

SANTA FE COUNTY
BOARD OF COUNTY COMMISSIONERS
REGULAR BCC MEETING
July 27, 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 [virtually]

SFC CLERK RECORDED 08/28/2026



Monday, July 27, 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.

CHAIR JUSTIN GREENE: We're going to wait another minute for Commissioner Hughes to come back. So, thank you for your patience. Chief, I know it's your day off, but I don't think I recognized you without your uniform on and when you're sort of...

SPEAKER1: I'm on vacation.

CHAIR GREENE: Oh, okay. Well, alright. Not a day off, a vacation. Well, thanks for being a part of this with us. Alright. Here we are. It is Monday July 27, 2026 and today is our regular Board of County Commissioners Meeting. We are ready to go. Can I get a roll call please?

B. Roll Call

Roll was called by Rosangela Ortiz, Chief Deputy, Bureau of Elections and indicated the presence of a quorum as follows:

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Members Present:

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

Members Excused:

None

- C. Pledge of Allegiance**
- D. State Pledge**
- E. 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 Elizabeth Houghton of the Community Development Department.

CHAIR GREENE: Thank you very much. Commissioners, is there anyone we would like to acknowledge today? Did we lose anybody in our community? Thank you. You can be seated. We have an agenda before us. Are there any changes by staff? County Manager?

G. Approval of Agenda. (Action Item)

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

GREGORY SHAFFER (County Manager): Thank you Chair and Commissioners. There are no recommended changes to the agenda as presented from staff. I would just note that we did post the amended agenda for today's meeting on Friday July 24, 2026 at approximately 11:23 a.m., which is more than 72 hours in advance of today's meeting as required by the Open Meetings Act. Thank you.

CHAIR GREENE: Thank you, Manager. Are there any changes by the Board?

COMMISSIONER JOHNSON: If there are none, I'll move to approve Chair?

CHAIR GREENE: Excellent.

COMMISSIONER BUSTAMANTE: Second.

CHAIR GREENE: We have a motion from Commissioner Johnson to

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approve the agenda, and we have a second from Commissioner Bustamante. All in favor, say aye. Any opposed? Hearing none, we have an agenda. Fabulous.

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

H. Years of Service, Retirements, and New Hire Recognitions. (County Manager's Office/Gregory S. Shaffer)

CHAIR GREENE: Moving on to item 1H, years of service, retirements and new hire recognitions. County Manager Shaffer, please.

MANAGER SHAFFER: Thank you, Chair and Commissioners. I'm going to start by recognizing those employees who retired during the month of June and then going to acknowledge those new employees who were hired during the month of June as well as recognize the addition of a volunteer fire fighter. Then going to acknowledge those employees with service anniversaries of five, 10 and 15 years and then finally I'll conclude by acknowledging those current employees who are celebrating the 20- and 25-year anniversaries with Santa Fe County. With regard to that last group, I'm going to ask them to come forward when I read their name in the hopes that they may be able to take a picture with the County Commissioners celebrating those significant 20- and 25-year anniversaries.

So, starting with retirements. We had seven employees who retired from Santa Fe County during June of this year. In the County Assessor's Office, Ronald Bransford retired. Two individuals in the Sheriff's office retired. Jennifer Muñoz and Edward Webb, Jr. In the Public Works Department, two employees retired. Lorina Acosta Sanchez and Larry Gonzales. In the Fire Department, Renee Nix retired and then finally in the Finance Division of the County Manager's Office, Gabriella Trujillo retired during the month of June. So, we wish all of those former colleagues the best in the next chapter of their lives.

With regards to new hires, we had 14 new employees and one volunteer fire fighter join the County team in June of 2026. In the Corrections Division, we had three detention officers. Pedro Archuleta, Shandy Grider and Andres Velasquez. In the County Assessor's Office, Santos Valdez and two employees in the County Manager's Office, one in the Finance Division, Alison Gillette and one in IT, Thomas Romereau. In the Fire Department, Joshua Sanchez joined the team in the Wildland Program and we had six employees join the Public Works Department. Jennifer Cintas, Maria McClure, Gary Padilla, Dylan Madrid and Emiliano Mendoza and finally Daniel Maez all in the Public Works Department. In the Sheriff's office, Ethan Barnes joined the Sheriff's Office as a Sheriff Deputy One. Then finally, Charlie Merow joined or achieved a level of certification that would enable Charlie to be entitled to the volunteer stipend and is therefore being recognized as a volunteer fire fighter.

With regard to five-, 10- and 15-year anniversaries, the RECC Department, Anna Bustillos is celebrating five years with the County and Public Works. Sarah Rodriguez is also recognizing five years. We have one employee who is recognizing 10 years of service with Santa Fe County, Mary Atencio with the Corrections Department and we have, I believe, a total

of five employees who are celebrating 15 years with the County in the Community Services Department. Josepha Atilano in the Corrections Department, Adrian Garduno also in the Corrections Department, Richard Roybal in the County Assessor's Office, Steve Salazar and in the Public Works Department, Julian Gutierrez. So, again, I want to recognize and celebrate their years of service.

With regard to those who are celebrating 20 and 25 years of service with the County, and again, I'd ask you to come forward as I read your name. In the Corrections Division, Jaclyn Lopez and Johnathan Silva. In the Finance Division, Roxanne Lujan. In the Fire Department, Samuel Patty and Jeremy Renda. In the Legal Department, Rachel Brown. In the Public Works Department, Marcial Rodriguez. In the Sheriff's Office, Justine Calabaza, and in the County Manager's Office, Camille Gurule.

So, just wanted to again, ask those celebrating 20 and 25 years to come forward to be acknowledged specifically by the Board and hopefully have their picture taken with the Board of County Commissioners. Thank you.

CHAIR GREENE: Thank you, Manager Shaffer. I'm going to go first just to say thank you for all of you that have been here for 20 and 25 years. Thank you for the newcomers, the new hires for committing to Santa Fe County for a little while and to everybody who's done great work with us over those anniversaries of five, 10, 15, there and especially those who achieved retirement, because God knows I don't think very many people get to do that these days. So, good for you. Thank you. Commissioner Johnson?

COMMISSIONER JOHNSON: Thank you, Chair and thank you to everyone standing up here. Thank you to the new employees, to people who have really stayed on. It's important for us. The Commission is not here for as long as you all have been. So, your institutional knowledge, your expertise are what keeps the County humming absent our own wins over here. So, we really appreciate it and thank you.

CHAIR GREENE: Thank you. Commissioner Hughes?

COMMISSIONER HUGHES: Yes, I just want to thank you all for your service. Thank you very much.

CHAIR GREENE: Commissioner Bustamante? Please.

COMMISSIONER BUSTAMANTE: I'll first say I just want to commend you for sticking through this as long as you have because what I see in front of me are dedicated people. I don't think, though I know it's in the back of your mind, that it was always about, "We're going to get to retirement," but you've really been committed and I'm grateful for your service. Having been in and out of this building, in and out of things that work with the County, I'm grateful for your work. So, thank you for sticking with it and enjoy your time. Thank you.

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

COMMISSIONER CACARI STONE: Yes, I just want to say congratulations. Enjoy your retirement. It's hard earned and public service is the best thing you can do to give back to life and society. So, celebrate. I hope you celebrate. Thanks.

CHAIR GREENE: Thank you, Commissioner Cacari Stone. Once again, thank you. It's pretty amazing. You know, some of you keep us out of trouble. Some of you fight fires and save lives and some of you are there making sure that the roads are right and everything's moving. You know, it takes a team and all of us that are in this room are a great

testament and you guys get the awards for today, but thank you to everybody that works for Santa Fe County. Thank you, guys. Please join us.

I. Employee of the Quarter, 2nd Quarter 2026 Award.

CHAIR GREENE: Alright, and now we move on to the employee of the quarter, the second quarter of 2026. County Manager Shaffer, please?

MANAGER SHAFFER: Thank you, Chair Greene and Commissioners and thank you for being so generous with meeting space and time to recognize our workforce and our team members, without whom we can't accomplish anything. All of their service, again, is at the heart of what we do on a day-to-day basis for our constituents. So, again, I appreciate very much you allowing this space and time to recognize their service. Looking at the employee of the quarter, second quarter nominees. Going to identify who the nominees were by group and ask them to come forward if they're present as I do so.

In the support services group, Christen Martinez was nominated and is being recognized for her outstanding leadership, reliability and unwavering commitment to the fire department. She stepped up during a critical time to ensure operations continued seamlessly demonstrating the professionalism and dedication that make her such a valued member of the County team. In the support services group, Crystal Garcia is being recognized for her exception customer service professionalism and positive attitude. She consistently creates a welcoming environment for coworkers, partners and the public, making a lasting impact through her kindness and dedication. Also in the support services group, Jessica Casias in the HR Division. Jessica is being recognized for her exceptional support of County employees through benefits, leave and wellness services. Her knowledge, patience and commitment to helping others have made her a trusted resource and important part of the County's continued success.

In the community services group, Charity Valdez, a DWI Compliance Monitor Supervisor is being recognized for her exceptional dedication and perseverance while managing the County's compliance program during a prolonged staffing shortage. Her commitment to maintaining high standards, supporting the team and serving the community reflects the excellence we strive for at Santa Fe County.

In the public works group, Isaac Montoya, Maintenance Technician, is being recognized for the pride he takes in maintaining County facilities and for the professionalism and attention to detail he brings to every assignment. His initiative and commitment to quality help ensure our facilities remain safe, clean and well-cared for. Also, in the public works group, Miguel Valencia Duarte, Maintenance Technician is being recognized for consistently going above and beyond to ensure County facilities are maintained with professionalism, care and attention to detail. His proactive approach, strong work ethic and commitment to quality make a positive impact on both County operations and the people that we serve.

In the community services group, Jerome Tafoya, Fire Prevention Specialist, Urban Wildland is being recognized for his outstanding leadership and dedication during several recent wildfire incidents. His ability to coordinate resources, build strong partnerships and protect our communities reflects the very best of Santa Fe County's commitment to public

service. So, please join me in recognizing the significant contributions of all of the employee of the quarter nominees. The employee of the quarter second quarter of 2026 award goes to Jerome Tafoya, who Chief Black will be accepting this award on Jerome's behalf.

