage space in Abiquiu Reservoir. This would be beneficial to the County because currently our storage space is held in Heron Lake and it can only be held there for a period of time before it has to be released downstream. The storage space in Abiquiu allows us to continue carrying over that storage water for future uses for Santa Fe County purposes. The second agreement is the sub allotment agreement that would allow us to store up to 3,000-acre feet of storage in Abiquiu, kind of the same principle, but this water would be water that is stored outside of the normal San Juan Chama Project water storage, and would open up the door for potentially storing native water rights for the County. So, those are the two agreements. Santa Fe County has historically had agreements in place with Albuquerque Bernalillo County Water Utility Authority for storage of our water within Abiquiu Reservoir. This new batch of agreements is to address the new agreement that they entered into with the Army to increase the amount of storage space that they have within the reservoir. So, this one just specifically addresses the new terms that they entered into and then defines what the terms are for Santa Fe County. For the water storage agreement, the term is a one-year term automatically renewing unless each one of the parties wants to pull out. Then for the cost of storing water, under that agreement, it's \$1 per acre foot. So, the County's obligations would be at max, \$375 per year for that storage space. For the sub allotment agreement, it has an initial five-year term similar to the water storage agreement. It will automatically renew unless each one of the entities wants to pull out. So, with that, I'll stand for any questions that you might have about the two agreements.

CHAIR GREENE: Commissioners? Mr. Johnson?

COMMISSIONER JOHNSON: Thank you Chair, thank you Travis. So, that's pretty affordable storage it seems like. Just to help me sort of, you have expertise in water space and I don't. So, is this a strategic move for us to hold water for us in reserve and is it something that we regularly do? It seems like something that we should do. So, I agree, I will vote yes on this, but I'm just wondering how, in sort of layman's terms, we can imagine what we're doing so that we can explain it to our constituency. Are we holding water in Abiquiu in reserve for the next five years? Is that an accurate description of what we're proposing here?

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MR. SODERQUIST: Yeah. Chair, Commissioner Johnson, that is a pretty accurate description of what we're trying to do with this, but to get into some more granular details with it, our primary supply of water for the County is native flow water and it's basically a use it that year or it just goes down into another diversion. This San Juan-Chama Project Water and that gives us the ability to carry that water over from year to year. So, if we don't use it from one year, we can save it for the next year and in our situation, we haven't been relying on the San Juan-Chama water to be a primary supply for the County. It's more of a backup supply and it's just another way for us to bolster our water resources portfolio to maintain deliveries throughout our utility.

COMMISSIONER JOHNSON: Great. Well, then I applaud this as long-term planning. So, thank you for bringing it forward and I support it.

CHAIR GREENE: Commissioners? So, I have two questions. How does this impact? This is just for BDD water or does this also impact Pojoaque basin water that we could store there?

MR. SODERQUIST: Chair, this specific agreement is for the Santa Fe County-owned San Juan-Chama water. So, this would be specifically to the water that we already own within the utility.

CHAIR GREENE: Our tribal partners on the Pojoaque Basin are included in this or do they have to set up a separate agreement?

MR. SODERQUIST: So, Chair, the way that I understand it is that the water authority has been entering into unique agreements with each one of the space holders or partners that have San Juan-Chama water, and would be very similar to this agreement, just change out the names.

CHAIR GREENE: Okay, and have we reached out to some of our tribal partners to maybe make them aware of this as a possible opportunity for them and give them a boiler plate and make life easier for them?

MR. SODERQUIST: Chair, the way that I understood it is it was kind of one of those things that you needed to do it with the authority in order to keep the water there and so it's kind of a mandatory thing, and they were reaching out to all the partners that they worked with in the past to make sure. I can follow up and make sure that the partners in the Pojoaque basin are aware of this and have pursued a similar agreement.

CHAIR GREENE: We have a meeting on Wednesday. I would love to bring this to them to show what we're doing and to show they could take part in this on their own behalf individually. Next question. Is this expandable? For instance, Commissioner Hughes has Eldorado which is looking at trying to get some water through alternative means from ground water. If they were to bring in and purchase water rights, not from Santa Fe County, but from outside of our Santa Fe County or the pueblos, and wanted to bring it in and transfer them to us

for us to process and to deliver to them, would that be allowable for us to give that resource sort of in partnership?

MR. SODERQUIST: Mr. Chair, that's a great question. I don't know the answer fully for that, but I do know that under the sub [inaudible] agreement that we're entering into or attempting to enter into it would allow for us to expand our storage capacity in Abiquiu, and allow for additional sources of water to be utilized to store in that space. So, I think that would open up the door for potential, like what you're proposing.

CHAIR GREENE: That's great. Thank you. Commissioners?

COMMISSIONER JOHNSON: Move to approve.

CHAIR GREENE: We have a motion from Commissioner Johnson.

COMMISSIONER HUGHES: Second.

CHAIR GREENE: A second from Commissioner Hughes.

Commissioner Johnson moved to approve. Commissioner Hughes seconded.

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

C. Resolution No. 2026-095. A Resolution to Adopt the Santa Fe County Transit Service Plan for FY 2027 and to Direct Staff to Submit that Transit Service Plan to the North Central Regional Transit District. (Growth Management Department/Marvelous Echeng)

MARVELOUS ECHENG: Good afternoon, Chair and Commissioners. I'm Marvelous Echeng, the County's Transportation Planner. So, before you, this item is the resolution to adopt the Santa Fe County Transit Service Plan for FY 2027 and direct the staff to submit the Transit Service Plan to North Central Regional Transit District. So, in terms of the summary, Santa Fe County is a member of the North Central Regional Transit District, NCRTD, and the Board of County Commissioners had previously submitted Santa Fe County's recommended Transit Service Plan to NCRTD. So, if approved by the Board, the plan, which is on exhibit A, the fiscal year Transit Service Plan, exhibit B and the NCRTD funded route descriptions and exhibit C will be all submitted to NCRTD for consideration as part of their operating budget and service planning process. So, further in the details and the background. As a member of the NCRTD, Santa Fe County annually adopts and submits a Transit Service Plan identifying existing transit services and a recommend service priorities for the upcoming fiscal year. The Santa Fe County Transit Plas for FY 2027 includes the current NCRTD routes funded and operated by NCRTD, as well as the routes funded by NCRTD and operated by Santa Fe trails. The service plan largely reflects a continuation of the same service as that of the FY 2026 plan. Some service adjustments have been

implemented since last year's NCRTD short reach Transit Service Plan and updates due to driver shortages. So, for the FY 2027 annual budget, which was considered at their meeting on June 5, 2026. That meeting pretty much considered and adopted their budget. So, for the exhibit C and the funded route descriptions, provide detail information on both existing and recommended transit routes and transit services. Staff has worked with the Transportation Advisory Committee to provide recommendations for expanded transit services. So, those recommendations are included in exhibit C.

So, I'll go further on the updates since the adoption of the previous year's plan. Some services have been adjusted and included in the restoration to some routes to scheduled fixed routes, while other continue to remain on demand or suspended. So, the route 400 still remains suspended. The previous transit services of 260 and 270 from the previous year's plan were combined to now future La Cienega MyBlue microtransit service. So, the MyBlue is currently on demand for microtransit service which is similar to a private ridesharing program such as Uber or Lyft. So, MyBlue service provides services to La Cienega and the Rancho Viejo areas. So, all the service routes include Pojoaque, Nambe and other covered zones outside of the County. While some roads operated by the City of Santa Fe trails has been restored to fix scheduled routes, some are still being offered on an on-demand basis. So, currently routes 21 and 22 are still offered on an on-demand basis including the downtown and museum shuttles. So, again to receive on demand service, the rider must call to be picked up at destinations or place a request via the on-demand base applications. So, more details are included in exhibit C and the recommended action is to approve the subject resolution adopting the plan to direct staff to provide a plan to the NCRTD. Thank you.

CHAIR GREENE: Thank you Marvelous. Commissioners?
Commissioner Cacari Stone?

COMMISSIONER CACARI STONE: Thank you Chair Greene, thank you Mr. Echeng. So, when we approve this tonight, I fully support it, the on-demand routes would be reinstated? Is that correct 100 percent? So, it won't be call ins anymore?

MR. ECHENG: Chair Greene and Commissioner Cacari Stone, I believe a few of the routes will still be on demand, specifically with the Santa Fe trails, I know that routes 21 and 22 are still being updated because during the previous year, there were staff shortages. So, we intend to have those routes restored to fully fixed routes for this year's plan and the upcoming plan is just the ability to get sufficient staffing for the buses.

COMMISSIONER CACARI STONE: Okay, so is this a staffing issue with the County or with the Transit Authority?

MR. ECHENG: Oh, the transit.

COMMISSIONER CACARI STONE: Okay. Is there anyway we can push to support? I mean Santa Fe Community College, that's huge as educational access for people to get there. The Place Mall, southside, young people, elders. These are major hubs. So, how can we fully, from your opinion, how can we push this a little harder so it's fully staffed?

MR. ECHENG: I believe currently we're just in the works with the MPO. The Project Manager, Andrew Baca, he's the one who normally oversees the updates in terms of the routes. You know, what new routes have been proposed or new stops in terms of those routes being proposed, but yeah, I do foresee in the future that we will continue to work with Andrew Baca more on this and to have those routes restored.

COMMISSIONER CACARI STONE: Okay, thank you. Since three of us sit on the MPO I request that we discuss it at our next MPO just to make sure we're getting enough support from the MPO in our collaboration with the City. Those seem like really important routes and Commissioner Bustamante and I are in a working group with Senator Trujillo around child care and she's considering having a major child care training center out at the community college and child care facility. So, that will also bring people, give them access to that as well. Thanks.

MR. ECHENG: Thank you.

CHAIR GREENE: Thank you, Commissioner Cacari Stone.

Commissioner Johnson?

COMMISSIONER JOHNSON: Thank you Chair, thank you Marvelous. I'll start. I have a couple of things, but just to address something that Commissioner Cacari Stone brought up. Part of the staffing is on the side of the Santa Fe trails. So, that's a City issue, but another part is through the NCRTD. So, the Blue Bus staffing, they're aware of shortages in their driver base and part of it has to do with the class and comp that they had. So, they are actively working to adjust that. We know that things don't always move as quickly as we want, but that's a new priority for them. They went through a facility building stage and I'm happy to go into more depth. We can talk one on one about this, but facility building stage and now they need to bolster their roots. So, I feel as a Board member that we are aware of that issue. It's brought up at each and every meeting. So, that's just to address a sort of small chunk of what you were asking about. I do, and I've talked about this at the NCRTD multiple times. I think that there are two things that are missing from this recommendation. Part of them does loop in. Part of these two issues are in the City. One is the airport. We're connecting to 599, we're connecting to other transit hubs but we're not connecting to the regional airport. Neither the rail runner nor the Blue bus and we know how Uber and Lyft can be in Santa Fe. It is a total missing link in my opinion and I would like, if it is possible for us, to at least...This will be approved

by the NCRTD Board. It's not just the County's decision. This is a recommendation at least as I understand it, and so we want to emphasize that connection. So, airport I one.

Second is Pres, Presbyterian Hospital on the southside because that is a critical service. The mall, the Walmart, the 599 station. These are hubs, but Presbyterian is too. It's a hospital, it's a major hospital. So, I think the NCRTD's capacity is such. It is limited by certain capacity constraints, but by putting this on our recommendation, we're sort of signaling where we want to go, and if we don't get it this year, we can continue to ask for it. It's something that myself and Councilman Garcia, Lee Garcia of the City Council who's the Chair of the NCRTD, talk about a lot, and there's a ton of support at the NCRTD for the airport connection. I mean imagine going from Taos, to Española to Santa Fe to the airport and then you don't have to drive to Albuquerque on the bus. So, I would like to add that to this recommendation and we can talk about where that goes, but that is my request. When is this due to the NCRTD? Do you know off hand Marvelous? Or is it just sort of a regular report that we give to them indicating the County's priorities?

MR. ECHENG: Chair Greene, Commissioner Johnson, I believe that is due, according to the resolution, is due every July 24th of the fiscal year because that's normally when their fiscal year starts. So, it's what we submit and be entered in as part of their budget.

COMMISSIONER JOHNSON: Okay. What, according to the resolution, what happens next? The NCRTD receives the report and then that Board takes action on it? Is that accurate? Or is it sort of internally digested by the NCRTD staff? You know, we approve transit amendments I would say with some regularity on that Board and not sort of full. We don't take everything that everyone requests and just plug them in.