CHAIR GREENE: Great job, all of you. Commissioners? Commissioner Johnson?

COMMISSIONER JOHNSON: Thank you. Thank you, Chair. Thank you to everyone who was nominated. It's always great to hear a little snippet of the hard work that you do for the County, and I just want you all to know that we really appreciate it and we wouldn't be where we are today without you. So, kudos.

CHAIR GREENE: Thank you. Commissioner Hughes?

COMMISSIONER HUGHES: Yeah, we really appreciate all you've done. I see your names in various emails. It's nice to see you in person and especially thanks to Jerome Tafoya for getting the award of the quarter. That's very special, for very special work. Thank you.

CHAIR GREENE: Commissioner Bustamante?

COMMISSIONER BUSTAMANTE: Thank you, Chair. You know, the one thing that really struck me as they were reading each of your qualifications for this particular award, is that the work that you do really matters to people. Like, this matters and I think that is something you can feel absolutely amazing about, on top of being recognized as someone who is absolutely stellar in delivering and working with people for something that matters to their lives, because every little thing we do contributes to what folks are doing to live and how our County serves them. So, thank you so sincerely very much.

CHAIR GREENE: Thank you. Commissioner Cacari Stone?

COMMISSIONER CACARI STONE: Yes, Thank you, Chair. I'm just in awe and you are dedicated amazing people who make the County who we are today. As I always say, together stronger. Thank you for your service and congratulations employee of the quarter. That's a big deal. I hope you celebrate tonight with your family or friends.

CHAIR GREENE: Or coworkers, that's right. That's right, or by, that's right, interest. So, you know, I do appreciate all of you. It's great. Some of you I see in emails across. You know, Jessica, I think we see you come all the time. You really have an internal function of keeping us all as a family and there's an appreciation there. Then in Isaac's case, you've worked here months and you're already the employee of the quarter. You know, I think that's gotta be a record there for the fastest time to recognition as employee of potentially being nominated for that. So, great job, but all of you, amazing, right? This is a great team at Santa Fe County. I love being here. I think you show that you love being here and we recognize your hard work and appreciate everything you do. So, thank you so much for being here and being part of our team. Let's all take a picture together and celebrate you and thank you so much. Thanks. Fabulous.

2. Matters of Public Concern

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

CHAIR GREENE: Moving on to item number two, matters of public concern. Three minutes for folks from the community that would like to speak something that's on their mind. I know we have some people online and we have some people in the room. Is there anybody in the room that would like to speak here? Please come forward. Seeing none in the room, can we go to the folks online? Who do we have?

DANIEL FRESQUEZ: Mr. Chair, we have Chris Mechels.

CHAIR GREENE: Fabulous. Excellent. Mr. Mechels, please take your three minutes and tell us what we're up to.

CHRIS MECHEL: Hello Commissioner, Chair and Commissioners. I've got a couple of items here today. The usual ones I'll just mention because they are usual. You're in violation of your rules of order as you usually are and you seem not to care and specifically item 10 should be where the County Manager applauds his employees, not before the public concern which is where it ought to be, given your own rules of order. The other one you continue to violate is OMA of course because you should have brought the June 30, 2026 minutes for approval on July 13, 2026 and you failed to do that. Therefore, that puts you in violation of OMA which seems not to trouble your County Manager or your County Attorney very much. The other one, the big item today is public concerns. For people to sign up for the public concerns today, if you're following the process, and you probably haven't looked at it this, it actually requires any speaker to go through a process of being approved by the County staff and agreeing to something called the Code of Conduct, which as far as I can tell, they made it. You have never approved any such thing. You need to look at this because what you've set up is a situation where the County staff can just decide not to let somebody speak if they don't like what they're going to say, and you have no control over that because they've taken that control for themselves. So, please take a look at that. That surfaced on the April 1, 2026 when you went to the new diligent Cloud system and some wise head just decided to change all the rules about signing up for public comment, and you apparently don't care. So, maybe you should.

The other one, which is ongoing is resolution number 2013-120 which specifically says, please look at it, I mean, you can find it if you want to, 2013-120 says specifically that the public input should be sought on action items and the public concerns on the agenda should be there, but it should be reserved for non-action items on the agenda. That is very specific. This is 2013. It is something that the last time the County Manager briefed the Commission on your duties back around 2015, he conveniently forgot to mention it to you. This is a resolution. It is your resolution. You should follow it. It's your legal obligation that you follow it. You don't seem to care, 2013-120. You're refusing to follow your own laws and your own resolutions and you continue to do this on and on and on. I'm troubled by this. Aren't you? You should be. You've all sworn to the law. It doesn't seem to affect you at all. That should trouble you. Anyway, have a good day.

CHAIR GREENE: I appreciate your timeliness Mr. Mechels. Thank you so much. Is there anybody else online that wishes to speak?

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

CHAIR GREENE: Thank you so much. We will close that item and move

on to approval of the meeting minutes.

3. Approval of Meeting Minutes (Action Item)

A. Request Approval of the June 30, 2026, Board of County Commissioners Meeting Minutes.

CHAIR GREENE: We have meeting minutes from June 30, 2026. Actually, before we have the special meeting minutes from June 24, 2026, let's do June 30, 2026. Are there any changes? Nope?

COMMISSIONER BUSTAMANTE: I see no changes Mr. Chair. I'll make a motion to approve.

CHAIR GREENE: Thank you.

COMMISSIONER HUGHES: I'll second it.

CHAIR GREENE: We have a motion to approve the meeting minutes from June 30, 2026 from Commissioner Bustamante and a second from Commissioner Hughes. All in favor say aye. Any opposed? Hearing none, we have meeting minutes and I do want to acknowledge that those were Karen's last minutes with us and we appreciate her hard work.

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

B. Request Approval of the June 24, 2026, Board of County Commissioners Special Meeting Minutes.

CHAIR GREENE: On to item B, request for approval of the June 24, 2026 special meeting minutes. Anything up with that? Any corrections?

COMMISSIONER JOHNSON: Move to approve.

CHAIR GREENE: We've got a motion from Commissioner Johnson.

COMMISSIONER HUGHES: Second.

CHAIR GREENE: A second from Commissioner Hughes. All in favor, say aye. Any opposed? Hearing none, thank you so much. We have meeting minutes for June 24, 2026.

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

4. Consent Agenda (Action Items)

A. None.

CHAIR GREENE: Okay, consent agenda. Did we move everything from the consent agenda off? I guess we did.

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

A. None.

6. Legacy Recognitions (Action Items)

**A. Request Approval of a Legacy Recognition Honoring the Life and Legacy of Kris X.
(Commissioner Lisa Cacari Stone)**

CHAIR GREENE: So, we'll move on to legacy recognition. Commissioner Cacari Stone, tell us about Kris X.

COMMISSIONER CACARI STONE: Yes. Thank you Chair. I want to see if Olivia Padilla is in the chambers. If not, no worries. I think she's online with us. Also, I want to confirm Arthur White, the brother of Kris X, are you online with us or in the chambers? Arthur White?

MR. FRESQUEZ: Mr. Chair, Mr. White is online. He is a call-in user. If you hit star six, it should unmute for you.

COMMISSIONER CACARI STONE: Thank you. Thank you, Mr. White for joining us. Chair, members of the Commission, public who are present today, this is a recognition of the legacy of Kris X. Let me say a little bit about Kris who is and was a resident of the Camino de Jacobo community. I met Kris when I first came to Santa Fe County and took an oath of office and we were part of celebrating. There's Kris. Kris is exactly how they are in their photo. Always building community, a sense of humor, an organizer and did whatever they could do to improve the quality of life and celebrate life with the community. I was very taken by Kris' lifelong advocacy resiliency, authenticity, compassion and commitment to everyone around them. I wanted to also recognize that Kris was raised in New York, actually was an activist during the AIDS movement and the AIDS epidemic and really made sure others had dignity of quality of life. Kris pursued their passion for performing arts and attended the college in Florida. Was also very engaged in the College of Santa Fe in Performing Arts and performed with the Academy Award-winning actress at the Greer Garson with Greer Garson themselves at the Greer Garson Theater. Kris, as I mentioned was part of the Camino de Jacobo community. Some community members wanted to join us today, but they're out of town or on vacation with family prior to the school starting. I wanted to show deep respect and gratitude for Kris and honor their life. Kris personally touched me and I'm very saddened to have Kris pass. Mr. White, I welcome any words you'd like to say about Kris.

CHAIR GREENE: Go ahead Mr. White.

MR. FRESQUEZ: Mr. White, if you hit star six on your phone, it should unmute for you.

ARTHUR WHITE: Yes, can you hear me now?

CHAIR GREENE: Yes, go ahead.

MR. WHITE: Yeah, Kris has always tried to make a contribution wherever he's been, but I think his feelings for the community at Camino de Jacobo was particularly special. On behalf of my sister and then Kris' daughter, I would like to thank you all for this

recognition. I know Kris would appreciate it, and we do. He was a special individual and we'll miss him. Thank you for taking the time to recognize him.

CHAIR GREENE: Fabulous. Commissioner Cacari Stone?

COMMISSIONER CACARI STONE: Thank you Mr. White. Thank you. I don't know if any other members of the Commission knew Kris, but I will miss Kris during the holidays. Kris wanted to put a pumpkin patch pole in the Camino de Jacobo for Halloween and this year, that pumpkin patch pole with pumpkins on it will be there. I will bring one over myself and we'll celebrate their life.

MR. WHITE: Fantastic.

CHAIR GREENE: Amazing.

COMMISSIONER CACARI STONE: Well, may it be resolved that the official minutes of the Santa Fe Board of County Commission reflects the Board's lasting tribute to this remarkable human being and resilient spirit, Kris X.

CHAIR GREENE: Thank you, Commissioner.

MR. WHITE: Thank you. On behalf of his family, thank you very much.

COMMISSIONER CACARI STONE: Thank you. We'll get an original copy. If you'll let Olivia know who to get the signed copy to once our BCC members approve and make a motion for approval, unless there's comments from the Chair or other Commission members.

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

COMMISSIONER JOHNSON: I will second.

CHAIR GREENE: A second from Commissioner Johnson. Any further discussion?

COMMISSIONER JOHNSON: Briefly.

CHAIR GREENE: Yes.

COMMISSIONER JOHNSON: Just briefly. Thank you, Commissioner Cacari Stone and Mr. White, for speaking. I didn't know Kris, but they seem to be a remarkable individual and I'm sorry for your loss.

MR. WHITE: Thank you.

CHAIR GREENE: Thank you, and yes, Commissioner Cacari Stone, I appreciate this recognition for folks that are important in our community and as we gain momentum to this, others like Kris X., I hope we bring them forward to acknowledge their impact on our community. We have a motion from Commissioner Cacari Stone, a second from Commissioner Johnson. All in favor, say aye. Any opposed? Hearing none, thank you Kris X. We will miss you.

COMMISSIONER CACARI STONE: Thank you, Commissioners. Thank you, Olivia, Mr. White and family. Thank you.

MR. WHITE: Thank you.

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

7. Appointments and Reappointments (Action Items) – None were presented.

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8. Miscellaneous Action Items

- A. Resolution No. 2026-098, A Resolution to Amend Resolution No. 2025-075 for All Statewide Elections in 2026 and 2027 to Replace a Polling Place/Voter Convenience Center for Consolidated Precinct No. 3; Replace the Polling Place/Voter Convenience Center for Consolidated Precinct No. 16; and Add a Potential Polling Place/Voter Convenience Center for Consolidated Precinct No. 21. (County Clerk's Office/Katharine Clark and Rosangela Ortiz)**

CHAIR GREENE: Rosangela, how are you?

ROSANGELA ORTIZ: Good, Chair Greene. Commissioners, good afternoon. Rosangela Ortiz, Chief Deputy Clerk, Bureau of Elections and together we have Steve here. Steve Fresquez, he's our voting systems admin and warehouse manager. So, this afternoon we have three changes to our resolution and these are election day changes. The first change is moving the polling site from Pojoaque Valley High School back to its original site which is the El Rancho Senior Center. That was supposed to be a temporary solution. Now that El Rancho Senior Center is back, we would like to make sure to move that site there as it more convenient for the voters as well.

This next change is Christian Life Church will be moved to La Farge Library. We want to thank Christian Life Community for letting us use their facility for so long, but now they're going to become, what was it Steve? They're going to become a daycare center, yes. So, we're going to take this opportunity to move just a few minutes down the road to La Farge Library. They have a great location for us.

Then lastly, in the Madrid Cerrillos area, we want to make sure to have two locations there just in case one isn't available. So, we want to have both the Madrid Fire Station and the Cerrillos Senior Center. So, those are the three changes and they will take effect once they get approved here and also there needs to be a court order to approve these changes. So, these are all the changes. We stand for questions.

CHAIR GREENE: Thank you. Commissioners? Commissioner Bustamante?

COMMISSIONER BUSTAMANTE: Nope.

CHAIR GREENE: Oh, you were pointing at your button. Alright. So, I do have a question. When you have those two options, at what point will you make a decision as to, and how will we know that it isn't option A, option B or option A and B?

MS. ORTIZ: So, we have it as an and/or and so right now the change is just to have both of them there. Right now, the community expects to have Madrid Fire Station. So, unless we give notice to the community then it stays as what they know, which is the Madrid Fire Station.

CHAIR GREENE: Okay, just to make sure that there's no ambiguity, can we make sure that we have a robust, not only pre communications but if it is or and it isn't at one or even if it is not at the one it might've been that we put a sign on it so that people know where they can go and not wonder when they show up.

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MS. ORTIZ: Yes. We definitely will do that and we have done that in a few places like Hondo and we will now do that at the high school even though people didn't like the Pojoaque Valley High School, we're definitely going to have signs there making sure they go to the ones in the area. Actually, that area has the most polling sites in all of Santa Fe County, but yes, we'll make sure to have proper signage and we also send out postcards to individuals, and we'll make sure to create social media awareness and put it in all the community pages as well.

CHAIR GREENE: That's fabulous. Thank you very much. Commissioners, what is the will of the Board?

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

COMMISSIONER HUGHES: I'll second.

CHAIR GREENE: We have a motion to approve a resolution for the State-wide elections. A motion from Commissioner Bustamante, a second from Commissioner Hughes. All in favor, say aye. Any opposed? Hearing none, you've got some polling places.

MS. ORTIZ: Thank you.

CHAIR GREENE: Thank you.

STEVE FRESQUEZ: Thank you.

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

B. Request Approval of 2026 Developer Assistance Program Funding Award Recommendations. (Community Development Department/Jonathan Butler and Denise Benavidez)

CHAIR GREENE: Jonathan Butler and Denise Benavidez, take it away.

DENISE BENAVIDEZ: Thank you, Chair Greene, Commissioners. Today I come before you as a member of the Community Development Department requesting that the Board of County Commissioners review and approve the Developer Assistance Loan Funding Awards for three housing developments with affordable housing components. If approved by the Board, the County Manager will issue an executed letter of commitment to the awardees and County staff will endeavor to negotiate transaction documents with the awardees, the terms of which will be subject to future Board approval.

A little bit of background. On July 23, 2023, the Board approved Resolution Number 2023-083 and Ordinance Number 2023-05, which formally adopted the County's 2023 Affordable Housing Plan and Housing Assistance Grant and Loan Ordinance pursuant to the New Mexico Affordable Housing Act, NMSA 1978, Sections 6-27-1, and the Affordable Housing Act Rules. The Affordable Housing Plan identifies the need to expand affordable housing opportunities through financial assistance programs and partnerships, while the Ordinance establishes the County's authority to provide grants and loans for qualifying affordable housing projects, and to administer affordable housing funding programs. The New Mexico Mortgage Finance Authority reviewed and approved the Resolution and Ordinance prior to Board approval to ensure consistency with State law and regulatory requirements collectively. The

Resolution and Ordinance allows Santa Fe County to provide various forms of financial assistance to private or public entities for the creation of affordable housing projects within the County, so long as each project meets a community housing need as identified in the County's Affordable Housing Plan. Bear with me.

On October 10, 2023, the Board approved Developer Assistance Program Regulations via Resolution Number 2023-106. The Developer Assistance Program known as DAP is intended to provide financial assistance for the creation and implementation of Affordable Housing Projects. For the purposes of DAP, an Affordable Housing Project is defined as any work or undertaking, whether new construction, acquisition of existing residential housing, remodeling, improvement, rehabilitation or conversion, which provides housing to persons or households of low or moderate income, as defined by the U.S. Department of Housing and Urban Development and MFA. In Fiscal Year 2026, the Board budgeted \$3 million to provide gap funding to affordable housing rental developments in Santa Fe County through the DAP program. This is the second funding round for DAP, expanded to include both rental and for-sale affordable housing projects. The \$3 million consists of the following: A \$2 million grant from the Department of Finance and Administration, DFA, to plan, design, construct, renovate and make improvements for housing projects in Santa Fe County. The grant money must be spent by June 30, 2027. In addition, DFA has confirmed that the appropriation language does not contemplate the making of a loan. One million in County general funds previously allocated for affordable housing programs was also allocated.

In May 2026, the County issued a Notice of Funding Opportunity for affordable housing support issued pursuant to the County's Developer Assistance Program for affordable housing projects that serve households at or below 80 percent of area median income for the Santa Fe Metropolitan Statistical Area. The NOFO intended to support an affordable housing development pipeline in its jurisdictional area, and to address the community shortfall of affordable housing as identified in the County's 2023 Affordable Housing Plan. The County's goals and objectives for the NOFO included: Increasing affordable housing for providing critical gap funding, as well as assisting development projects in becoming more competitive for State and Federal housing resources. Providing subsidies to projects to enable projects to serve lower income households. Funding the construction of new rental units which will prioritize and accept tenants who receive Federal, State or local rental subsidy. Encouraging high-quality affordable housing development that complements the aesthetics and character of the surrounding community and integrates with the surrounding community uses. Increasing capacity for nonprofit and public entities engaging in affordable housing development, and encouraging the set-aside of units for households that need services to remain housed, often referred to as special needs housing in the New Mexico Qualified Allocation Plan.

The NOFO imposed various caps on potential awards, specifically, \$10,000 per unit and \$2 million per project. Additionally, the NOFO stated that eligible uses of the 2026 DAP would include: Acquisition of an affordable housing project site. Construction costs for an affordable housing project. The rehabilitation of an affordable housing project. The conversion of an existing structure into an affordable housing project. Infrastructure necessary to support an affordable housing project, or as low-interest capital financing for an affordable housing project. On May 1, 2026, the County received eight applications for the 2026 DAP program.

Applications for Nueva Acequia, four percent, and Nueva Acequia, nine percent, were subsequently withdrawn, both because the final funding gap is not known and because County staff felt it more appropriate to meet those projects' final needs through a direct allocation rather than having the County's own project compete against other projects. The remaining six applicants were as follows: The first was Lincoln Avenue Communities for the rehabilitation of Anasazi Village and Casa Villita. The second was Santa Fe Civic Housing Authority for the Ocate Project. The third was Ulysses Development Group, San Ignacio Flats. The fourth was Carlos Gallegos, Jr. and Uno Mas LLC for the Uno Mas/Zia Estates de Santa Fe Development. Douglas Ottersberg for Villas de San Isidro and Homewise for the Tierra Contenta Phase 3A Project.

Staff formed a review committee with representatives from the Public Works Department, Finance Division, Growth Management Department, and the Affordable Housing Division. The Committee reviewed all remaining applicants and completed its evaluation, developing recommendations for the Board regarding potential loan funding awards. The evaluation criteria used to verify the projects were worthy of funding, and they were as follows: The Review Committee evaluated each applicant using separate scoring criteria tailored to rental and for-sale project types. Each scorecard was calibrated to the same 200 point maximum, allowing the Committee to make a general comparison of project merit across application types. The criteria allocated 75 points to project feasibility, 50 points to development team experience, 20 points for nonprofit or government development participation, and 10 points for environmental design and sustainability. The remaining 45 points were available as supplemental criteria specific to each project type, rewarding commitments such as local trades engagement, special needs unit set-asides, right of first refusal, long-term affordability covenants, and income target depths.