MR. ECHENG: Chair Green, Commissioner Johnson, that is typically once the request is submitted to NCRTD, it then gives them a few weeks to work with the budget and they usually have their project manager meet with us internally to discuss which route improvement or recommendation to those improvements are feasible. Also it could be dependent on a lot of other factors as well such as their staffing levels or how many buses run during that day. So, yeah.

COMMISSIONER JOHNSON: Okay, well from exhibit C probably, I see route 275 could extend. It goes to 599, it goes to the outlet mall. Could it include both Presbyterian and the airport? I would rely on staff to make the most expeditious recommendation as far as where that goes. I will continue to advocate for this at the Board itself, but I think the airport connection is really missing. Honestly, to be frank in a public meeting, I think that the Santa Fe trail needs to handle that. The airport is part of the City limits. If this was part of the

County, we would be insisting on it, but it is part of the City, but the Cerillos Road corridor, also route to the Santa Fe trails, would also be a good one or a potential one for that. Those are my comments. Thank you.

CHAIR GREENE: Thank you, Commissioner Johnson. Just to reiterate. I'll speak to that. I too support the idea of the airport and I do think I identified four routes, three and a half routes really for the airport service. One would be a definitely a City route that would be from the airport, down Airport Road and down Cerillos Road into downtown servicing the hotels and the major transit stops. It's not going to get residents to their home necessarily, but it's going to get them at least closer to their home, but it will get tourist out of renting a car and potentially getting them into their hotels without having to rent a car. Additionally, I think for a few of us here, I've heard from my district the request of getting a Blue Bus that would go from the airport up to Buffalo Thunder or to Cities of Gold as that is the transit hub there. Then from there it's at least closer for people to get a little ride from friends and family whether it's further up north and take another connecting bus to Española or to take another connecting bus up to Los Alamos. I think we should look at Los Alamos as a potential funding source to do a direct bus that goes from the airport to Los Alamos, stopping at Cities of Gold. Then the third one would be for the folks in District Three, Four and Five, which would be a route that would go down Highway 14 from the airport, cut over to Galisteo and potentially to Lamy and El Dorado. I'm sure there's folks in El Dorado that wish there was a bus from the airport or the people from Lamy that would do the same and people from Galisteo. That would be great. Commissioners? Commissioner Hughes?

COMMISSIONER HUGHES: Yeah, I used to be on the RTD Board and I think perhaps the direction that's going to have the most success is for them to move to MyBlue microtransit service, which acts more like Uber. I mean, I ride the bus several times and often I'm the only person or one of two people on the bus. So, I don't know that the fixed route buses are going to be that popular now that we have Uber and other ideas. I think maybe RTD moving toward the Uber model will be the best way, but I'll let you all decide.

COMMISSIONER JOHNSON: So, I agree with you as far as the El Dorado area goes, although there is data on ridership from El Dorado, although it's not going through Galisteo. I personally wouldn't take that route to Santa Fe from El Dorado to Galisteo. I would go on I-25 or something else. So, I'm happy to share that data with you, but I agree that the microtransit implementation takes a little bit of time to catch on, but there is an app and there are ways to access it. For certain communities, it is a better option and a more cost effective and efficient option than fixed routes, and El Dorado may be that case. Yeah, I'm happy to share some more information with you about that.

CHAIR GREENE: Commissioners? Yes, Commissioner Cacari Stone?

COMMISSIONER CACARI STONE: I just want to add that, thanks Chair Greene, in Mexico they have what they call colectivos. They're little tiny vans and it works so well and it's cheaper too. Addresses what Commissioner Hughes...We should do that in Santa Fe.

CHAIR GREENE: Yeah, absolutely and it also gets into the driver shortage because technically those are not required to have a CDL license and there's a lot of training issues there. If it's possible, like one, we're all requesting some airport support here and looking at the needs for that, but also if not soon, maybe next year, put ridership data. If we could get to understand utilization because if it turns out that the El Dorado bus has one person all the time, then we need to figure out a more cost effective, right? You're driving two people. One is driving the bus and the other is Commissioner Hughes. While I think that he deserves a shuttle service, it should be more effective.

COMMISSIONER HUGHES: Just to be clear, I take the lunch time route.

CHAIR GREENE: Okay, well maybe that's not a necessary lunch [inaudible].

COMMISSIONER HUGHES: Morning and the evening are more popular.

CHAIR GREENE: Okay.

COMMISSIONER JOHNSON: Chair Greene, I think it might be we could have a brief presentation from the Executive Director of the NCRTD, Nicholas Sofoul. He's very easy, welcome. He would, I think, hop at the opportunity to talk about ridership data and hear us out in a presentation. Yes., this could be in October, so just kind of kicking it just a little bit further down the road. Sometimes we have a few too many presentations, but I will speak with him. I guess August is the next meeting. So, I'll float that by him if that's the will of the Commission.

CHAIR GREENE: Fabulous. Thank you. Commissioners, any further questions? Hearing none.

MR. ECHENG: Chair Greene?

CHAIR GREENE: Yes sir?

MR. ECHENG: If I may concur to that, I think the feasibility for the ridership data is there, but it's all a matter of just being able to utilize the on-demand service, the Airport Road and the facility [inaudible] generally use Uber and Lyft services. I believe the feasibility is there to get an on-demand transit service. We just need to coordinate with Santa Fe trails and NCRTD to see if that can be part of their budget and if not, if it doesn't even go to that means, we can

still at least be able to get the feasibility to see if it can influence it in the future.
Thank you.

CHAIR GREENE: Thank you. Just like all of these routes, just without a full presentation, it'd be great just to get the ridership numbers, right? Three routes, three runs a day, more or less this many people on. Commissioner?

COMMISSIONER JOHNSON: I'll make a motion if there's no further discussion. I move to approve item 8 C, taking into consideration the comments from the Commission and asking staff to make appropriate insertions.

COMMISSIONER BUSTAMANTE: Second.

CHAIR GREENE: Thank you very much. That is specific to the airport for the most part, correct?

COMMISSIONER JOHNSON: Specific to the airport and the hospital.

CHAIR GREENE: The hospital.

COMMISSIONER JOHNSON: Presbyterian Hospital.

CHAIR GREENE: Great. We have a motion from Commissioner Johnson and a second from Commissioner Bustamante.

Commissioner Johnson moved to approve. Commissioner Bustamante seconded.

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

D. Resolution No. 2026-096. A Resolution Approving the Public Participation and Communications Plan for the Revision of the Sustainable Growth Management Plan; Directing its Implementation; and Establishing a Working Group to Support the Planning Process. (Growth Management Department/Herbert Foster) (Caption Updated)

HERBERT FOSTER: Good afternoon, Commissioners. I've been waiting for this moment for two years, no kidding.

CHAIR GREENE: I've been waiting for three.

MR. FOSTER: Okay. The community's been waiting for more than almost 20 by now.

CHAIR GREEN: Okay.

MR. FOSTER: We put a lot of work into this and I'm very happy with the way the plan has turned out and I'm really excited to get things going, assuming that you approve the plan and give us direction to move forward. First I want to emphasize that there will be numerous times and opportunities for the Board to participate. Everything from taking the survey to attending meetings to actually adopting the plan and appointing community members to represent you

on our working group. We'll have surveys, we'll have draft documents to present at the different phases. So, let there be no concern that there won't be numerous opportunities for the Board to participate moving forward. So, I'm here this afternoon to ask for two things. One, to adopt a resolution for the public participation and communications plan to revise the Sustainable Growth Management Plan. The second thing is the resolution not only adopts the plan, but it directs the Manager to form a working group, and I'll be happy to talk about that in just a few more seconds.

The public participation and communications plan are largely organized around two things. Really outreach and engagement. Outreach is really the invitation that we give to the community and then the engagement is the conversation that we have. So, we're keeping in line with all actions and recommendations and the events and tools. We're looking at how do we get people invited into the process and once they get there, what kind of conversations do we have with them to learn from their perspective of what is going on out there in the real world with people who live with growth and development on a daily basis so we can put together a plan that really speaks to the daily lives of people who live in Santa Fe County. We met with the staff several months ago and organized, with the help of the consultants, a set of goals to encourage participation primarily from groups who are under represented in these kinds of planning procedures, either from lack of resources, lack of knowledge, lack of capacity, they're working two jobs and got to get their kids to school and to soccer practice and just can't go to the public meeting, or always have the time to take the survey. So, we want to make a very deliberate concentrated effort to meet those populations and to engage them in these conversations about what their future ought to be like.

Some of the other goals really form around transparency, building capacity and letting the community know what our analysis is and will be and when they can participate. We've identified a number of priority communities or populations in Santa Fe County that we really want to engage with. Those are traditional communities, some that do and some that do not have an official community organization. We want to reach out to them. If we're not preserving traditional communities through land use and growth management, we're just simply not doing our job. Of course, indigenous people and the pueblos, not only the pueblo tribes and their government entities, but nonprofits and community organizations that serve Native Americans in Santa Fe County. Also, people with limited English-speaking abilities. So, we will have translation services and transcribing on key points throughout the process and on key documents so that we make sure we're not excluding anyone who doesn't have great English proficiencies. Immigrant communities, youth. Especially if this is not their future, why are we here really? Elderly, and I want to distinguish. We

all can recognize that there are a number of elderly in the community who do have the resources, who do have the capacity, who do have the time to participate either through HOA or a nonprofit or just individually, but these are the elderly who can't get around because of transit., who are stuck with fixed income and growing expenses. So, it's that kind of population of the elderly community we want to reach. Again, people with limited financial resources. If we're not planning for these kinds of populations, then again, I'm not sure we're really doing our job.

Some of the main elements of the plan are involved around a working group. This would be a group appointed by the County Manager. It would consist of key County staff mostly from the Planning Department, but I'm imaging from Community Services and Community Development Departments. We're inviting the long-range planner for the City of Santa Fe who's managing their Santa Fe Forward process. She's very happy to participate in the work group if appointed. We're suggesting a program called Community Engagement Partners. This is a small grant program to give to nonprofit organizations who have access to those priority populations that I had just mentioned, and we want to pay them for their time to participate in the working group meetings, but also pay them to spread the word about the plan itself, either through their own activities that they normally do in the course of their services or with materials that we provide them. Like a meeting in a box or a community toolkit, community planning conversation toolkit so that they have the tools they need to engage their constituent communities and provide us with the information that we're really looking for about land use and development at the various stages.

Again, I mentioned the County Manager. We're asking the County Manager to appoint these members and then also recommendations. At least two from each of the Commissioners to provide those names and contact information to me or the Manager so we can formally appoint all the individuals and get going on the working group. In terms of the Community Engagement Partner Grant, we'll put out a notice of funding availability. These funds are already in our FY 2027 budget. As I said, we're going to offer the funds to those organizations that serve the underrepresented communities as part of our goals, and we'll ask the County Manager to sign the grant agreement. We're also suggesting a technical working group primarily of staff, perhaps later on in the process when we have a stronger idea of what some of the more technical issues are and that are coming about as part of this plan. I imagine it'll be water and affordable housing, are probably two of the biggest topics I can anticipate that will come out. So, we want to organize a technical working group.

I'm almost done. Some of the key phases and the timeline. We're looking at about the next year, year and a half, hopefully in December. I gave myself a couple of months there for the actual final approval process and public hearings

and anticipate maybe a few drafts and iterations there, but basically, we are completing the pre-launch phase today, if the Commission approves the plan. Phase one of the actual SGMP revisions. We'll be discussing in a document the purpose of the plan, the principles of long-range land use planning and some of the issues and opportunities that we see from the community engagement that we get. Phase two of the document will be what we're calling community types and the land use scenarios. This will be a map of the preferred development pattern and for the County, for the unincorporated areas of the County. Then Phase three will be putting together the actions and goals. We'll have ultimately three phases. Where are we today? Where are we going in the future, and then how do we get there? Then we'll have a complete copy of the plan sometime around December next year, give or take a month or so hopefully.

Then finally the adoption process with hearings and notices and resolutions and so on. Again, they'll be numerous opportunities for the Board to be able to participate all along the process. We'll also have plenty of other tools for engagement. A website, a County website, social media, press releases, radio, printed posters, postcards, press releases if I didn't already say that, written surveys, digital surveys. So, we're going to use all those tools that are normally used in this kind of process to try and get our reach out as much as we possibly can. Just wanted to emphasize finally that we see the public participation and communication plan as a living document. We'll ask for some flexibility in being able to move forward and implement it, subject to resources, and we may need to adjust some of the tools or the strategies or the timelines. Ultimately, I think the plan is very complete and comprehensive in our messaging, in our strategies, and who's going to be doing what, all the way down to social media posts and who's going to be looking at the social media posts to be able to respond, and kind of keep things on track and redirect a lot of the traffic to the website, kind of the authoritative source for information. Because these things can get out of hand quite quickly when we start talking about potential regulations and maps and growth and development and who can do what. So, we recognize it's a very critical issue, but we also need some flexibility in moving forward to adapt to some of those issues that will come out.

That is really all I had. I will just summarize to say we're asking for your approval of the resolution to adopt the public participation and communications plan and then to authorize the Manager to form the working group that I was describing. Be happy to answer any of your questions.

CHAIR GREENE: Thank you, Herbert. Commissioners?
Commissioner Hughes?

COMMISSIONER HUGHES: Thank you, Mr. Chair. I know you mentioned it, but how many public hearings will there be? I know I have a lot of people who do not fit in any of those categories. They're complaining all the

time, but I know a number of them want to have a chance to have a voice and their input.

MR. FOSTER: Sure.

COMMISSIONER HUGHES: So, could you describe where you're going to have public hearings throughout the plan?

MR. FOSTER: I imagine we'll have four meetings, formal meetings of the Board. One is to review the first draft of phase one, which is the vision statement, the goals and principles of planning, the list and description of the issues and the opportunities around land use. So, that'd be one. The second one will be the map, the preferred land use map that we'll show the Board. The third will be called the action plan or the plan of goals and strategies and actions and then those three documents will be compiled into one plan that we're asking.

COMMISSIONER HUGHES: Are each of those going to be a public hearing though?

MR. FOSTER: I don't know that it'll be a public hearing necessarily, it'll be a public meeting. We will ask for an action item to approve those different documents and be able to move forward.

COMMISSIONER HUGHES: Yes. So, how about separate from that. Are you going to have meetings where people can just, you know, maybe you sit in front and let people come give their comments or something.

MR. FOSTER: Yes, absolutely. Absolutely. In addition to the working group, to the technical working group, we will also have focus groups ad hoc as needed and part of the strategy is for me and the staff to go out into the community, with any nonprofit, any person who has an audience and an interest, I'm more than happy to go to them in their living room, at their Board meeting, in their community center, wherever that is and present the plan to them.

COMMISSIONER HUGHES: Okay. So, you do that several times I guess throughout? Obviously, several times?

MR. FOSTER: I will be on the road quite a bit with the presentations, but ultimately there will be four. I will be here at least four different times asking the Board to approve the various documents as we move forward.

COMMISSIONER HUGHES: Right, but I mean that's a little late for people to have their comments. If they have a great idea, they might want to tell you before you make the plan.

MR. FOSTER: Sure, yeah. We will be engaging the public with different strategies, with a different message, with a different request at those different phases.

ALEXANDRA LADD: Mr. Chair, member of the Commission, I think I wanted to just underscore. Herbert led this whole presentation talking about the people who normally can't come to these chambers and participate. So, the

reason we're not giving you, "Oh on this date, this is going to happen and this date this is going to happen," because we're really supporting, through the help of this consultant, to help us design this, but it's really a community-led process. So, our thinking is that a lot of community members will be tapping into the process through their own networks, through the organizations that they're involved with, which will be actually externally to the work that Herbert's doing. So, he's sort of tying all the pieces together, but we really are hoping to support a process that's driven by the community.

COMMISSIONER HUGHES: Okay, then whatever the community groups come up with as their ideas will go to Herbert and then possibly to us?

MR. FOSTER: Could go a number of avenues, yes. To me via email, through a survey, through testimony at a hearing, through the work group, to you individually, absolutely.

CHAIR GREENE: If I can recommend yes, and give them the tools possible. Sometimes people don't know the answers to the questions. So, if you give them A B testing and things that are preferences, they can say, "I like this. Oh, I recognize this. I like this. Oh, I don't like this." Then it gives us some data to sort of work off of so that a community group that does get this plan then has tools to have similar questions asked across community groups instead of them going ad hoc for each of their things. I mean they can still add ad hoc questions to it, but there should be some standardized questions that they can go to their community base.

COMMISSIONER BUSTAMANTE: Thank you Chair. I have to say that I appreciate Director Ladd standing up to say that this is really community-led. I also understand you'll be driving a lot, but what this document doesn't have as forcefully as I'd like, maybe forcefully is not the right word, but it's clear is all of the COs, ROs. I would say there's not a community that I represent that doesn't have their gatekeepers for their community. In this document, it sounds like they're participants and they will be part of it, but what I Alexandra Ladd was just saying is that they work within their networks. I honestly sincerely say, going back and having this external group, those folks have to work out these details. We hear the arguments afterwards of, "Who got this plan through, and why did it come through with this?" If it's you carrying that ball in that network and not relying on organizations like the [Coco] and the CRO and the Valley Associations and all of those working already meeting groups, we've created more work for ourselves. Then quite frankly, for those of us for ever how long or not in these chairs, is whenever something comes up in a plan that somebody wasn't a part of and that community association led the development of their community plan, but now we're doing a bigger document and nobody negotiated with everyone else in the community. It creates havoc. So, I think I would like to see the community organizations more prominent in the development of the onset of

these community group organizations. One thing that I've seen happen is then there's a split. "I don't get along with that group over there, so we're going to start our own group and then there's going to be this." We work with those registered organizations and this is how it's going to work. If you need to get more information in and if you don't like the people over there or whatever, then you're welcome to send me the text or the email, but please acknowledge that there is an organization in your community that gathers the majority of the voices in that community and has stood up for a long time, to really work out those details because they'll fight in the streets. I say that symbolically. There will be arguments in the community. So, those community organizations really have to be first and foremost in how we're coordinating the discussion in those communities. I have to apologize, I have to take a call, but I hope that if you have any questions, I beg for that. Thank you.

MR. FOSTER: Mr. Chair and Commissioners, we do have plenty of space in our plan for CO and ROs. We have quarterly meetings and I will be going out to them to present to their Boards about the plan.

CHAIR GREENE: Just to Commissioner Bustamante's point. Some COs have political issues internal to their community, right? So, the CO may not either be as diligent in outreach to their community and there also might be people that don't feel comfortable within a community going to their CO meetings and so on. So, some additional level of requirement and outreach so that we don't just depend on a CO for their first level thing. I think that's what I understood and maybe that [inaudible]. Commissioner Cacari Stone, please.

COMMISSIONER CACARI STONE: Thanks. Well, this is wonderful and I'm glad you've been looking forward to this for two years. I can see your handprints everywhere as well as the team, and I thank you for your due diligence. One of the gaps I see and we tried to address at one point with the Agua Fria Village Board and the Growth Management Team, is the gap between what we do and what's in Growth Management Plan and what community knows as what I call sustainable growth management literacy. We did some of that warm, let's bring the staff together with leaders, let's talk about what does this mean, and I think before engagement there needs to be some sort of awareness literacy building to meet communities where they're at. You know, they have questions on traffic, they have questions around river trails and there's a divide between the no do gap of what we do again and what the community knows as lived experience. I'm wondering if you've been thinking deeply with your colleagues with growth management and how to bridge that divide? Because it was a very successful meeting. Agua Fria Village really liked it. I think the team from Growth Management walked away and it was a sort of cross training of sorts.

MR. FOSTER: Given those kinds of things quite a bit of thought, yeah. Not sure how to answer, but yes, we will look at every possible avenue, every method. Can we follow up on some further ideas on how to bridge that gap?

COMMISSIONER CACARI STONE: Let's do. Absolutely, and put us in the equation of the working group. I can pull together people and I think we can have place-base conversations and place-based tools. I see under tools, it's mainly processes and meeting, but when I think of tools, I think all in the wall. I've created tools for having Placitas and community conversations that build community while you're meeting with community. I think of tools that help people identify what they'd like to change. In other words, a tool that shows how to break out different phases or parts of the Growth Management Plan and the codes as well and say, "What areas are you interested in?" Like that voting. Those are tools to me that let people really engage and get it in a deeper way. Tools also mean, and out of due respect, I'm so glad we had money to hire a consultant, but it was my understanding the consulting firm's from Albuquerque. That's a whole different ball of wax. We've got so many and we're moving forward with it and I'm sure they're excellent, but can we think about how we pay people with the expertise in Santa Fe that know our communities. Albuquerque, it's not Santa Fe. So, I'm thinking that's already a gap. I'm here to support this. I applaud you. I commend you and I want this to be successful for growth management, for you Herbert, and for our community. So, count me in even if we have a couple of working sessions to think. I could bring some people to the table. I'm willing to help.

MR. FOSTER: Gladly accepted. Thank you.

CHAIR GREENE: Commissioner Cacari Stone, I think Albuquerque is a lot closer than Denver and I've seen consultants be brought in from way across the country. So, at least Albuquerque, we can ask them to show up pretty quickly and not just be Zooming in. Just to her point, I think that there's an opportunity for us to create a video, that it becomes that education piece that says, "Santa Fe County is building a new SGMP. Here's how to get engaged. Let's go into Chapter one of this video." It's like a two-minute presentation of what is the SGMP. Here's the timeline and here are the expectations. Option two is how to get engaged and like, tell us your preferences. Do you like tree-lined boulevards or do you like big blank walls? Start to give people the visualization tools about what they like and how they can channel their comment and then a series of videos. This is an 18-month exercise, I think we could invest in a bunch of videos that people get excited about and say, "I see where this is going." Then you don't have to go out on the road and try to do a two-minute video every time, 50 different times. You can go, "If you have any questions about the video, and please tell me what your thoughts are."

MR. FOSTER: Yeah. Commissioner Greene, I'm sorry, the video can travel a lot faster than I can and yes, we do have plans for videos with communications team and on that note, if Commissioners have people in mind, either yourself or community leaders that you think would be good on a video or on a poster to highlight them and their story and ask them to spread the word through a poster, a quote, a video, that would be wonderful.

CHAIR GREENE: Fabulous. Thank you. Commissioner Johnson?

COMMISSIONER JOHNSON: Thank you, Chair. So, a lot of my colleagues have asked questions that I have also sort of contemplated. Just going at media outreach because that's what we were last talking about. Yeah, I think you know, we saw the comms team do some successful videos about greenways recently that were very engaging. The County, at least in my opinion, has sort of an established digital brand that I really appreciate because it distinguishes us from other local governments and leaning on that I think could go a long way and social media engagement, Instagram, Facebook, NextDoor, you know, indicating that this isn't a survey, it's a take. I think people appreciate that outreach even if they choose not to click "take survey," that goes a long way. So, that's in support of that. I do like what Commissioner Greene referred to as AB testing. It could even be ABC testing, but we all get the idea. You know, what does Flagstaff do versus Boseman? Just checking cities that have at least a similar something to Santa Fe. Boseman does this, Flagstaff does this. You know, what works better for Santa Fe or are we all off the mark? I think that speaks to the literacy question that Commissioner Cacari Stone was pointing to where sometimes you can't articulate, and I have trouble with this myself. What exactly is Santa Fe? Like, what is the essence of it and when you can kind of plug in ideas to the future vision, it can be helpful and obviously we have our own sort of flavor, but I think that's a good idea.

So, I would recommend that as far as going through this process. I think observing the City's process, they did their code before their philosophy section, but now the philosophy section is overtaking the code section and I think they learned a lot from those public engagement processes. Code is harder and that's down the road for us anyway, but what do you want to see, and having something to draw on is critical. So, one final thing before I have two questions. I think, although I don't want to put words in her mouth, but I think Commissioner Cacari Stone was suggesting that there may be Commissioner-led meetings or at least Commissioners present at meetings, and it sounds like she was. I think I personally would be happy to participate in that sort of thing. I think it's helpful when the elected representative of a community is there. So, for me, something like community meetings with Cañada de Los Alamos or Lamy or areas in District Four. Happy to be there. It may not be every single time, but I think that there's a value in sort of enrolling us in the process. It'll also make us

more familiar just with the sort of discourse that we are wading through, right? What do we hear?

Oh, I did want to go back, and I'm sorry to kind of be itinerate with my comments, but with something like the AB testing, you know, the Growth Management Department are experts and they also know best practices. So, getting at the literacy question, you all have the most up to date information about what works best for City and County planning these days. So, bringing those forward and showing examples of where this works in practice can be really helpful, not just, "Oh, you know, the best practice is to cluster development in multi-family homes and we should prioritize that." Let's say, I was going to say Tucson, which is really big, so I'll go back to Flagstaff. You know I, they did this and this and it improved walkability in these spaces. That helps me as a person who's even just a little bit familiar with planning to kind of grasp. "Oh, this could be just down the road from here," and that is value added not diverting from the person's precious image of Santa Fe because these are so fraught.