Projects were strictly competing against one another and scoring framework ensured each project objectively merited support on its own terms. In addition, while points were assigned, some criteria served in essence, as pass/fail criteria, and County staff prioritized providing gap funding and project readiness. With regard to the \$2 million grant from DFA specifically, it was imperative that the project be able to spend the \$2 million by the June 30, 2027 deadline. A summary of the Review Committee's recommendations, including proposed award amounts for each applicant was provided in Exhibit A for your review, where less than the requested amount was awarded. Staff confirmed with the applicant that the amount provided was sufficient to complete the project or a defined phase thereof. With regard to the proposed \$2 million award to Homewise, County staff proposes to use the \$2 million grant from DFA and to make the award as a grant. In addition to being consistent with appropriation language as interpreted by DFA, a grant makes sense in this instance because the award will be used to construct infrastructure that will ultimately be owned by the City of Santa Fe. Recommended \$500,000 awards to Anasazi Village and Casa Villita and Ocate Santa Fe will be made as low interest loans, cash flow only, with a land use restriction that matches the New Mexico Mortgage Finance Authority's affordability period requirements.

The interest rate and term of the loans will be determined based on the needs of the project prior to closing. Loan underwriting will follow MFA's guidelines when possible, as they are considered best practice for affordable housing financing in New Mexico. Where

possible, making awards as low-interest loans is important to future development of affordable housing, since loan repayment will provide resources with which to make further awards for other affordable housing developments. Following approval of the Developer Assistance Program Awards by the Board of County Commissioners, the Board, the County Manager will issue an executed letter of commitment to the awardees, Therefore, County staff will negotiate all necessary transactional documents with awardees, the terms of which will be approved by the Board at a future meeting. At this time, the County Development Department does recommend approval of the Developer Assistance Program Funding Awards defined in Exhibit A and authorize the County Manager to issue the letters of commitment to the selected awardees. Any final transactional documents will be presented to the Board for approval at a future meeting. The awardees recommended are Homewise for the Contenta 3A Development, Ocate for Santa Fe Civic Housing and Lincoln for the Anasazi Village and Casa Villita Rehab Project.

I want to go over just a few of the detail for each of the projects. I'm going to start with Lincoln. I want to go over Anasazi and the Casa Villita. So, Anasazi is going to consist of 116 all for families. This is a rehab project. It's a LIHTC project. It's also going to have 106 units for seniors only of 55 plus years of age. That's for the Casa Villita project. These are all one- and two-bedroom units. They are in process of completing their capital stack. They have pretty much the entire capital stack allocated. This \$500,000 will complete that gap for the rehab. I'm going to move on to Ocate. So, the Ocate Development, you may or may not remember, for Santa Fe Civic Housing, was awarded in the first round of awardees, \$600,000. They requested another \$600,000. The County is recommending \$500,000 for this award. This is gap funding. They did have a similar issue that we had with Nueva Acequia in that just the cost of materials and things caused them to go into gap. They also had an issue with the engineer who passed away. So, that provided some issues for them in completing the final project. They do have \$60,000 left over from their draw from the first round. So, that will allow them to complete the amount that they need. So, us awarding them the \$500,000, I did speak to Ed Romero, he was extremely appreciative and happy with that award. So, he's really good.

With the Tierra Contenta, for this particular project...Oh I do want to mention briefly, Ed Romero's project is also income based. The number of units that he's going to be provided are by AMI. So, what he's going to be providing. So, one-bedroom units, he's actually going to have five at 50 percent, one at 30 percent. Two bedrooms, he's going to have one at 30 percent, 10 at 50 percent, 24 at 60 percent. Three-bedrooms, he's going to have one at 30 percent, nine at 50 percent, five at 60 percent, and no four bedrooms. For Tierra Contenta, this one is Homewise. This one is a huge development. They were requesting spine infrastructure to complete all of 3A. The \$2 million that we decided to award them was because we felt as though this would bridge their gap in having a conversation with Homewise. The other reason is because they can use the funding by the deadline of June 2027. This particular development has five phases. This is phase 3A. This particular development has the ability to produce between 1,300 and 1,500 units. Affordable. Homewise is going to build 400 on their own. They are going to sell portions of the property to other developers to allow other developers to come in and build some affordable housing. The unit mix for the Tierra Contenta Project, they

do have 95 two-bedrooms, 175 three-bedrooms and 130 four bedrooms as their unit mix. With that I stand for any questions.

CHAIR GREENE: Thank you, Denise. Commissioners? Commissioner Cacari Stone?

COMMISSIONER JOHNSON: Thank you, Chair. Thank you, Denise. I appreciate the in-depth presentation for this. I think that that is a program that we support on the Commission and you know, things like Tierra Contenta, we want to see these built out. So, I want to thank you for running the program, for vetting the applicants and I think it goes without saying, but we encourage for example the applicants that were not awarded to return to us. I know that you and your staff do a good job of sort of prepping people to be poised to win funding. So, this doesn't close the door and I'll make a motion when it's appropriate. Thank you.

COMMISSIONER BUSTAMANTE: I'll second. Oh, I'm sorry. I thought that was a motion.

COMMISSIONER JOHNSON: I move to approve.

CHAIR GREENE: Okay. So, we have a motion from Commissioner Johnson, a second from Commissioner Bustamante. I do want to say that I'm very proud of this program. I did want to ask a couple of questions about you know, some of these projects, I did see that there was a requirement that it was up to \$10,000 per unit. So, was that based on the affordable units or based on the total units?

MS. BENAVIDEZ: It was based on the total units, Commissioner. Right now, when we did the first round, we kind of saw the total unit cost a little bit all over the place. Actually, now it's stabilized and they're all within that particular \$10,000 per unit cost from what we say from their submittals.

CHAIR GREENE: So, some of the folks that were not selected here had big asks for some smaller unit levels of affordability. Like, you know six units out of 30 something units or something like that. Was that one of the disqualifying factors of that or how did those...

MS. BENAVIDEZ: Chair Greene, no. What happened with the other units, Ulysses for instance, that's going to be a partnership that we're going to work together with them on. Their particular development is next to Nueva Acequia and we just felt they were the next on the list. The points were just a little bit lower and part of it had to do mainly with where they were with the project submittal to the City, and there were a few other things. Questions on the profile pro forma and a few other things. We haven't talked to them specifically about why they were not chosen because we kind of wanted to announce the awards first, but we are highly encouraging them in the next round. We feel like they should be further along. They had indicated that in 2027 they'd be much further along. So, we hope to be able to assist them maybe in the next round, but also partner with them on a few other things since this particular development is next to Nueva Acequia. We have scheduled a meeting with their entire team. They want to talk to us about some of their possible programs and partnerships that they want to make with the County in the future.

With the other two, one of them, the Uno Mas, that one was an all modular and

it wasn't modular or mobile home, it was modular homes. They weren't ready as far as the capital stack. They indicated they were shovel ready for the project but not quite the capital stack that was required to move them forward. They were missing some documentation in the application. Most importantly, the pro forma was missing. So, that made it difficult to make a determination actually as to where they really were with the project. With Doug, Mr. Doug and I have been working together on this project particularly for quite a few years. He's finally moving forward with the project, but it's a rent to own project. So, again, it made it a little bit difficult for him to put together a capital stack and he did have a pro forma, however, it did make it difficult as far as him knowing how to price those particular units, and they are mobile home modular, again, to be put on a permanent foundation. However, based on the type of funding he's gotten thus far, it would not allow him to sell those units for a period of years. So, again, his funding stack just wasn't where it needed to be right now, but again, we will be encouraging those and working together with them that did not get an award this time around. We will be encouraging them to continue to work together with us and hopefully at the next round, we can move them forward.

CHAIR GREENE: Great. Thank you. Yes, Jonathan?

JONATHAN BUTLER: I'll just add one more comment to Denise's remarks.

Really the motivation for the selections were based on projects that were shovel ready and projects that were more in alignment with gap funding. So, with limited tranche of resources and the great projects that presented, we do expect that if we do another run, we will encourage applicants to reapply when they get closer to that threshold. That was the determining factor for the recommendations.

CHAIR GREENE: Okay, so in terms of shovel ready, they're turning dirt over at Uno Mas. We approved them just a few weeks ago and I drove by it last week and they literally graded the site already. So, that seems pretty shovel ready.

MR. BUTLER: You've got two different tranches of resources.

CHAIR GREENE: Yep.

MR. BUTLER: One tranche was for \$1 million and that was based on the rental platform and portfolio and then the second tranche of the \$2 million was based on homeownership opportunities. So, that's sort of the distinction in terms of thinking through the funding allocations and the recommendations based on that. I don't know Denise if you have something else to add to that.

MS. BENAVIDEZ: Thank you, Jonathan. No, Chair Greene, just with the Uno Mas, we really did have conversations with the agent to see what we could do to assist them to move the forward because we also know that it's an important project for a lot of the clients out there in the lower AMIs. However, again, there was missing documentation, most importantly the pro forma really made it difficult for us to make any kind of a decision. So, I did talk to Nathan Monsonatus and just discussed with him a little bit about the application, the process, what he found difficult about it. He did bring up a few concerns. So, we are speaking with the Una Mas team. So, they're going to move forward even without allocation, however, it was just the missing documentation, the capital stack. It wasn't clear to us that they had the funding. It's an individual that is trying to do his best to get some affordable homes out there. He's not a large developer per se, and so we felt the need to have a conversation with him to

see how we could assist. So, we're going to continue to work together with him as we move forward. It is a 20 percent affordable development, which is also something that they don't have to do but they wanted to do. So, we're going to continue to work together with them and see what we can do to assist.

CHAIR GREENE: Okay, thank you for clarifying that. Alright. We have a motion from Commissioner Johnson, a second from Commissioner Bustamante. All in favor, say aye.

MS. BENAVIDEZ: Thank you.

CHAIR GREENE: Any opposed? Hearing none, let's go build some affordable homes. Thank you so much. Thank you, Mr. Lofton for being here and please build accessory dwelling units with those things in one-bedroom sizes if possible.