Okay. So, my rant is over but two questions. Commissioner Cacari Stone mentioned the consultant. You know, I have to sort of reveal my ignorance. I'm not sure who that is, but it sounds like they're in Albuquerque. Just curious who it is so I can just take a look. So, that's question one. Then question two is, when should we have District nominations for this working group that the County Manager will convene? Thank you for your work, Herbert, and all of the Growth Management Team.

MR. FOSTER: Sure. Thank you. Commissioner Greene, Commissioner Johnson, the answer is Placemakers is the name of the firm. They recently did the comprehensive plan for Doña Ana County and I've worked with them personally in Taos. That was a number of years ago, but very familiar with northern New Mexico when they say the development pattern and the traditional development pattern of northern New Mexico and no strangers to planning in New Mexico, especially with the public engagement. Your other question was?

COMMISSIONER JOHNSON: District nominations. When should we give them to you?

MR. FOSTER: Yes, thank you. I believe Mr. Chair and Commissioner, I believe their resolution is asking for the end of this month if I'm not mistaken.

COMMISSIONER JOHNSON: Would we approve those a BCC or I guess it's sort of our prerogative district wise?

MR. FOSTER: I'm asking that the Commissioners send a name and contact information to me or the Manager and we're asking the Manager, once we get the full slate of the staff, the community engagement partners through the grant, the nominations, we want to make sure that we have all those

populations covered, our geography is covered and hopefully all issues covered. We want that ability to take all the staff, the grantees, the recommendations from the Board and select those so that we have a full slate that everyone is represented in those underserved populations and that there's geographical distribution and the issues are well represented. If not, we'll have focus groups to talk on those issues or with those particular populations, but I'm asking the Board to give names to recommend.

COMMISSIONER JOHNSON: Our recommendation should be residents of our district?

MR. FOSTER: Not necessarily, no.

COMMISSIONER JOHNSON: Okay. Thank you. That's a helpful clarification.

MR. FOSTER: It does say July 30, 2026.

COMMISSIONER JOHNSON: Okay.

MR. FOSTER: If it's August 6, 2026, I think we'll be okay, but we're anxious to move forward.

COMMISSIONER JOHNSON: I appreciate that, and I appreciate your work. Thank you.

CHAIR GREENE: Okay. So, I like moving this forward and I agree. I have a couple considerations for the recommended group. I understand that sometimes people are busy, right? You said some of these folks might be too busy. Well, there's a commitment that people should sign on to. Right? Somebody gets on this group, they can't skip meetings. It's not that many of them. They're there to represent. This is a commitment by us to be here, it's a commitment by them to be at those meetings, and so, if they can't do it and they don't show up, that's a gap. Right? They're abdicating their leadership role and their representation role and that's a big important thing.

The second one is that sometimes people don't have to be a member of a class to be able to represent. They're trained to be stakeholders and representatives. Like, we represent lots of things that we don't necessarily belong to, but we come here and we are aggregators of our community to do that. So, I ask that we don't necessarily take people that might not show up, might not be busy, might not understand this but might have a perspective and you say, "Well, we'll include you in this but you're not necessarily the right person for this role here." Then lastly, you know, people with best practices in mind that have been in this space, and I think of architects, planners, and urban designers that know those things. Water planners, people that understand the nuts and bolts of this are the people that I would look for us to do. So, I wonder if there should be a questionnaire for us to send out for people to apply for these things that gives us something to ask them. You know, four or five, six questions that say, "Can you commit to ten meetings on whatever timing? Do you have

experience in stakeholder engagement and representing groups, and if so, what kind of groups do you think that you represent and could you help represent? Do you have experience in land use planning in any shape or form? Whether you're a lawyer, architect or realtor or whatever, outdoor rec person." Right? "What part do you think you represent in this space?" So they can target that and then we can look at everybody in a slate of recommended people. You know, "Where do you live? Where do you work? Do you have kids?" You know, little demographic things so we'd understand a little bit more about folks here. Commissioner Bustamante had more on this or on something else?

COMMISSIONER BUSTAMANTE: With all due respect Chair Greene, in some ways in some of the communities that I represent, I beg to differ. It's an acronym. The S-L-O-P. I know it says SLOP, but when it comes to community engagement and we're only working with people with a blank load of privilege, when we're looking at those people who can only make those meetings and we have people who are direly invested in their communities who are working multiple jobs, my district doesn't have a lot of people who are retired at home hanging out all day. You say by the number of people in the calls that I received because of that PNM issue, two showed up today or three. I work in a community that is highly have to work every day all day. We want to have our voice in there, but how can they do that? You're having meetings once a blank every how often. That being said, I'd rather not direct getting those participants, at least not from District Three from only those who have background experience. I don't care if an architect comes into the Village of La Cienega, has years and years of planning and doesn't understand what the values and beliefs and concerns for what is called a Querencia, their place, their heart of where they've been from and they have relatives who were born and they have a whole different place in how they want to see, and hope that their children and their grandchildren would be, than someone with an architecture degree whose done it before in Portland. I'm saying that's what my difference is. This isn't a personal. I have a different population and maybe there are, but not in the community that I just heard from today. I mean it's just, we've seen that. Folks come in, they have a whole lot of great ideas and then they don't even live here anymore and there's just far more concern that I'd like to see as far as efforts to getting people at the table. You started the conversation that way and I'm talking about this originating group. How do you get the voice who's really been making sure that some of these things that the community said they wanted to see happening, whatever it is? You know, it's arts or whatever, that they're at the table and they're able to be at the table in the interest of the future of that community and what this plan would allow future generations to do, and having a voice in it. So, my perspective is a bit different. It's a blank load of privilege if we're going to go with those who, "Sorry, you're out because you couldn't be at all the meetings."

It's, "Sorry I'm out, but I also have these issues and I've got to make sure and I've got to have a voice in this because I inherited this place from my great grandfather or whatever." So, I hope we can have some respect for that. I know that I'm looking at someone who does. I just have learned that there are a lot of people in Santa Fe and Santa Fe County who have forgotten that there are people who generationally love and call this home and have. It's not about just getting here and not being able to feel that. People can get here and just feel that. I believe that with all my heart. Then there are those who just got here and want to change the whole thing. I'm thinking that when we talk about community development and community planning, we're working with people who want to develop and plan the way people have seen the community to be able to be sustainable, when I say that, within family and infrastructure and what the community is going to look like, etc., etc., etc. Because it's about values and development and not just, "I went to Purdue and I got this degree and now I can tell you what to do with your house and how many walkways we should have around your neighborhood." So, I appreciate that consideration, I could keep going on just to be more annoying because then you'd never forget, but all you would remember was how annoying I was and not what I said. So, I appreciate it. Thank you. Thank you Chair.

CHAIR GREENE: Thank you. So, just in response. They're not mutually exclusive, right? If you take a commitment to being at a meeting, that's better than somebody that might have the best of intentions but can't show up and voice that intention. So, getting somebody that has that stakeholder management and the ability to do that, they should be able to understand and that should be one of those public participation and engagement things. The concept of teaching people about Querencia and the generational traditions of our community and each individual community and other places, and it's not necessarily about people just arriving here with an architecture degree, but it's people who have both the ability to show up, voice it, engage the community and appreciate those considerations and those priorities.

COMMISSIONER BUSTAMANTE: Querencia isn't taught, it's heard and with all due respect, it's about listening to people. So, it's not about Querencia we're going to teach you how to do Querencia and then we're going to listen to you tell us how to live. That's where I think we've had a big gaping understanding as peer on this Commission. I'll just leave it there.

CHAIR GREENE: Alright. Commissioner?

COMMISSIONER CACARI STONE: Chair Greene, if there's no further discussion from the Board, I'd like to move forward with the motion. Is that okay or do we need further discussion?

CHAIR GREENE: Were there any adjustments that wanted to be made? Okay.

COMMISSIONER CACARI STONE: Well, I make a motion that we approve the resolution on public participation and communications plan for the revision of the Sustainable Growth Management Plan directing its implementation and establishing a working group to support the planning process.

COMMISSIONER HUGHES: I second.

CHAIR GREENE: We have a motion from Commissioner Cacari Stone and a second from Commissioner Hughes.

Commissioner Cacari Stone moved to approve. Commissioner Hughes seconded.

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

MR. FOSTER: Thank you. I appreciate that.

CHAIR GREENE: Folks, we usually take a break around 3:45 p.m. Are we okay taking? Let's take 14 minutes, 4:20 p.m., come back. Yep. You got to go?

MR. FOSTER: If I may. No, I don't have to go, but Jimmy Gunn...I'm next on the agenda.

CHAIR GREENE: Yes.

MR. FOSTER: I believe he is the acting airport manager.

CHAIR GREENE: Yes.

MR. FOSTER: He's online. I really rely on him for questions about the airport.

CHAIR GREENE: Okay. I'd love to see his presentations. So, we should definitely.

MR. FOSTER: Be very brief, promise.

CHAIR GREENE: It's a big topic.

MR. FOSTER: I just know that Mr. Gunn needs to leave at 4:00 p.m.

CHAIR GREENE: At 4:00 p.m.? He's already late. So, okay.

MR. FOSTER: Well, there he is.

CHAIR GREENE: Okay, well great. Let's keep moving. Okay then.

9. Presentations

A. MR. FOSTER: I apologize, and thank you. I wanted to take advantage of the time while he's here. Gosh, it was more than a year ago that the Board appointed me to represent the County on the Airport Advisory Committee. I've been doing that. We've had a couple of advisory group meetings and there's been a couple public workshops and I thought it was about

time to come to the Board and give you a brief update on what's been happening with the Airport Master Plan and I mentioned Jimmy Gunn is online to help answer questions. Just had a very brief update for you this afternoon. The Airport Master Plan is a plan for short, medium and long-term improvements to the physical environment of the airport based on demand forecasts and the impacts to the surrounding communities. The last time the City adopted an Airport Master Plan was in 2018. The master plan will be approved by the FAA and the City of course. Beyond that, any improvements that are recommended in the plan also need to be approved by the FAA. So, the plan itself is, I don't want to say just a plan, but the recommendations and improvements are all subject to further approval and environmental and funding and so forth by the FAA. The plan itself includes a few critical phases. One is the inventory of any existing conditions. That's already been completed. It's in your packet. The demand forecasts. Those are already complete and in your packet. Essentially the anticipation is that the airport has been growing and it will continue to grow. So, the question is how does the airport grow and improve its safety and services and improve and address the impacts to the neighboring communities.

Future phases are the recommended alternatives, financial analysis and the plan itself. There will be advisory committees and public workshops. Two more that are not scheduled, at least not as of yet. Let's see. I don't have a lot of details to share with you about the master plan for the airport. Those have not been developed quite yet. Again, we're about half way through the process of looking at existing conditions, estimating the demand for future air travel and need for services in and around the airport. The next steps will be the actual plan itself, financial analysis, and the master plan for the specific improvements on the property. I don't have much else to tell you other than Jimmy Gunn is here. I'll do my best to answer questions. I'm certainly not an airport planner by any means. So, happy to represent the County as best as I can, but I'll just turn it back over to the Commission and take questions if I can answer, otherwise, Jimmy Gunn is on the line. I'll emphasize there will be more opportunities in the future for the community to participate. When I've been receiving notices and updates, I've been sending them to the La Cienega/La Cieneguilla Valley Associations so at least they know, the immediate neighbors know that there are meetings coming up and things to pay attention to there.

CHAIR GREENE: Thank you, Herbert. Jimmy, what do you have for us? Please, tell us.

JIMMY GUNN: Thank Herbert for the invite. This is good timing and Chair and Commissioners, thank you for having me as well. Just a couple of heads up. Next week on July 21, 2026, we are having a public meeting at the Southside Public Library instead of downtown, which will be from 6:00 p.m. to 8:00 p.m. and this will be an update on the extension from 599 directly to the

airport. I encourage everyone to attend. It's great information. The last two, we've had really good turnouts. You know, a lot of people aren't there for just the extension, but I'm able to answer questions about noise and PFAS and other conditions of the airport. So, I encourage everyone to be there at the Southside Library. It's in the community room on July 21, 2026. Come with questions and we'll have a lot of slides and presentations on what the future of this extension is going to look like.

Herbert kind of nailed the master plan. That's something we rely on heavily as an airport, and large organizations also rely on this. This is a projection, usually a 20-year projection and this is how we get our money from the State and from local authorities and from our regulatory agencies as well. It's kind of like, "Here's our proof." This is why we need money for this and grants for this and CIP funding and such. So, it's well needed. The airports have changed quite a bit in the last 10 years. So, we thought it was needed and hopefully we'll have a public meeting for this either the end of August or beginning of September. Just want to make everyone aware that safairport.com is Santa Fe's website. On that first page, if you scroll down to the bottom, every public meeting we hold is listed down there and it has the agenda and the information we'll be covering.

CHAIR GREENE: Okay. Yes, go ahead.

MR. FOSTER: Thank you, Mr. Chair and Commissioners. I wanted to ask what your issues are that you would like me to bring to the Committee and to the consultant team to make sure that your issues, when it comes to the airport, are represented in the plan.

CHAIR GREENE: Great. Commissioner Bustamante?

COMMISSIONER CAMILLA BUSTAMANTE: Thank you, Chair. Thank you, Herbert Foster, and thank you Mr. Gunn. I have to ask, Mr. Gunn, are you at all related to Russell Gunn?

MR. GUNN: Russell Gunn is actually my uncle, yes. [inaudible]

COMMISSIONER CAMILLA BUSTAMANTE: Well, look at you.

CHAIR GREENE: Who is Russell Gunn?

COMMISSIONER CAMILLA BUSTAMANTE: Russell Gunn is his uncle.

CHAIR GREENE: Okay, thank you for the reciprocal of that.

COMMISSIONER CAMILLA BUSTAMANTE: I think we just clarified that.

MR. GUNN: Yeah, he worked for Santa Fe Police

CHAIR GREENE: Why is he so infamous?

COMMISSIONER CAMILLA BUSTAMANTE: He was a police officer. I think a State police officer and he was a graduate of Santa Fe High, 1981. We were all great [inaudible].

CHAIR GREENE: Excellent.

COMMISSIONER BUSTAMANTE: Anyway, he was a good guy. He was my friend. He was a friend. I do want to say. So, I'm actually quite grateful for what the airport provides and this past two weeks has been really difficult with regard to issues of environmental justice in La Cienega. I did go two weeks ago on a Friday to the Mayor's meeting at the library with a constituent who was having concerns and issues with the planes coming off and going a lot lower over her home. Years ago, so the airport was welcome. You know, it was World War II, everybody wanted to stand up and save America and save democracy and here we are. As the airport changed hands, statements had been made that nothing was out there when the airport was taken over by the City, and I go back to this is why the environmental justice issues of this area are so painful. If it was nothing that was out there, I will say that there were people living in what is now a museum at Los Golondrinas and they weren't nothing. They were my grandparents. The people who were at Ojo Santa Fe were related. The people who ran cattle through La Cieneguilla were related. These weren't nothing. These were people and environmental justice matters, but I say this because we're in this error of this new administration federally that says, "It doesn't exist and it doesn't matter." Now, getting back to that, and I have to convey this.

What I'm hoping you'll take away from this is to always keep in mind. When I looked at the report, it shows going out as far as, and I'd have to open it again, but it shows Cerrillos and Madrid and then there is a map that says Los [Pinos] but it says nothing about the La Cienega/La Cieneguilla communities. That exists. Put them in the map. There are people there. They exist. It used to be, and there's one guy Mr. Gunn, I hope that somebody...He has a Russian MiG, and that Russian Mig, I see you nodding, is a nightmare. Windows rattle, it's horrible, but something that happened last month, I believe it was last month. If not, it was the month before, because it's not supposed to happen and when we all got ruffled up and fought big airplanes, then Mayor David Coss said, "I really understand that these bigger airplanes are less loud," and we all said, "Well, we're going to have to take your word for it because you're going to screw us anyway." Sorry about the language. So, the bigger planes went in and honestly, I hear it and it is the sound of freedom. It's like, "Wow, I get to drive right out my back door, get on a plane and I'm free," because the planes go whoosh, and you're gone, except for the Russian MiG. The little planes are like motorcycles over your head the whole time. That being said, the larger planes are not a problem unless, like the woman I attended the meeting with the Mayor, they're not following the pattern that had been identified or defined for leaving the airport. I understand from Mayor Garcia that it is going to be adding I guess another schedule and it's growing.

Again, it's the sound of freedom. Yay, hooray, but keep in mind that there is a community there and it is because of the airport, it is because of the lease to

the National Guard by the City of Santa Fe. It is because of the Santa Fe Waste Water Treatment Facility that we have the PFAS issue. When I say it's been a tough couple of weeks for environmental justice, harsh words to say, but when you put the waste water treatment facility next to the airport and then you have the City and you put it into a biological system, literally, the crap lands in this community. We are the back end of Santa Fe and I'm begging, I'm pleading. It's the only sword I want to fall on this lifetime, maybe not. I don't know, we'll see what comes up, but the fact is, how do we have some more consideration for the people in the La Cienega/La Cieneguilla area? These are real people. Yes, it existed long before the 1940s. So, it's an environmental justice issue. "Oh, we've got PFAS out there but the airport's going to grow." They're going to keep that agent blowing the fires out and so this is very real for this community. I can get the sense that I'm...You know I walked away from a presentation yesterday that's looking at environmental caucus and I feel like I'm the pain in the rear and I'm saying, "Then I have to be," because when I look at these people, especially the way people came together over this electricity issue, which is what brought everyone together over this conversation, the airport's also a place where I see these people and why it's that important to have them at the table when planning is happening, because people moved out. Santa Fe got more expensive, blue-collar workers moving into La Cienega, those who had land got to stay and have their land, but it's really the tail end, the back end of the City of Santa Fe is how it's being treated.

The airport, as it's being planned and as growth happens is then...I want to go to my peer Commissioner here of, what are the reparations? How do you make this good for the people who are sitting there who hear this rattle? You know? I apologize. I don't know why I'm apologizing. I need to have you here because I have had people tell me, especially with this PNM thing, "I know how hard it is for our community," and it's like, "Dear, you do not live in this area until you have experienced what this community...Unless you didn't have electricity, you don't get to say our community." It's the same with the airport. The airport, if we're going to go ahead and hear that rush off every morning when it used to be mostly just motorcycles over your head, what is it that makes it good for this community? Because some people have been there an awful long time who have DNA in the dirt and quite literally.

That being said, I am asking, I'm stating, I'm looking at Russell Gunn's nephew and saying, "Please acknowledge that that community was out there when you were a kid too Mr. Gunn." That community needs to be on the map that you show and not just Cerrillos. "Look at all...We're serving all these great communities," but we're on the front doorstep of La Cienega and La Cieneguilla and it's not even on the map. That's what I have to say. I could go on for another page, but I'm just going to repeat myself and I hope that that consideration will

be made. It's an environmental justice issue. It doesn't really matter what this particular federal government thinks of environmental justice, but people who do not have the privilege of other means that a lot of people have, are the back end. Take the, literally, the fecal matter from this City because they don't have the privilege of living far enough away to be on the Blue Bus to come in. Let's just stop and let's figure out how we're going to bring some fairness. Fairness, and I'm going to go ahead and say, you know, I'm going to say reparations are at hand, but what do we do to make it fair to the people who live there? The good news is, you also heard that there are a lot of old people there, so maybe the new people there won't mind it as much, but it's just not cool. Thank you.

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

COMMISSIONER JOHNSON: So, Mr. Gunn, thank you for joining us. Herbert, thank you again. I mentioned this earlier, but I think Commissioner Bustamante just mentioned the Blue Bus. I think a public transit shelter needs to be contemplated in this plan. I have not read this 100-page plus document in full at present, but the ability to provide connectivity for people, this also increases...It adds to our sustainability goals. The airport, I mean I have some fond memories of Santa Fe airport as just the easy airport to walk in to. You could basically park outside and be inside the terminal in minutes. I think striking a balance there between that sort of small-town feel and the sort of improvements that could be funded by the FAA and things like that, I would be critical, but also reducing our need to drive there and to provide folks coming in and leaving from that place with a public transit hub, a shelter of some sort. They may already be contemplated, but I just wanted to say that I think it's an important community asset. Thank you.

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

COMMISSIONER CACARI STONE: Thank you, Chair Greene. Thank you, Herbert and Mr. Gunn. Just one comment in support of what Commissioner Bustamante is saying and the others who live in the area. We want to build an airport for accessibility for people who live here, not just a tourist port. I think that's the difference, and I admit, I do fly out because it is more convenient, but people need to get to **[MD Anderson]** they need to get to medical care facilities, Mayo Clinics. Our people in the north, people in the surrounding area and I think it should be an airport that becomes a hub also for economic development for people who live here, for growth. Usually when I fly, people are flying in to LANL to interview, people are coming from Dallas. It's all tourism mostly, some business, a few locals and that's what I see. Denver is a great hub too for economic development. We should be connecting families and communities. I hope that the plan considers all that. At some point, if there's growth without

parameters, it's definitely going to overstep the area and the ecosystem there. So, I guess my question to Mr. Gunn is as you're engaging with people with a plan, when is enough a enough? Consider when you're on that airplane, you see those little prairie dogs, that's the only place they have but there's also people impacted, right? Those are just signs that it's good that it's improved and grown, but again, what are our parameters? I think we need to have an end point in mind. There's only so many things that could fit into small spaces before it encroaches and becomes very disturbing. So, I just wanted to put those comments out. Thanks.

CHAIR GREENE: Thank you, Commissioner Cacari Stone.
Commissioner Hughes?

COMMISSIONER HUGHES: Yes, just real quickly. I did want to support what Commissioner Bustamante said, that the airport should really be taken into consideration. Yeah, I think it's unfortunate that a lot of times La Cienega is sort of seen as, "Well, nobody's there." I know none of us take that account, but I think that has been in the past the way people treated La Cienega and we should be careful.

CHAIR GREENE: Thank you, Commissioner Hughes. I too want to work along those lines of La Cienega. Some of the pueblos have had some concerns. Also, just a full chapter somewhere in the report that goes community by community for impact mitigation. Is it routing and protocols for take offs and landings that I think once upon a time Senator Domingo asked the FAA to reroute the flights coming in so they didn't fly over their territory. Well, you know, we should try to find ways to get those routes laid out with a no-fly zone or whatever you call it in the industry to do that. Of course, there's probably certain occasions where that can't happen, but if you can cut down the impact 80 or 90 percent of the time or 95 percent of the time, you're doing a great job to address those things.

I know we had a big growth in commercial aviation. I love being able to fly out of Santa Fe. It's my preference when I get a chance, but I also know that it's starting to have some impact on the fixed base operations and general aviation operations there. I think the locally owned FBO got sold to a national operator and I think that that is potentially a risk for our local operators and folks that want to utilize the facility to get affordable service and to get affordable fuel. So, to make sure that local pilots and people that want to be a part of that industry because they fly medical flights or they fly us over a burn scar to go see what the condition is of the Calf Canyon fire. Those are resources that are done by local pilots. These are not things that are necessarily coming from Albuquerque or from other areas way far away. We want to maintain that local base of community pilots, and to make sure that that is a stakeholder group that you're reaching out to in terms of what they need and how they can fit in with

both commercial aviation, the private jets that come in for Wine and Chili Fiesta as well as just the locals. You know, way above my price range, but you know, there are local people that want to be pilots and that's great and we should encourage that. I would love to say this was a little less than a presentation as much as it was giving us this opportunity to reach a 130-page report. It would be great to understand what some of those investments are going to be in the next few years and the grant writing that's going to go behind that and whether there's some support that either Santa Fe County or North Central New Mexico Economic Development District or whoever can help the airport with its grant writing, if they have everything that they need to grant write into those spaces. I've heard people talk about 737s as a next possible airplane equipment upgrade. Is that something that's realistic, and if so, what would it take, and how long would it take to get there?

Also, the big complaint that I hear from constituents is not necessarily trying to get another airline, but actually trying to get what I call cancellation resiliency. When a flight is cancelled from Dallas or from Denver, you sometimes have to wait a day or two to get rebooked. Having only one flight a day from a certain destination or just two that are fully booked, sometimes means that if some weather thing happens, that disrupts plans for days and days. If you're coming home, that might be easier, not convenient, but if you're going on vacation or you're going on a business trip and you want to use the Santa Fe airport, that risk is sometimes too hard. So, finding a resiliency plan to make sure that there is capacity to deal with that and to get the airlines to work on that. To Commissioner Johnson's issue that we've talked about, making sure that intermodal transportation connectivity is there, I know Mr. Gunn, you and I spoke about the connection to 599. I do want to reiterate that the developers of the land adjacent to the 599 exit have an obligation to build that connection and whether the City decides to do it, and then charge them back or whatever. I think that that should be laid on them and that should be laid out to the City so that they understand that they have people who committed to building that, and yet haven't completed that.

Then lastly, what can the County do to help? Where do we sit in this? Are we just getting a presentation? Is there something that we can do with our planning, with our infrastructure, with our bonding? I read in the report that once upon a time, the City came to the County for a bonding capacity. Maybe that's a role we still have to play in this, maybe not. What role can the County do to help this? I give an example of training programs at the community college. We fund those programs. Is there something that helps the airlines or the operators at the airport? You know, mechanics or airplane conditions, whatever the job is. Is there a PROTEC Program that we might be able to fund over at the community college to help the success of the airport? Mr. Gunn, if you have any

answers to those things, that'd be great, but if not, Herbert will pursue these later.