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

C. Resolution No. 2026-099, A Resolution Requesting Budget Adjustments to Correct Classification Discrepancies in the Local Government Budget Management System and Increase Appropriations in Various Funds. (Finance Division/Yvonne S. Herrera)

CHAIR GREENE: Yvonne Herrera, please, take it away.

YVONNE HERRERA: Mr. Chair, Commissioners, the resolution before you is the final budget adjustment for Fiscal Year 2026, which is to correct crosswalk classification errors of previous approved resolution BAR, specifically resolutions 2026-001, 067 and 069. The funds were not correctly classified within the State's LGBMS system causing balancing errors between LGBMS and the County's system. The second component on the BAR is the final BAR, and the final BAR is to increase the expenditure budget for medical RX claims and the self-insurance fund. During the month of May 2026, the County experienced significantly higher than anticipated medical claims exceeding the proposed budget for Fiscal Year 2026. As a result of the County's Stop Loss Coverage, most of the excessive fund's claims, almost \$4 million was reimbursed to the County in July of 2026. The net budget increase is \$280,000 to the self-insurance fund. As a result of the excessive claims, fund balance is being used to support the unreimbursed portion of those claims and to bring the self-insurance fund back into compliance with Resolution 2026-082, which is the committed fund balance resolution. A transfer of \$1.5 million from the general fund is being requested. With that Chair, I'll stand for any questions.

CHAIR GREENE: Thank you, Yvonne. Commissioners? Commissioner Cacari Stone? Sorry, I can't see if you have your hand raised.

COMMISSIONER CACARI STONE: Hi, no questions.

CHAIR GREENE: Excellent. Commissioners, what is the will of the Body?

COMMISSIONER HUGHES: I move to approve the budget adjustments.

COMMISSIONER BUSTAMANTE: Second.

CHAIR GREENE: We have a motion for Commissioner Hughes, a second

from Commissioner Bustamante. All in favor, say aye. Any opposed? Hearing none, you have some budget adjustments and a resolution number.

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

D. Resolution No. 2026-100, A Resolution to Approve the County's Fiscal Year 2026 Fourth Quarter Financial Report for Submittal to the New Mexico Department of Finance and Administration, Local Government Division, as a Component of the Fiscal Year 2027 Final Budget Submission. (Finance Division/Yvonne S. Herrera)

CHAIR GREENE: Yvonne, you're up again.

MS. HERRERA: Thank you Chair. The Finance Division is requesting the Board approve the Fiscal Year 2026 fourth quarter report as a requirement of the submission of the 2027 final budget to DFA. The Finance Division is required to report quarterly financial information within 30 days of the end of each quarter to DFA. The approval and certification of the County's final budget for Fiscal Year 2027 is contingent on the fourth quarter financial report being formally approved by the Board and submitted to DFA by July 31, 2026. This report contains information on an audited revenue, expenses and ending cash investment balances for the County as June 30, 2026. The ending cash investment balances on the fourth quarter report are used as the beginning cash balances for Fiscal Year 2027. With that Mr. Chair, I'll stand for any questions.

CHAIR GREENE: Thank you, Yvonne. Commissioners? Any questions? Commissioner Cacari Stone?

COMMISSIONER CACARI STONE: No questions on my end, thank you.

CHAIR GREENE: You're welcome.

COMMISSIONER BUSTAMANTE: Only question. This is how we're getting even closer to finalizing that budget forever, right, for the year?

MS. HERRERA: Mr. Chair, Commissioner Bustamante, what was that?

COMMISSIONER BUSTAMANTE: This is just one step closer to the next item. This is part of that to have the approval of the 2027 budget?

MS. HERRERA: Mr. Chair, Commissioner Bustamante, correct. Yes.

COMMISSIONER BUSTAMANTE: Thank you. I'd like to make the motion to approve item D, the resolution to approve the County's fiscal fourth quarter financial report.

CHAIR GREENE: Fabulous.

COMMISSIONER JOHNSON: I'll second.

CHAIR GREENE: We have a motion from Commissioner Bustamante, a second from Commissioner Johnson. All in favor, say aye. Any opposed? Hearing none, one step closer to item to number E, letter E.

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

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E. Resolution No. 2026-101, A Resolution Adopting the Final Budget for Fiscal Year 2026-2027 (FY 2027). (Finance Division/Yvonne S. Herrera)

MS. HERRERA: Mr. Chair, the final resolution is requesting the approval of the final budget for 2027. The final budget includes the approved interim budget, the capital budget as presented on June 26, 2026 and the adjustments to correct, improve budget efficiency and/or alleviate operational delays for previously approved budget carryovers as listed within the memo. To confirm, the Board recommended changes like funding the libraries, support for services identified by the full Board, County-wide cultural sensitivity, implicit bias and anti-bias training and outreach relations, communication needs, public safety, staff mental and physical health studies as well as \$10,350,000 for the Permanent Supportive Housing is included in this budget. With that, I stand for any questions.

CHAIR GREENE: Thank you, Yvonne. I appreciate all the work you do in this budget. It's a back and forth, back and forth, back and forth and this is it. Here we are.

MS. HERRERA: A woman's work with everybody else included Mr. Chair, Commissioner Bustamante.

CHAIR GREENE: Yes.

MS. HERRERA: Including Manager Shaffer. He doesn't get enough credit. He really doesn't. He's right there in the trenches.

COMMISSIONER BUSTAMANTE: I would recommend, I would recommend that you make the motion.

CHAIR GREENE: That I?

COMMISSIONER BUSTAMANTE: Mr. Chair, given that this is the budget and it's been woman's work, I'd really like to make the recommendation that you make the motion and anyone can second. I'm not going to.

CHAIR GREENE: Alright.

COMMISSIONER BUSTAMANTE: I just think it's important that you as Chair do this so we can make a big warm deal out of it.

CHAIR GREENE: Let's make a big deal of it. Alright. So, I will make a motion to approve our budget for the Fiscal Year 2027 budget and thank you Yvonne and County Manager Shaffer and everybody involved.

MS. HERRERA: Thank you, Commissioners. Appreciate it.

COMMISSIONER JOHNSON: I'll second.

CHAIR GREENE: We have a motion by myself, a second by Commissioner Johnson. Any further discussion?

COMMISSIONER HUGHES: I think just a thank you for putting so much work into this and all our requests.

COMMISSIONER JOHNSON: Yes. Second.

MS. HERRERA: Thank you, Commissioners, Chair. Appreciate it.

CHAIR GREENE: Alright.

COMMISSIONER CACARI STONE: I'd like to add appreciation. Thank you.

CHAIR GREENE: Excellent. This is great and yeah. So, a motion by

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myself, second from Commissioner Johnson. All in favor, say aye. Any opposed? Hearing none, we have a resolution. We have a budget.

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

CHAIR GREENE: We can take five. So, just for reference, we are going to start the presentations with the Santa Fe Forward because we have Director Lamboy from the City of Santa Fe here, but we are going to take five minutes because Commissioner Johnson wants five. Alright, it'll be 10.

Break from 03:14 PM to 03:26 PM.

9. Presentations

CHAIR GREENE: Alright. This is a quiet room today. We are here for presentations now. We are going to start with item B, a presentation from Santa Fe Forward an update to the City of Santa Fe's General Plan. Director of Land Use Heather Lamboy is going to be giving this. I asked her to give us this for a variety of reasons. First off, I've been advocating for an update to the General Plan since I serviced on the Planning Commission of the City of Santa Fe close to a decade ago. It's long overdue in their case, but also because we have a bunch of best practices that we can learn from them and insight that we can learn from the City of Santa Fe as we go and update our own General Plan or SGMP. So, Director Lamboy, thank you for coming here and spending your afternoon with us. We look forward to hearing your presentation, and please be ready to answer a few questions if you can.

B. Presentation on Santa Fe Forward (The City of Santa Fe General Plan Update). (City of Santa Fe/Heather Lamboy)

HEATHER LAMBOY: Great. Thank you, Chair Greene, members of the Board of County Commissioners. It's nice to be here this afternoon. Thank you for giving me some time to talk about the General Plan Update. The first thing I would like to do is provide an overview of what I have done in the past that helps to inform how I see this project needs to proceed. In the Tampa Bay region, I worked for Regional Planning Authority, and in that Regional Planning Authority, I served as part of the Hillsboro County team. So, what is really special about a County is that there are a lot of distinct unique communities with lots of different types of personalities that the Commission serves, the staff serves, and it really makes for a rich environment. The City of Santa Fe is part of the County, and so therefore we shouldn't be thinking just in terms of our long-range planning in terms of the City of Santa Fe, but it's a political boundary and we're all one community. So, I would like to express some gratitude to the County staff because we've been able to have regular City-County planning issues huddles. We meet every month and talk about the different planning issues we have. Our county staff Alexandra Ladd, the Growth Management Director as well as Herbert Foster

who is heading the long-range planning team, they're a part of our technical working group that's associated with the City's Planning Commission and a special group of technical professionals with the City as we proceed through this process. So, we really feel it's important that we engage the County in this process, and I think there's a lot that our City staff could learn from the County staff, and a lot I'm learning like the (La) Bajada Village community plan from County staff and my interactions with them. They do great work. So, the Santa Fe General Plan was last adopted in 1999. Dare I admit that I was part of the team back in the 90s that was here when the General Plan was being drafted at that point. We adopted approximately 400 different goals as part of that aspirational plan. We did accomplish a lot in the past 25 plus years, but there's a lot of things that don't have metrics and it's really important to be able to have that checklist and state, "Yes, we did accomplish this. No, we didn't accomplish this, but this is the reason why."

So, just to go over the schedule of where we are right now. Stage Gate One was information gathering and assessment report. The assessment report was really critical. We didn't just study the area within the boundaries of the City of Santa Fe, we also studied the areas joining the City of Santa Fe, which included Eldorado. Sort of the area that immediately surrounds Santa Fe so that we understand the City, that we understand the regional context because we're not going to remain within the boundaries. The County is growing as well and we need to accommodate and think about our County partners, our County community as we proceed forward on a long range basis. The horizon year for this General Plan is 2050. So, we can't imagine that we are going to remain within our existing jurisdictional boundary possibly for the next 10 years, we will remain with our current jurisdictional boundary, but things can change, and certainly that would be a consensus process that would have to happen with the Board of County Commissioners and City Council. So, it's just really important and makes good sense to also provide that data to our County partners. So, that's what we have done is the assessment report has really highlighted a lot of different things that the County can be working on with the City. We can look for funding resources and the like so that we can make public improvement accommodations for affordable housing as strategies together as a team.

So, the second stage, stage off Gates Two and Three has really been going through that technical working group and developing a mission and a vision, as well as with our community partners. The Community Partners Program, it's a micro grant program the City implemented. Different community organizations, which includes organizations like Indigenous Waste as well as Girls, Inc., the Santa Fe Children's Museum, the Watershed Organization and lots of different other ones. Approximately 25, including Tesuque Pueblo. They were all part of this micro grant program. Earth Care was also part of that as well on the airport road and they served both City and County citizens. So, through that program, there was outreach that was done in a so-called safe space. City staff wasn't involved. It was these groups with their constituencies getting real feedback from groups that we don't typically get feedback from just because of the amount of time it takes to go to an open house or the amount of time that it takes to spend at a Commission hearing. So, we really wanted to make sure to get that. So, from the community partners, we got over 225 visioning surveys and we also had input collected for approximately 700 different pieces of input for the vision statement as well as direct engagements. There were over 600 people that participated through this community

partner program, which is really a critical key point. We've also been out in the community. We went to the Southside Feria as well as to Pride and to all the other events last summer as we started this engagement process.

So, the metrics include approximately 9,500 website visitors for the SantaFeForward.org website, 788 surveys were completed, plus 8,000 pieces of input were received from those surveys. So, that's really a huge metric, and when I worked for the City of Aurora in Colorado, there was nothing close to that. When I worked for the Hillsboro County City County Planning Commission, nothing like that. We have a really active and engaged community and that's the reason I love living here is because we do have people who invest the time in their community. So, and then of course we have lots of different posts on social media and then we've had presentations to City departments, community groups, partner agencies. I presented to the Santa Fe County Planning Commission previously, as well as other nonprofits that maybe weren't involved as community partners themselves. So, after this large amount of work that we've done already, the mission statement, the draft mission statement that we're currently getting feedback on is, faithful to our heritage focused on our present and forging our future. Santa Fe Forward shapes the City different, sets priorities and opens opportunities for all. The reason we use the word all is because we want to talk about all the people that live here, work here and are part of our community including Santa Fe County. Because a lot of people who live in the County work in the City, come to the City for different events and the like. So, truly we need to get beyond that political boundary and I think we're making some very important steps towards doing that, and it's really exciting to be a part of that process.

The vision statement, Santa Fe supports and respects the needs and growth of all in harmony with our heritage and environment thriving today and tomorrow as the City different. Yeah, it's a little more City of Santa Fe specific, but you have to expect a little bit of that. So, the values and priorities of greatest alignment amongst all the community partners as well as the public at large is the number one issue is housing and affordability, community facilities and services such as we got a lot of feedback on the teen center and different community facilities across the region. The MRC is another one where people want to have access to different amenities, community amenities within their neighborhoods. Environmental stewardship and resilience is another one that was really important. A lot of the conversations we're focused around water and transportation and mobility. Out of this, we've developed areas of priorities and a prioritization map. So, every planner loves a good map, and we're not the exception to the rule, but we have also vetted with these maps with County staff in some of our meetings as well and they've provided some comments. So, as to prioritization framework, we have a series of established areas, investment areas and enhancement areas. So, the established areas include the Village of Agua Fria area as well as the Civic Centers center core, but there's areas that need redevelopment and investment that could help serve our community better by providing more affordable housing opportunities, for instance, or even just housing period for the community at large. So, those areas have also been identified on this map.

There's the connection framework. That framework helps to identify where our financial priorities are going to be, our investments relative to transportation. We've engaged a lot with Santa Fe Trails and our RTD regional partners in order to really help to identify

investments that could best support them. One of the things that we learn from them was there's a sweet spot in terms of bus service. It's not necessarily every 15 minutes is the best figure, but every 30 minutes is a sweet spot and getting that last mile connection is really important. So, having those connections to areas immediately surrounding the City as well as within the City to get people from point A to point B via transit is really important. There are a lot of people that have just one car in a household and need to have additional options for traversing our City and as well as the County.

The Places Framework, we have identified different place types and places for areas of focus. We've received some feedback already from our different constituencies from the community partners specifically expressing some disagreement with this, and that's exactly what we want if you feel like that's important. I would encourage the Commission, anybody listening to this presentation to go to the Santafeforward.org website and actually respond to some of the questions regarding the vision and the mission as well as these priorities because it's really a critical piece to the success of the plan. So, the different frameworks right now include Tierra Contenta. Silo Rufina is a major employment center, as well as the Civic Center rail yard area. This map helps to illustrate the defining edges. So, these are the areas that we really need to start thinking about going forward and the strengthening areas as well. So, what's really critical to think about here is how does our region operate together? So, one of the responses or comments I got from County staff was the area that's off of Highway 14 and the large amount of development that's going on there, they would like us to characterize that as something that is more of a defining edge that has growth opportunities. Opportunities for affordable housing investment and other pieces of that, whereas maybe in the (La) Cienega/(La) Cieneguilla area, there's more preservation of larger lots and the like.

So, so there's a lot of thought that's going on already amongst County staff and sharing with the City staff about the importance of how we relate our two jurisdictions together to have a successful community that can provide the best service possible. The different place types that we have available and actually just one, I'm sorry to...I need to go back one moment. I want to highlight something that just happened today. So, you can see that sort of red bubble in the connections framework. That is an area that is called an equity priority area. In our assessment report, we determine that's where the most vulnerable populations are. We got some feedback from Earth Care and it's like, "What about Airport Road? There's vulnerable populations there." What was determined that this was the area of most vulnerability. So, when we were drafting this plan, we thought "There's a need to preserve the way of life, the ability for people to hold onto their homes and not be impacted by sprawl and growth of the City." So, that's really helped to inform our discussion relative to Area 1B, and what can we do to better serve that community? Well, maybe it needs to stay in the County. Maybe that's the best approach and a possible change to this, although that will remain an equity area, but if things are approved, we'll go to the County. The area of equity will be around Airport Road because that was sort of the close number two in this particular case in our analysis with the assessment report. The assessment report is also online on that Santafeforward.org website.

Different place types include neighborhoods, corridors, districts, engines. That would be services engines as well as employment engines and landscapes as well. So, conservation areas and the like. So, as we develop the place type map, that will help to inform

the policies that are created for those place types. So, as part of the general plan project, also we'll be developing an implementation plan. So, the general plan itself is not going to be a very long document. It was over 400 pages back in the 1990s. Right now, the current draft is 83 pages. Now we're waiting for some feedback right now before we launch into filling out those 83 pages and adjusting, making adjustments, but the implementation plan is where the rubber hits the road. That's where we're going to help identify what our priorities are and making investments and also developing better policy as we proceed forward in our region. Just one quick note on CitySmart. This is also part of the general plan update. The City Smart is a GIS-based engine where we have added data and we're going to continue to add data. So, it's very dynamic. For instance, eventually people will be able to select attractive land and they will be able to pull up all building permits that have been issued for that particular property, as well as historic property information, cultural property information and the like. This particular map is what's called the residential pipeline map. It analyzes how many units are affordable, how many units are, first of all what's under construction, what's been approved, what's completed, and then what percentage is affordable.

Then in the case of multifamily development, in this particular case for the master plan, there's going to be an inclusion of 600 affordable units, but there's also a little more drilling down on multifamily where there's the fee in lieu option for different developers to be able to pay a fee in lieu instead of providing affordable housing as part of their multifamily development. So, that's parse out there as well. We've been working with the County on getting their data for the surrounding area so we can include that data for the Affordable Housing Initiatives there. Mostly it's been with County GIS staff and we haven't engaged with the affordable housing team yet, and I just thought about that. So, we need to do that, but we truly, truly want this GIS map to reflect the data that maybe the county wants to include as well so that it can be dynamic and serve our community at large. So, we're still under construction so we haven't gotten that far yet, but we really want to see how we can provide the best information possible without people having to dig around for it in multiple areas. That concludes the presentation. Happy to answer any questions and certainly I always appreciate people who are involved and interested in this in these processes.

CHAIR GREENE: Thank you, Director Lamboy. Commissioners, interested parties here? Commissioner Johnson, go for it please.

COMMISSIONER JOHNSON: Thank you, Chair Greene. Thank you, Ms. Lamboy. Very informative. I've been following this including the code update portion of it for quite some time, and I guess without airing all your trade secrets, I'm wondering when you approach this plan, was there anything unanticipated or a tactic change midstream that informed your process for say community outreach or anything like that, that would help us as a county when we embark on a similar endeavor to sort of share your lessons learned during this process? Because I know that these are complicated conversations, and that's because they should be. People have a lot of different sort of stake invested in Santa Fe's property, but cultural heritage, etc. So, how we understand and develop those conversations is sensitive, and we just need to be careful walking through it. So, I wonder if there's anything you might share with us as a body that will embark on this in the near future?

MS. LAMBOY: Chair Greene, Commissioner Johnson, thank you for the

question. We actually were able to use the momentum we gained with the Midtown planning process where there was a micro grant program for that as well for community input as sort of the starting point. We knew based on our technical expertise from the team as well as a consultant recommendations, that we need to find a way to go to where the people are. So, in the past that has meant going out to festivals and all of that, and you know, as a professional planner in the past, we've spent time out in parks, at movies in the park and all the different venues, but as people were passing by going on their day, you know, you can only get just tidbits here and there. So, we wanted something that was more substantive. So, that's how we developed the Community Partner Program and it's been really successful. It acknowledges that people's time is valuable, provides a benefit to the community as well with these microgrants. I mean, they're not very expensive, they're approximately 5,000 for the highest tier participation, but it helps with their operations and then also helps us get better response. So, we're actually going to implement that program going forward for our land development code update process as well, which we're just getting started on phase two. There are some things we need to finish up with the General Plan before we can get too, too far in the land development code update because we need to make sure our policies match the regulations that we're going to adopt, but we're initiating that right now. That was a really critical piece of, you know, that I find was really successful and we need to implement regularly.