MR. GUNN: Thank you, Commissioners. All that, they're great points, they're items that I tried to address and have addressed some and continue to address. That right there, a job fair would be great. Something we can put together. Our airlines and even some of our **FBOs** look for employment, career paths, things we can help out with that, or you folks, the Commissioners could help out with that. The sound and the environmental impact and all, that's great stuff. That's what I love to hear. You know, we as an airport, we strive on trying to work together with the communities that surround and I think the last two years, not only just my public outreach but our staff and **FBOs** have been more than you've seen in the past. So, we want to continue to do that. I look forward to seeing all of you on July 21, 2026 at this community public meeting for the extension of the road and we can have deeper conversations then too.

CHAIR GREENE: That's fabulous. Commissioner?

COMMISSIONER BUSTAMANTE: I apologize. I do want to make mention of the one exciting that I didn't anticipate a couple of months ago was when the plane crashed into Ojo Santa Fe. I mean, you know what? They do crash in our community. It wasn't funny, it didn't hurt anybody, nobody died, but...

CHAIR GREENE: Yeah, and that wasn't the only one during our tenure here.

COMMISSIONER BUSTAMANTE: Oh gosh.

CHAIR GREENE: There has been two plane crashes.

COMMISSIONER BUSTAMANTE: There was a house that was crashed in to and the people still haven't settled on the insurance. So, yeah, I mean I just think that's important to recognize the risk that this community is also put it in, but thank you for the opportunity to share that one.

CHAIR GREENE: Of course. Commissioners, anything else? Mr. Gunn, thank you very much. Herbert, thank you very much. Good luck with the airport. Please take into consideration all of this, if there is another update possible in a few months to understand a little bit more detail, more in a presentation form, right? Here is the timeline for some expectations for the community so that we can sort of have an executive summary of 130-page report. I don't think we necessarily need to know the details of you know, that's an appendix of what goes to the FAA, but what goes to us that we can tell our communities, and an executive summary would be wonderful to have to present in a few months.

MR. FOSTER: Thank you, Commissioners.

CHAIR GREENE: Yeah, thank you. Thank you, Jimmy, thank you Herbert. Fabulous.

MR. FOSTER: Thank you again for your flexibility. I wanted to make sure that we were able to have Mr. Gunn here.

CHAIR GREENE: Of course. Our pleasure. Alright. We are to matters from the County Manager, but we are now going to take that break because I really have to take that break. It is now 4:36 p.m. We will be back at 4:50 p.m. if we may. Take a break. Thank you.

Break from 2:34:41-2:48:48.

CHAIR GREENE: We're back. It is now 4:50 p.m. We are on to matters from the county manager and get some announcements from him. We will also be having the public hearing put ahead of our items in executive session.

10. Matters from the County Manager

MANAGER SHAFFER: Thank you Chair and Commissioners. Just a few miscellaneous updates.

A. Miscellaneous Updates

1. A reminder that in Ordinance 2025-03, section nine, the Board of County Commissioners adopted, you know, as a policy the intent not to have regular meetings coincide with Pueblo Feast Days. That is why our meeting today, the first meeting of the month is being held on Monday to avoid a conflict with a Pueblo de Cochiti Feast Day and then looking forward to the second meeting of the month, it'll be held on Monday July 27, 2026 rather than the July 28, 2026 in order to avoid a conflict with a Pueblo of Pojoaque Feast Day. So, again just a reminder to the public, primarily as to why our July meetings were shifted forward in the way that they were.
2. Secondly, we do have the first County/City Governing Body joint meeting scheduled for Thursday July 30, 2026 at 1:00 p.m. in the Commission chambers. Thank you to all of the County Commissioners and City Councilors who completed a premeeting survey to help staff prepare for that meeting, and look forward to providing some useful information based upon the priorities as established in those questionnaires, as well as an effort to avoid duplicating ongoing planning efforts.
3. Finally, Sara will be reaching out to you to identify a date for a very short potential meeting to hold a public hearing to consider reinstating the fireworks ban. The staff of the fire department anticipated

monsoonal rains to have arrived in addition, there was an expectation that fireworks season would not extend beyond the immediate time around the Fourth. However, the fire department has received reports of fireworks, and given that the rains have not yet materialized, we would recommend holding a potential special meeting in order to reinstate the fireworks ban. Again, Sara will be working with you to find a very short window of time in which to hold such a special meeting and conduct the required public hearing. Separately, our fire marshal will continue to evaluate options, both under the fire code as well as other extra existing authority options to continue to safeguard and reduce the risk of wildfire.

MANAGER. SHAFFER: So, those are my miscellaneous updates. Thank you Chair and Commissioners.

CHAIR GREENE: Thank you, Manager Shaffer. I do want to ask. When we do, maybe more for the future, but also for this time, if we can start coordinating with our pueblo partners and the City of Santa Fe to see if we can ban the sale of these. I know when I worked for the Pueblo of Tesuque in the past, we did a cost benefit analysis of what the actual benefit of having a fireworks stand on pueblo property and the actual value to the pueblo of having that stand was so small that they decided to forego it for a year. If we could find a way to give them some clarity and say, "Look, if you're renting this location for \$5,000 and we can get you to close it for \$5,000," we should encourage them to take the money and not sell fireworks because the money to the pueblo is so small compared to the person who's selling the fireworks. So, anyway, thank you very much for that. Yes? Yes sir?

COMMISSIONER JOHNSON: If I could add. Thank you Chair, Manager Shaffer. So, we have filled out the survey. Is there any indication, and it could just be a rough timeline about when we might hear the sort of topic roulette wheel that we may use for the City/County joint meeting? Just in the interest of preparation.

MANAGER SHAFFER: Thank you, Chair and Commissioner Johnson for the question. We've met at the staff level with the City Manager and the Deputy City Manager as well as myself and Stephanie Stancil. I think what we are going to suggest is looking at the areas of potential interest that have been identified, looking at ongoing efforts that are already underway and then responding to the consistent theme of actually seeing something productive come from these meetings. The intent, at the City Manager and County Manager level, was to provide sort of a deeper level setting dive on three topics that we think meet both the area of shared overlap from the questionnaires, don't duplicate with other ongoing efforts or aren't dependent upon other ongoing efforts that are underway, and that we think our timely, in the sense of you can see some significant forward-looking momentum being accomplished in a period of six months. The recommendation would be that the governing bodies focus in, again, with respect on one area to kind of prove the concept that this manner of joint collaboration

can timely produce tangible outcomes. So, we're working to refine those things and would hope to put out the agenda with those topics, as well as packet material with those again, briefing documents no later than a week before the scheduled meeting. That was the way in which we hoped at the staff level to take the feedback that we received via the questionnaires, synthesize it, but then also respond to the stated inconsistent desire to see practical results come from this to try and zero in and focus on at least an additional test subject, if you will. I hope that answers your question.

COMMISSIONER JOHNSON: Yes, thank you Manager.

CHAIR GREENE: Commissioner Cacari Stone?

COMMISSIONER CACARI STONE: Thanks, Chair Greene. County Manager, I know they had very low participation on this City Council side. So, my goal is to get 100 percent. So, I don't know if Stephanie can send out the questionnaire to the five of us again in case one of us missed it, that would be great, and just to emphasize, it'll save a lot of time if folks can fill it out I think. They have so many more of them than us and I don't want it to get unwieldy with [inaudible] people start...It seems like we're going to have to do some Forming and then Norming and the Forming, would be like, what's the dynamic that's going to happen when we're all in here and I think that'll take some strong facilitation by the Mayor and the Chair here. Maybe you can also set up some potential procedural guidelines on how we can do that Forming together and put maybe some suggested time slots. I don't know if that's allowed for Open Meetings Act, but I think that would be good.

MANAGER SHAFFER: Thank you for that feedback and we'll send out thought the City Teams, reminders to those who have not filled it out, as well as to any Commissioner who has not. Thank you.

COMMISSIONER CACARI STONE: I was thinking about space too, County Manager. I mean, if we're all on the lower level, I think it will be more of an equity distributor.

MANAGER SHAFFER: We intend to have it in a U shape where all of the entire governing bodies are at the same level. Thank you.

CHAIR GREENE: Commissioner Bustamante?

COMMISSIONER BUSTAMANTE: Thank you Chair. I think all of us have heard or possibly all of us have heard mixed reviews on how this could go. There have been previous Commissioners who said, "Yeah, we tried it. Didn't really work," but I met up with City Counselor Wurzbarger, a former City Councilor, and she offered to actually speak to it and offer anything because she felt it was very successful and it's what established the BDD.

CHAIR GREENE: That's an earlier version, right? That's way, way back, yeah.

COMMISSIONER BUSTAMANTE: Yeah, and well she was a City Councilor way back. So, she offered to be present if anyone's amenable.

CHAIR GREENE: Absolutely.

COMMISSIONER BUSTAMANTE: She offered, so.

CHAIR GREENE: Great. Thank you for that. Commissioners? No? Excellent. It is now 5:00 p.m. We did that perfectly. Jonathan, we have a public hearing for you.

11. Matters from the County Commissioners and Other Elected Officials (Action/Non-Action Items)

CHAIR GREENE: Let's go to items from Commissioners. Commissioner Hughes, you're up first.

A. Commissioner Issues and Comments, Including but not Limited to Constituent Concerns, Recognitions, and Requests for Updates or Future Presentations. (Non-Action Items)

Commissioner Hughes: Thank you. Yeah, I just have a couple of things which I made notes of somewhere here. One is Commissioner Johnson and I are working on a resolution for the reopening of the Reuse Center at the transfer station that's actually in District Four, but a lot of the volunteers are from District Five. So, that'll be coming up in probably the next two meetings from now in August. Now I have to see what else. Oh, I was just going to mention that the Solid Waste Management Association has been blasting rock out of the area, they want to make an expanded landfill, and that's very exciting. That's it.

CHAIR GREENE: Fabulous. Thank you, Commissioner Hughes. Commissioner Johnson?

COMMISSIONER JOHNSON: Thank you Chair. Yeah, not much going on. As Commissioner Hughes mentioned, working on how to reopen the Reuse Center. I met with Growth Management. I don't see any of them here anymore, but I want to thank them for sharing their work in the quarterly meeting that we had. I also had the opportunity to meet with the US Forest Service of the Pecos District in regards to the use on the forest road through Cañada de Los Alamos and that's where the Pelada fire was and sort of efforts to heal some old wounds between some trail building that happened in the community there and that was very productive. The Forest Service, I was impressed with how they had moved to resolve that. So, I look forward to that progression. We had a meeting and Manager Shaffer and many representatives from different divisions of the County met regarding a fire camera on Picacho Peak installed by the Forest Stewards Guild. They have camera up and running and it looks good. I'm looking to support them. So, this was just an initial conversation to understand what the County's capacity was or is for that. So, more as that evolves.

Then finally, a couple of people from our staff, I've actually noticed a lot of them, their Homewise hosted their Livability Speaker Series at the St. Francis Auditorium. The

topic was *Climate Risk Insurance and the Future of Homeownership in the Southwest*. The speaker was Judson Boomhower. It was very, very interesting. As interesting as insurance can get, thinking about fire protection and sort of market conundrums that prevent the insurance market from operating perhaps as well as it could. So, that is a very interesting talk. Lots of food for thought and I think there's something there that we can bring to our residents because I'm sure everyone's constituents are experiencing this sort of insurance increase I'll call it as climate change happens. One of the upshots is that climate change is a major driver of insurance premium increases. I recommend if anyone's interested in that topic, to reach out to me and I would be happy to share more info about that. Commissioner Bustamante was the other person there, Manager Shaffer, I saw a lot of growth management folks. Good turnout, very interesting, thank you.

CHAIR GREENE: Thank you, Commissioner Johnson. Commissioner Bustamante?

COMMISSIONER BUSTAMANTE: Thank you for mentioning that Commissioner Johnson. It was very interesting and I like the way you put it, as interesting as insurance could be, given that people are getting cut off and not being able to do it. So, I'm grateful for the conversation that we had regarding the opportunities around a regional effort. I don't really have anything. Thank you. I think I've said it all.

CHAIR GREENE: Alright. Great. Alright, Commissioner Cacari Stone?