COMMISSIONER JOHNSON: Great, and I think we intend to do that and I just wanted to add that, by supporting those organizations who helped shape the culture of Santa Fe and its community sort of sense, it helps sort of weave them into the fabric of City life and not just sort of leave them on the outside knocking on the door. So, I think it's a great practice. Yeah, I look forward to hearing more as things develop and 83 pages seems pretty easy to read in an afternoon. So, thank you.

CHAIR GREENE: Fabulous. Commissioner Hughes?

COMMISSIONER HUGHES: Thank you. I just have a question and it may not apply to the City as much to the County, but I wonder if you use or are taking into account our somewhat limited water supply? You know, how much water would it take to support the development you're planning and stuff like that? I just wondered if that was included in your thought process at all.

MS. LAMBOY: Thank you for the question. Chair Greene, Commissioner Hughes, that is an issue all throughout the West and in limited water supplies for everybody just because of we're seeing climate change, we're seeing all sorts of demands in terms of population growth. The good news in terms of our analysis is that we use less water now in the City than we did in the 1990s through conservation practices, through using green building techniques and all the different low flow toilets, but we really need to be smart about it. So, just similar to...I saw there was going to be a presentation similar to the County. There's a plan out to 2100 in order to understand water supply. A quick note on population growth. The expectation in the City is that we will continue to grow until about 2040 and then we'll level off and go down. That's something that you see nationwide. Not as many people are having three kids like I did. So, there are more and more people who are having just one child or, you know, not having children. So, we will be seeing nationwide sort of a shrinkage of the population. So, that could be helpful in that particular case on that sort of the end of the planning horizon in

terms of accounting for water, but water is not a renewable resource and we need to be really careful.

COMMISSIONER HUGHES: Yeah, I agree and I think, you know, I wouldn't want us to end up in a place...Well, I don't, I guess you were maybe here in the drought around 2000 where you actually couldn't water any parks and in Eldorado we had to use very little water. I would hate for us to, with all this planning, still come to that situation where, "Oh sorry, we don't have any water," and have to really limit it because I think we're tapping into all the sources we can think of. You know, the Rio Grande, the wells, the wells here, the wells there, and so I think it's great that we're doing all that, I just think we ought to be really careful as to how much we grow so we don't have to shut off the water overnight for everybody or whatever. Anyway, thank you.

MS. LAMBOY: Thank you.

CHAIR GREENE: Thank you, Commissioner Hughes. Commissioner

Bustamante?

COMMISSIONER BUSTAMANTE: Thank you Chair. Thank you chair. A question I have. I just returned from New Orleans and I'm a born and reared Santa Fean. Just the beginning of this meeting, we had the former County assessor here and these memories of celebrating culture and certain things that became contentious and kind of needed to when we're moving forward in our evolution, but when we talk about these heritage planning and how we work with culture and why I bring up New Orleans, I mean Louisiana was a slave state frankly. I understand they have leadership that are still with the KKK, meanwhile when you get to the City there is French celebration, there's a whole area that is signed when the Spanish had one part of the French quarter and you have African American and different types of just such diverse celebration of culture that was respectful to each other. I'm really hoping, because I will say that one thing that's been somewhat painful, I see the assessor and he used to be the assessor, but he also played music in town and it was always this very culturally diverse type of event. When we looked at each other, we're like, "So much has changed." There isn't an integration of different types. We have this thing called the fiestas. It became real contentious. Spanish market was lovely. We have Indian market, but that's all very consumer based and we have economic development, but how do we get to a city with a soul? I'm not saying that Santa Fe doesn't have its soul, but one of the things that was always beautiful was artists coming as far back as the 1920s, and this is a place where you can paint and people knew each other and there wasn't a lot of what I'm going to use the term contra. The not getting along. These are waves, right? I mean these things come and go, but when we're looking at something that's a planning document and we're saying heritage. How do we do that respectful knowing that architecturally there's been a colonial period and then there's the pueblo renewal and da, da, da, da. You know, I hope that we can as different people from different generations, from other places come in when we have a sense of place, that if we're going to do something that's protective or celebratory of heritage, that we're able to do it in those ways that acknowledge, I would say the cultural fluidity of where we've been and those who have called this home now for eternity and hundreds of years, and, "I may have just gotten here, but this is my place." You know, how do we bring that? So, I say that more as a question. I say it having left New Orleans thinking, "Wow, I wish we had this kind of integration of culture," without feeling like, "Don't

say that because they'll get mad and you're not..." You know things sort of have to smooth out and celebrate all that is, and frankly, you're in the perfect position to be in that planning phase. It doesn't have to do with we're here to hurt people. We're here to celebrate culture, people, survival, drought, a place where you can't grow a heck of a lot of food and people still found ways to live back in the day. So, I dropped that off as being sincere about heritage and how do we get there from here? That's not just about capitalism, if you will.

MS. LAMBOY: Yeah. Chair Greene, Commissioner Bustamante, I think you bring up a really important point. We've had a lot of difficult community conversations in the City. Certainly, the lightning bolt has been the Soldier's Monument and other different types of conversations about what should we prioritize or what we should do is bring everybody to the table. When it comes to the built environment, I think one of the most powerful aspects of our culture is that we actually in our region had missing middle housing, the missing middle where we provide for affordable housing opportunities for families through family compounds. So, how do we encourage that when we do our land development code regulations? Do we need to really have that 20-foot set back or how can we really allow for something to grow more organically like it did historically here? There's also services and programs that need to be considered as well to honor all of the different cultures that we have, but you do bring up a good point that we can still create more momentum in honoring and respecting everybody's heritage here. You know, I'm more of a recent arrival. My family's from southern New Mexico, but there's a lot of people who come here that bring really good ideas, but there's also people from here who really also have those great ideas that already are expressed on the ground. So, you know, I sat here and listened to Hilario Romero's presentation on Pablo Quemado and just acknowledging and listening to that and taking that to heart and understanding the way we plan should really consider those types of things, I think is a good first step that the Board of County Commissioners and the City council can do. That, in my, I can't speak for other people, but for me that was informed by that conversation.

COMMISSIONER BUSTAMANTE: Mr. Chair, thank you for that. The other, you made me think about also lately there has been someone posting pictures of when the cathedral was built. I'm going to tell you, there were a bunch of French guys and Italians putting these huge stones to build a cathedral over a chapel that already existed. In my entire life didn't know, I mean, I knew there were French names and there were Italian names, but really how do you celebrate the culture of these gigantic stones, and then you stopped when they stopped and there's so much beauty in all the different derivations of the culture as it's expanded. So, I'm really grateful for your insights sincerely and love hearing you're from southern New Mexico. That's where I play cowgirl. Just saying. Thank you.

MS. LAMBOY: Thank you.

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

COMMISSIONER CACARI STONE: Yeah, thank you Chair. Thank you Ms. Lamboy. First, I want to say I appreciate your participation in the Area 1B working group. We made a lot of progress in a short period of time. We couldn't have done it without you and others from the City and the County. Second, I have a community based more of a design team that's looking at how we amend a sustainable development codes and bridge cultural and

community ways and knowings and traditions building and land use with what we have today with the City and County. I'd like to invite you to join, but wondering if you have any nuggets of wisdom to share, and any technical ways you're looking at allowing or changing codes as examples to allow intergenerational wealth transfer people to stay on their lands longer, densification, things like that. Thank you.

MS. LAMBOY: Thank you. Chair Greene, Commissioner Cacari Stone, one of the things that we've done already is to allow for accessory dwelling units on all residential properties in the City. So, that is a by right type of scenario and it allows for up to 1,500 square feet for an accessory dwelling unit, which could be a three-bedroom home. I think my house over off of Zia Road is approximately that size and is three bedrooms. So, it's really critical because that will allow for more development where I'm also working with the AIA, the American Institute of Architects to get a pattern book, and actually the Road To Housing Act has identified some financial resources to help with that. So, you have those pre-approved plans and they can be pulled off of the shelf and used by somebody to build another unit. Then of course, like I mentioned previously, we're really taking a hard look at doing away with the suburban scale development that we found or used in the 1950s all the way up through the modern day like you find in Casa Solana, Tierra Contenta really. Tierra Contenta sort of moves the needle a little bit in providing for mixed types of development in close proximity to each other, but then how do we also just thinking on the basis for the County, how do we also allow for more dense development that serves family compounds that maybe isn't one unit per 160 acres, but also is really a critical thing that we have to consider. So, certainly look forward to collaborating with the County as we proceed through our code update and learning things from you two in terms of traditional villages like Chimayo and others where that historic development pattern, which really can be used as a point of reference.

COMMISSIONER CACARI STONE: Appreciate that. Thank you so much, and we'll be in touch as this design team gets started towards the end of August. Appreciate you.

MS. LAMBOY: Thank you.

CHAIR GREENE: Thank you, Director Lamboy. I have a couple questions. The first one is, are you taking into consideration what I would call non-land use aspects of a land use code? So, for instance, are you overlaying, maybe these are some of these are land use aspects, but maybe not City zoning things, but where the schools are, where the kids they go to school are so you can start to help the school districts and maybe some of the planning and the transportation routing and the pedestrian walk to school corridors so that we look and see the trends in terms of like, "Oh, this is where the parts of towns where families are living and this is the parts of towns where, you know, as opposed to the school districts where schools and daycare might be senior centers," right? Where are the seniors in our community, where are the seniors, where do they live, where are the facilities that they're utilizing? Everything from the Mary Esther Gonzalez, which is the city's one facility. We have multiple around Santa Fe County, you know, these other demographic aspects that get into the granularity of where people live and what they use. I'd additionally look at things like wonder if this is another layer that starts to inform the plan. Transportation corridors where youth services are, parks, right? There's a layer of parks and event spaces, where crime is happening.