COMMISSIONER CACARI STONE: Thank you Chair Greene. We didn't give updates last time. So, I'll give some highlights. First, I want to thank the County, County Manager, County Management Team, Community Services, the Warden, Associate Warden, many others, Housing, that came out to the Homeless Summit. Commissioner Hughes and I participated all day and I think it was very compelling. It started with the presentation. I just want to read some things because it really started off with changing the narrative around who's homeless and why they're homeless. They had the neuroscience of homelessness and addiction taught us the brain can be hijacked. People who are homeless, it's not a lifestyle, not a choice, it's a medical reality. Forty-seven percent of homeless adults experience depression. Thirty-three percent meet the criteria for post traumatic stress disorder and 64 percent have at least one diagnosable condition. We started off with that, and trauma makes you vulnerable. Homelessness manufactures more trauma.

So, I think it really pointed to one in 30 American children experience homelessness each year. That's one child in every classroom. So, just for the record, the County's on the right track in that we really look at trauma informed long-term supportive housing. We're on the right track with expanding our trauma informed care and training and systems with LaSala looking at substance use. I was really proud the County, County Manager and the housing and public works team that put together the fact sheet, it was good to have our presence there as well. So, I just want to put out I

think we could do some more follow up where we're also taking the lead on some homeless issues. I know it was the Mayor's event, but it was a really impressive group of diverse folks and in the evening, Commissioner Greene was there and myself, and that forum I think was excellent with lots of ideas and people discussing solutions.

A couple of other highlights. Thank you to the Public Works and the Growth Management Team. We had a two-hour meeting on the river greenway trail with the Santa Fe Watershed Association. They put together a matrix and a long report. Some of you have been down to it and see that there's been issues with the rocks and they don't have the right size rocks because we can't get the type of order we need for the right size rocks from quarries in New Mexico. There were some other issues raised and I think it was one of those great discussions where no fingers were being pointed but everyone was coming together to talk about how we can really make this last part of the trail as things get put in and plants and curbs to make sure it works for the river itself and not just us. We have a lot of follow up to do. Public works has been very busy. I want to just thank the Economic Development for supporting Frida Fest. Nacha Mendez was able to raise more money for scholarships. Those young people really do get engaged with music. It was also fun. I think some other Commissioners went. I have envy of the City because they were actually in the Pride Parade. There had to be 40, City Management, Councilors, the Mayor's staff, the City Manager, everyone was in the Pride Parade and I'm like, "¿Donde esta el condido?" "Where is our County?" I really want to invite us and call us in to be in pride and really be present next year. They had t-shirts and we do celebrate pride every day, but I think the County Clerk always has a table and she represents it well, but I'm inviting everyone to join for pride. I got up on stage and talked about what the County does, not for my recognition, but for the County. I think we need to show up proud of what we do and how we're inclusive in our spaces. So, that's a call to action.

I'll be going to NACo this week. I think Commissioner Bustamante is going, County Clerk is going. I sit on the Health Policy Steering Committee. Again, always looking for great ideas to bring back and to consider around innovations. Insurance coverage, I've been talking to lots of folks. The gentleman who did the presentation, I did invite him to come to a BCC meeting in the future and maybe do a presentation with us because they're cancelling, they're going to the AI and these big insurance companies are just typing in zip codes and boom. I talked to the Superintendent of Insurance about that and they're also denying appeals. This is kind of scary because it's really effecting...So, maybe we can think about what we can do as a County. Thank you for Growth Management. I had my quarterly meeting with you and I just want to give some highlights. From Civic Track, thank you and a shout out to Ms. Olivia Padilla for really working with me to make sure we get back to all constituent issues, and not counting the recent land use applications and public hearing and data centers, we've had quite a bit of activity.

Again, the top complaints and issues really affect public works and growth management, and they're issues around the water, the trails, issues around fire hydrants, roads. Issues around the naming of streets that are very common, Prado, Prado, Prado Square, Prado Tres, it really spurred some great...These constituent complaints spur activity with District Two and I was working with the County Staff. So, we'll be, for example, working with Growth Management and then trying to bring in the City to talk about how we coordinate naming of streets for public safety. So, I just really want to honor constituents who take the time to reach out because I don't think about these things. You know, I don't think things in my head, it's coming from them. Roads expansion, short-term rentals, that has sparked us working with the Growth Management Team and I'll be working on something around short-term rentals and the business side of it. Variances, land use, just a lot going on, and again I think it's really fun to get complaints because we learn so much about people's lived experience and it trains me as a newly elected person. So, I just really want to encourage...We use the civic track. I want to thank the County Manager and Sara for purchasing it. It's really helped us stay on and to work well with our constituents. So, thank you. I'll stop there.

CHAIR GREENE: Thank you, Commissioner Cacari Stone. For my part, you know, I think that fire insurance is definitely...We've been talking about it for years and I'd really like to understand how fire hydrants impact the ability of our community to get fire insurance. So, if we could study that to understand whether extending our lines, not for people to say, "I don't want water bill, but you know what? I want fire protection." So, it's another part of our community infrastructure that we can put out there. It certainly isn't free, but if it collectively saves our community thousands of dollars in insurance cost or cancellation, then maybe it's a good idea for us to look at that as an infrastructure asset that maybe some day people will appreciate for the drinking water, but at least for the initial part for the fire protection. So, looking into that and cost benefit analysis and seeing how it impacts insurance cost for people and availability.

I did not go to the Homewise thing because I was at IFAM, the International Folk Arts Market kick off event. I want to thank Santa Fe County for sponsoring that. The kickoff is an amazing evening. IFAM is one of the coolest new events in Santa Fe. It is amazing on so many levels. The artists' artistry and the folk art, the traditional arts from all around the world is pretty amazing, unbelievable in fact. The folks that they bring in from all over the world, to see the folks from the most unique points on the corners of the planet coming to Santa Fe to celebrate the diversity and the welcoming of our community to bring all of these arts together is pretty amazing. Then also for all of us that know what this is. This is entrepreneurship and economic development on a global scale where the Santa Fe community is really helping communities, again, in these most remote places become artistic communities like Santa Fe and learn from us and learn from our community of entrepreneurial programs to bring those skills home and maybe we can send them some dollars that they can bring

home with them while they're here. IFAM is really an amazing example. Yeah, anyway, you should all go next year.

I went to the American Institute of Architect's summer picnic yesterday. It was amazing to talk to architects around Santa Fe to talk about what's going on at the City, at the County. I heard lots of supportive comments about the County being a great place to do work and I'll leave it there. That was great. We've got a great...You know when we talk about customer service, I think we're doing a good job at our Growth Management Department. On Growth Management, I did sit with Growth Management to talk about some updates to some specific areas to the SLDC. I think the area that I'm going to focus on in the next few months is going to be ADU updates to really focus on ways to increase the availability of affordable incremental units and infill units on property to support multigenerational housing, to support affordable housing. Lots of different ways that a small ADU is the solution as opposed to a full-fledged single-family home that might be way too big for what the market needs. As we've discovered, we need smaller units. We need one and two bedrooms. We really need one-bedroom units in this community to support seniors, to support young professionals, to support the disabled community. That is the gap in our affordable housing portfolio, and if we can focus on small one-and two-bedroom ADUs, that'll help with the supply in that area. I went to the opera's last final dress rehearsal and Arts Advocacy Night. That was amazing. It was great to see Madam Butterfly and to see a broad-based group of community members out there supporting the arts and supporting the opera.

Lastly, I do want to bring up a concept here that I hope that we can discuss and not talk about throwing the baby out with the bath water. We have Bella Luz which is a project that we've supported over the years that is now floundering. There is discussion of only being able to walk or chew gum one at a time. When I think that it's a sequencing issue and in the development world, this is a key word, it's a sequence of projects. I am in support of permanent supportive housing, but it will be three, four or five years before we get a permanent supportive housing project in place. We have an opportunity to fix Bella Luz and that project in a way that maybe even can be permanent supportive housing if you have an architect a challenge to make it trauma informed, but even if it had to be a separate project altogether, Bella Luz needs to have some focus and that's something that we could focus on in the next six to 12 months to get it back on track and maybe slip it in and not abandon it while we're also doing the permanent supportive housing. So, it's not an either or, it is a both/and. I really think that we should not abandon one because it just got too difficult and we don't have a good partner out there. We should be forcing that through. I know we've spoken about it offline, but I wanted to speak about it out here in public just to put it out there for everybody to understand that we're not forgetting that. That's it for me. I am excited for the next two weeks and what do we have from other elected officials? Is there anybody online that would like to speak to us?

DANIEL E. FRESQUEZ, MEDIA COORDINATOR: Mr. Chair, I do see Clerk Clark online, but she is not raising her digital hand.

CHAIR GREENE: Alright. Madam Clerk, are ready? Have anything to say? Alright. We're going to go to the County Attorney. Oh she does.

B. Other Elected Officials Issues and Comments, Including but not Limited to Constituent Concerns, Recognitions, and Requests for Updates or Future Presentations. (Non-Action Items)

CLERK CLARK: Thank you Chair. No, I don't. I just will see everybody at NACo this week.

CHAIR GREENE: I'm so sorry, I'm going to miss you at NACo. Please represent. Thank you, Commissioner Bustamante and Commissioner Cacari Stone, for representing and Clerk Clark for representing. County Attorney?

12. Matters from the County Attorney

During the course of an open meeting, the Board of County Commissioners (BCC) may go into Executive Session at any time to discuss any item on the agenda that falls within the enumerated exceptions to the open meetings requirement of the Open Meetings Act, upon a motion stating the authority and reason for closure (with reasonable specificity) and approval by a majority vote of a BCC quorum. NMSA 1978, §10-15-1(I). While the BCC has a practice of listing on its agendas for its open meetings specific items to be discussed during for Executive Session, the Open Meeting Act does not require executive sessions be listed on the agenda at all or that executive sessions be listed on the agenda multiple times for multiple executive sessions to occur (so long as the subject to be discussed in executive session is on the agenda). If a closed meeting is called when the BCC is not in an open meeting, the BCC will provide public notice stating the specific provision of the law authorizing the closed meeting and stating with reasonable specificity the subject to be discussed.

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) Consideration of a Waiver of Potential or Actual Conflicts of Interest in Connection with the Law Firm Spencer Fane LLP's Representation of Santa Fe Treehouse Camp, Inc. Related to a Property Tax dispute with the Santa Fe County Assessor; and (2) Case No. 26-5050, Camino Verde Conceptual Plan. Samara Real Property, Applicant, JenkinsGavin, Agent, Request Approval of a Conceptual Plan for a Proposed 158-Lot Subdivision to be Completed in Four Phases. (Item No. 2 Added)

WALKER BOYD (County Attorney): Good afternoon, Chair and members of the County Commission. As set forth on your agenda, we have two items to discuss in executive session. The two items are 1. Consideration of a waiver of potential or actual conflicts of interest in connection with the law firm Spencer Fane, LLP's representation of Santa Fe Tree House Camp, Inc., related to a property tax dispute with the Santa Fe County Assessor, and 2. Case number 265050, Camino Verde Conceptual Plan Samara Real Property applicant, [Jenkins Gavin agent] request approval of the conceptual plan for proposed 158 lot subdivision to be completed in four phases. The basis for entering the closed executive session to discuss those matters is both that those matters involve threatened or pending litigation in which Santa Fe County is or may become a participant, and also at least one matter of the second forementioned matter involves Board deliberations in administrative adjudicatory proceedings. So, with that, Chair Greene, I'm requesting a motion that we go into executive session and I remind you all that we need to have a roll call vote.

COMMISSIONER JOHNSON: So moved.

CHAIR GREENE: Thank you very much. We have a motion from Commissioner Johnson.

COMMISSIONER BUSTAMANTE: Second.

CHAIR GREENE: Second from Commissioner Bustamante. We need a roll call vote please.

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

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

[The Commission met in executive session from 5:34 to 6:18.]

SFC CLERK RECORDED 08/13/2026

CHAIR GREENE: We're on way back from executive session. Can I get a motion to come out of executive session please?

COMMISSIONER CACARI STONE: I make a motion we come out of executive session, that we didn't discuss anything that's not on our executive agenda.

COMMISSIONER BUSTAMANTE: Second.

CHAIR GREENE: We got a motion from Commissioner Cacari Stone, a second from Commissioner Bustamante.

The motion passed by unanimous [4-0] voice vote.

ATTORNEY BOYD: Chair Greene, I am requesting that a member of the Board waive potential or actual conflicts of interest in connection with the law firm Spencer Fane, LLP's representation of Santa Fe Tree House Camp, Inc., related to a property tax dispute with the Santa Fe County Assessor.

COMMISSIONER JOHNSON: So moved.

CHAIR GREENE: Motion from Commissioner Johnson.

COMMISSIONER HUGHES: Second.

CHAIR GREENE: Second from Commissioner Hughes. Further discussion? Anything? No? Hearing none, all in favor, say aye. Any opposed? Hearing none, that is granted. Thank you very much.

Commissioner Johnson moved to approve. Commissioner Hughes seconded.

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

B. Potential Action on Items Discussed in Executive Session. (Action Item)

None were presented.

13. Public Hearing(s) on Proposed Ordinance(s) - To Be Heard No Earlier than 5:00 P.M.

These land use cases are administrative adjudicatory proceedings. Among other things, this means that Commissioners generally may not discuss a case with the applicant or other members of the public outside of the public hearing on the case. In addition, before taking final action, the Board of County Commissioners may choose to deliberate on an administrative adjudicatory proceeding in closed or executive session, as permitted by Section 10-15-1(H)(3) NMSA 1978. Finally, the Board may not announce its decision on a land use case at the conclusion of the public hearing tonight.

A. Ordinance No. 2026-07, An Ordinance Amending Section 12.7.4 of the Sustainable Land Development Code, Ordinance No. 2016-9, Related to the Governance of Public

Improvement Districts to Allow the BCC to Appoint Members to Serve as Board of Directors. (Community Development Department/Jonathan Butler)

CHAIR GREENE: We have item 13, and ordinance amending section 12.7.4 of the Sustainable Land Development Code, Ordinance No. 2016-9, Related to the Governance of Public Improvement Districts to Allow the BCC to Appoint Members to Serve as Board of Directors. (Community Development Department/Jonathan Butler). Jonathan, thank you Mr. Butler.

JONATHAN BUTLER: Good evening, Chairman Green, Commissioners. Thank you once again for the opportunity to stand before you. On February 10, 2026, the Board of County Commissioners approved resolution 2026-028 approving the application and petition submitted by Esencia Holdings, LLC and Santa Fe Land Development Partners, LLC for formation of the Esencia Public Improvement District pursuant to the Public Improvement District Act and the Sustainable Land Development Code. During the implementation of the Esencia PID, staff identified that section 12.7.4 of the SLDC requires the Board of County Commissioners to serve as the Board of Directors for the Public Improvement District. At your May 26, 2026 regular meeting, the Board of County Commissioners authorized publication of the title and general summary of the proposed amendment to section 12.7.4 of the SLDC. The title and general summary were subsequently published in accordance with applicable statutory requirements and listed in your packets as exhibit C.

Community Development Department requests adoption of an ordinance amending section 12.7.4 of the Sustainable Land Development Code, ordinance number 2016-9 related to the governance structure of the Public Improvement District. Currently, the SLDC requires the Board of County Commissioners to serve as the Board of Directors for the PID, and the proposed amendment would instead authorize the Board of County Commissioners to appoint members to serve as the Board of Directors of the Public Improvement District consistent with the County's Public Improvement District guidelines in resolution number 2006-40. If adopted, the ordinance amendment would establish a five-member Public Improvement District Board of Directors, authorize appointments by the Board of County Commissioners and the applicant subject to Board approval, establish directive terms and vacancy procedures, require maintenance of public records and authorize the Board of County Commissioners to appoint successor directors or conduct elections at the conclusion of the initial terms. Following the ordinance's effective date, staff will return to the Board with a separate resolution appointing the initial Board of Directors for the Esencia Public Improvement District and establishing Director compensation in accordance with the amended governance structure. The staff is recommending after the conducting of this public hearing, that the Board of County Commissioners adopt the proposed ordinance amending section 12.7.4 of the Sustainable Land Development Code listed as ordinance number 2016-9 and related to the governance of Public Improvement Districts by

authorizing the Board of County Commissioners to appoint members to serve as Board of Directors for Public Improvement Districts.

I know that was a mouthful. I'll stand for any questions you may have and we also have Walker and Michael Nuñez. I think they are also available if there are questions that I cannot answer.

CHAIR GREENE: Fabulous. Commissioners? No. You've answered all our questions. That's great.

COMMISSIONER BUSTAMANTE: We got a lot of information at the last one, Chair.

CHAIR GREENE: We did. So, this is a public hearing. I would like to know if there's anybody in the room that wants to speak to this. Seeing no one in the room, is there anybody online that would like to speak to this?

DANIEL E. FRESQUEZ, MEDIA COORDINATOR: Mr. Chair, it appears nobody online is raising their digital hands.

CHAIR GREENE: Fabulous. Okay. So. Yeah, that's right. So, I do have one question. When would we be soliciting and selecting people to serve on this?

MR. BUTLER: Yes, it is our intent to bring that at your next Board meeting. We have some conversations that we are having regarding who we might recommend as representatives from the County to serve in the designated two seats for County representation. Once that it finalized, we are looking forward to submitting that to you all and we anticipate that happening at your next Board meeting.

CHAIR GREENE: Okay. So, let me officially close public hearing. There's still nobody online to speak to this?

DANIEL E. FRESQUEZ, MEDIA COORDINATOR: Mr. Chair, yep, nobody online has raised their hand.

CHAIR GREENE: Okay, wonderful. Thank you. We'll close public hearing. So, at the next meeting. So, are those two expected to be County staff then?

MR. BUTLER: So, we have been having the discussion. I anticipate that will be the recommendation, but I can't confirm that at this moment.

CHAIR GREENE: Do we have a mechanism to solicit and to open this to the public?

MR. BUTLER: Well, there is one slot that is slated based on the amount of people who would be selected, that could be selected by application.

CHAIR GREENE: In the future, is there a requirement for advertising for that like we do when we want to put somebody on the Planning Commission and we solicit?

MR. BUTLER: I'm not sure. Walker, do we [inaudible].

ATTORNEY JAMES BOYD: Chair Greene, I also should just add as an aside, the attorneys for the Asencia Public Improvement District are online and able to answer any questions you have about the Asencia PID specifically, but the Public Improvement District Act contemplates that at the end of the initial term of the appointed PID Board

members, there will be residents living in the PID who can seek election to the PID. So, that's the statutorily desired outcome, is rather than the Board soliciting applications from interested members of the public, that there just be an election.

CHAIR GREENE: Is there a former mechanism that we would require for solicitation to make sure that everybody that would be a part of that community, a stakeholder in it, would be contacted and said, "If you're interested, we have an opening."?

ATTORNEY BOYD: Chair Greene, let me ask a clarifying question. Are you talking about the appointed members that would be appointed pursuant to this provision of the SLDC or are you talking about potential elections by residents of the PID?

CHAIR GREENE: Well, maybe both, but I think in the future when this gets turned over to much more community-based thing, is it just sort of like a secret thing that, "Hey, we missed these Board elections," and "How did I miss that?" Or is there a notification obligation to solicit and to tell people that there's openings or terms are up or so on?

ATTORNEY BOYD: Chair Greene, I think that the PID Board, once constituted, is going to have primary ownership of the process whereby they would seek to either solicit replacement members, but more to your point, the election of PID, Public Improvement District residents to represent themselves and their fellow residents on the Board. I think that I would invite Justin [Horowitz] if he's online to speak specifically to what process they contemplate for Esencia, but I think ultimately there is a shared interest in having the Board be stood up on its own and not be dependent on the Board of County Commissioners to oversee the PID, make sure that the PID is working. So, I don't think that there's an incentive on the County's part certainly nor on the developer's part for this to be a hidden process where no one applies and there's further appointments. You want it to be sustainable.

CHAIR GREENE: I agree with that. I'm wondering is there something in an ordinance that seems like that we could require this and any future PID to make sure that they go out to stakeholders and at least advertise to people that are members of that PID.

ATTORNEY BOYD: Chair Greene, I think that the language in the proposed amendment to the SLDC is capacious enough to I think allow for that desire to be followed within the resolution that the Board is going to...Again, in creating the Public Improvement District, so at that the resolution you all adopted in February, there's going to be provisions in there that are going to treat the issue of governing body functions and selection, but also when the Board is appointing members at the end of the month, certainly it may be possible to add further direction at that point.

CHAIR GREENE: I just think it should be part of the ordinance, but maybe it just becomes a one by one every time a resolution comes forward. Any thoughts to that or anything else? Do you care? Okay. Sounds like it should be part of the ordinance.

COMMISSIONER CACARI STONE: Chair Greene, I think as presented, I agree with what the content and the approach that's on the table. So, we can move forward with voting on this so it can move forward.

CHAIR GREENE: Okay. You know, I just want to be careful, but, okay. Commissioner?

COMMISSIONER HUGHES: I'm just going to make a motion to approve the ordinance.

CHAIR GREENE: Alright.

COMMISSIONER CACARI STONE: I second it.

CHAIR GREENE: We have a motion from Commissioner Hughes, a second from Commissioner Cacari Stone as presented with no amendments. Do we have to do a roll call on this?

ATTORNEY BOYD: Yes.

CHAIR GREENE: For an ordinance? Yes, please.

JENNIFER WILSON, CHIEF DEPUTY CLERK: Commissioner Hughes?

COMMISSIONER HUGHES: Yes.

JENNIFER WILSON, CHIEF DEPUTY CLERK: Commissioner Johnson?

COMMISSIONER JOHNSON: Yes.

JENNIFER WILSON, CHIEF DEPUTY CLERK: Commissioner Bustamante?

COMMISSIONER BUSTAMANTE: Yes.

JENNIFER WILSON, CHIEF DEPUTY CLERK: Commissioner Cacari Stone?

COMMISSIONER CACARI STONE: Yes.

JENNIFER WILSON, CHIEF DEPUTY CLERK: Chair Greene?

CHAIR GREENE: Yes.

JENNIFER WILSON, CHIEF DEPUTY CLERK: Thank you.

CHAIR GREENE: You have an ordinance. What's the ordinance number?

JENNIFER WILSON, CHIEF DEPUTY CLERK: That ordinance number is

2026-07.

MR. BUTLER: Thank you.

JENNIFER WILSON, CHIEF DEPUTY CLERK: Quickly, for the record, there was a resolution. It was 8D and we didn't read that out loud. That resolution number is 2026-096.

CHAIR GREENE: For the record that was 8B as in boy or 8D as in dog?

JENNIFER WILSON, CHIEF DEPUTY CLERK: As in dog.

CHAIR GREENE: Yes ma'am. Thank you very much. Sorry about that.

Commissioner Hughes moved to approve. Commissioner Cacari Stone second.

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

SFC CLERK RECORDED 08/13/2026

14. Concluding Business

A. Announcements.
None.

B. Adjournment. (Action Items)

CHAIR GREENE: Are there any other issues that we need to cover tonight?

COMMISSIONER JOHNSON: Move to adjourn.

CHAIR GREENE: Thank you very much. We have a motion from Commissioner Johnson.

COMMISSIONER HUGHES: Second.

CHAIR GREENE: A second from Commissioner Hughes. All in favor, say aye. Any opposed? We're done. Thank you.

Commissioner Johnson moved to adjourn. Commissioner Hughes seconded.

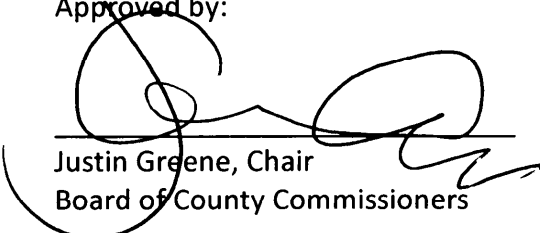
The motion passed [5-0] voice vote.

15. Public Meeting Disclosures

Santa Fe County makes every practical effort to ensure that auxiliary aids or services are available for meetings and programs. Individuals who would like to request auxiliary aids or services should contact Santa Fe County Manager's Office at (505) 986-6200 in advance to discuss specific needs (e.g., interpreters for the hearing impaired or readers for the sight impaired).

13 Jul, 2026 06:19:00 PM

Approved by:



Justin Greene, Chair
Board of County Commissioners

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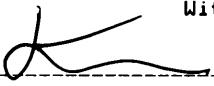
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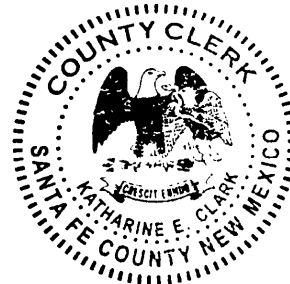


Katharine E. Clark
Santa Fe County Clerk

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss
I Hereby Certify That This Instrument Was Filed for
Record On The 13TH Day Of August, 2026 at 04:57:27 PM
and Was Duly Recorded as Instrument # 2089695
Of The Records Of Santa Fe County

BCC MINUTES
PAGES: 65

Deputy  _____ County Clerk, Santa Fe, NM
Witness My Hand And Seal Of Office
Katharine E. Clark



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