You know, where places where crime is happening and maybe there's a built environment solution to sort of address that, or at least to inform the Santa Fe Police Department, or in our case, the sheriff's office where and how. You know, what best practices are out there. So, I'm wondering if there's some, I call them non-land use traditional land use decisions that can be informing land use policy some way in there. I saw this once upon a time in what somebody described to me as a California's version of a general plan. That the land use plan is just one chapter, but then every City service was layered on there. Senior services, youth services, education services, medical services, shopping services. Can I buy, can I walk to a store to get sugar, butter, diapers, beer, whatever the five things that are most necessary, and then giving that informative thing to say, "Yes, these homes are walkable or these are not," and to sort of target those things so that we can then invest and make things more walkable because that seems to be an intention. Anyway, non-land use things but applied to a land use plan.

MS. LAMBOY: Great question, Chair Greene. That is a thread that goes throughout the General Plan Project and we're not necessarily looking at that with our land development code update, although what we do in the LDC also will be informed by one of the most common comments that we have received is that, "I want to be able to walk to school. I want to be able to walk to a store." All of the different things. "I want to have a mixed-use community where I don't necessarily have to get into my car. I want to be able to get to a park and all of those things." So, there's weaving together of a lot of different departments. For instance, with our parks and recreation team, there's a lot of parks in the City of Santa Fe. We have more parks than the City of Albuquerque. How do we...They're difficult to maintain just because there's a limited budget. So, how do we repurpose those parks so that we can possibly have some sort of community center there? Just a small community gathering spot or affordable housing just using part of the park for affordable housing or also working with the schools. So, as we develop the policy, we're going to identify the partners and how we can deal with those more esoteric issues, by getting people from point A to point B. Another challenge we have in our community is, you know, I drive by Chaparral, the old Chaparral Middle school on Zia Road every day coming to work. I just wince because that's a great housing opportunity. It's a great opportunity to do something different. So, working with our different partners like the Santa Fe Public Schools, teacher housing, you know those are the things that we need to do and it's really close to Albertsons and to Walgreens and there's great transportation that works with the transit stop there at Zia Station. So, we really have a lot of work to do in that regard, but we are definitely considering it and hopefully through the implementation plan will identify some action steps to get to that issue a little bit better than we have.

CHAIR GREENE: Fabulous. Once upon a time Santa Fe County and the City of Santa Fe had an organization called the Regional Planning Authority, the RPA. Hasn't met since 2012. I think that there's an opportunity for us to start to discuss that sort of City-County extraterritorial, maybe even greater County area where people, you know, honestly people commute from Rio Arriba these days and San Miguel County and Los Alamos. So, to really look at Santa Fe as a regional hub as an employment hub, right? We don't have enough housing. People commute from Albuquerque and Rio Rancho. So, how do we not destroy that employment hub, but at the same time find a way to make it work in the best way? So, I'm wondering if there's any discussion at the City, and maybe this is a conversation for Thursday to

talk about some next steps to make sure that we continuously talk about how we work inside and outside those jurisdictional boundaries. Arroyo Hondo, Eldorado, La Cienega, Airport Road near Northside. We're inside outside here at this body, but a lot of us work...We're very fluid as it may be. Is there any talk about some organization that could help with making sure that we continue continually talk between our organizations?

MS. LAMBOY: You bring up a great point, Chair Greene. When I worked for Aurora, Colorado, I was liaison to the Denver Regional Council of Governments and I saw the power of a regional organization accessing lots of financial resources because it was a collaborative effort. There was also a Metro Vision. In the memo that Alexandra Ladd and I will be presenting on Thursday at Thursday's meeting, we talk about the urban area versus the railroad area. How do we protect the rural area and really find those resources we need to for the urban area, including portions of the County that are immediately adjacent to the City? So, you bring up an excellent point and there are 14,000 people that work at Los Alamos National Labs. My daughter is one, and she drives back and forth from Santa Fe and she's one of 8,000 people that traverse or make that trip from Los Alamos to Santa Fe. So, that's impacts on County roads. So, we really need to engage in those conversations and with Las Vegas, there's several City employees I know that come every day from Las Vegas in addition to the Rio Rancho cohort. Those issues I think would be well served to be discussed in that venue because I think we need to think more holistically as a region and we've just been sort of doing our own little thing, but there also needs to be resources given to that in terms of financial resources and establishing. That has to be a priority as well because the existing staff can accomplish that.

CHAIR GREENE: Yeah, without a doubt, but just starting to think in those terms. To Commissioner Hughes' point, we need to start talking about water regionally. Commissioner Bustamante has been an advocate for starting that conversation and we know that water is a common thread for all of us here and it doesn't stop at City lines. We already have BDD working together and we have the Pojoaque Basin Regional Water System, which is going to have four tribes and the County and might have agreements that even leave the valley there. So, it's definitely complicated, but those regional organizations at the super macro planning level that then dig down into everything from water, to land use, to job centers, to all those things, there should be one body in my opinion, that starts to talk about those and not depend on political boundaries, but go back to their political organizations and say, "We got to start thinking about these things."

Last thing. I do want to give you kudos for the micro grant and community outreach aspects because I think that is definitely one of the most innovative parts of this, and I hope...I see Herbert Eden. Turned around and see that Herbert's actually here in the room, but he's here and I hear that Director Ladd is on online and we were really happy to hear that we're adopting that. I've heard from some of the organizations that they really appreciate that too. So, that to me is a great added bonus to your plan and informing our plan here. Commissioners, any other questions for Director Lamboy and Director Ladd is somewhere up in the ether. Herbert, do you have a question? Okay, sorry to put you on the spot, but, you're here so, you know. Thank you for including us in all those conversations to have Director Ladd and Herbert on your team, and whenever you invite me, I show up. So, thank you.

MS. LAMBOY: Thank you so much. I really appreciate the partnership with the County.

CHAIR GREENE: Great. Thank you.

COMMISSIONER CACARI STONE: Yeah.

CHAIR GREENE: Super fabulous. Hope you learned a lot there. I did and look forward to hearing more about this. So, we are going to move on to water. There's one more presentation, yes? It is a water presentation.

A. Presentation on the Santa Fe 2100 Long-Range Water Planning Project. (Public Works Department/Brandt Geist)

CHAIR GREENE: Walker? No? Sorry. Not Walker yet, we are water now. A presentation of the Santa Fe 2100 long range water planning project from our...Excellent. Right on.

BRANDT GEIST: Good afternoon, Chair and Commissioners. It's nice to see all of you. My name is Brandt Geist, Water Resources Manager within the Utilities Division of the Public Works Department for the County. I am here to give an update and refresh her on the Santa Fe 2100 long range water planning. So, I'll start big picture with, what is the Santa Fe 2100? So, what we're trying to do with this effort is understand and evaluate what future water demands could look like in the region of Santa Fe, understand what our supplies are and how they're going to change over time, take a look at our infrastructure and what would need to be done for it and also factoring in climate uncertainty like what was touched on in the last presentation, trying to understand and forecast what different climate scenarios could look like and what those implications could be. As part of that, we're testing a lot of what if scenarios through a modeling effort with our consultant firm Hazen and Sawyer along with the City of Santa Fe. So, based on those different assumptions of what demand supplies and climate could look like all the way up till 75 years from now, running different scenarios to see what it could look like and entail for the County, and then ultimately what we're working on now is identifying what some of those vulnerability scenarios and stressors are currently and what they will be in the future, as well as how we're going to adapt through adaptation strategies to those different stressors as a result so that way the County is being proactive about potential issues rather than reactive to them. So, that is currently what staff is working on in coordination with the City of Santa Fe along with our consultant.

So, ultimately, we believe this will help connect our water planning with growth and development decisions that can hopefully help better inform the BCC as well as the public as we move forward with growth and development decisions as a whole. So, why this matters, of course, we know that new and existing development depends heavily on reliable long-term supply. So, we recognize that current assumptions as to the water supply we have now, what demand would be now can change over time, especially over the next 75 years. So, given that, we're aware drought infrastructure and supply constraints can affect our ability for the utility to serve our customers when and where the water is needed. So, these are all factors we're trying to get out ahead of so we are aware of what scenarios could look like and put ourself in a

position to address those issues as they arise. So, Santa Fe 2100 as a whole will really help identify when the County needs to reassess current direction to ensure that we have plenty of water available where and when it needs to be provided to our residents.

So, overall, the key questions that staff have identified that Santa Fe 2100 will help answer are these key bullet points here. So, thinking about how much water could be needed by 2100, that is obviously paramount to the initiative. In addition, understanding based on where mutual domestics and other future potential customers are located. So, thinking about where future county demand will likely occur in correspondence with our sustainable development areas as well. So, we're factoring that into the initiative in addition. Then thinking about in terms of our current water supplies through the San Juan Chama Project water, as well as the native Rio Grande water as our two key ones, as well as groundwater as well as a backup, understanding which ones are reliable, which ones are uncertain and could change over this time period and then which ones are particularly vulnerable based on climate uncertainty and other conditions that are outside of the County's control. Then based on this, we want to understand what conditions could trigger reassessment to help us reflect on our policy and development decisions and other things that are impacted by the water supply that's available to us. So, ultimately, we want to figure out different adaptation strategies that could help alleviate these stressors and concerns. So, staff has been working on putting that together and we want to eventually understand which ones we should prioritize based on an evaluation criteria that I'll show on the next few slides.

So, for our adaptation strategies, we have 38 different adaptation strategies that staff and I have put together. So, it kind of covers six key categories, which are the ones shown here. So, thinking about strategies related to enhancing conservation and improving our demand management, thinking about how we can reuse different water sources like our reclaimed and treated effluent from the wastewater treatment plant, and that goes along with recycling our water as well. Then also with water rights and supply portfolio management, thinking about how we can diversify our supply, increase our supply and optimize our supply that we have in our portfolio as it currently stands. Then like Chair Greene alluded to, we have the Pojoaque Basin Regional Water System as well. So, thinking about how that could serve as an interconnected inner tie into the Santa Fe Basin as well and serve as an emergency and backup supply, and also just another unique supply for our County as well.

Then groundwater backup and storage options. So, thinking about aquifer storage and recovery. So, different ways in which we can store water to use it at a later time when it is needed. So, that's another avenue with a set of strategies we're looking at. Lastly of course, infrastructure and operational resilience. So, how can we improve leak loss detection through advanced and automated metering infrastructure, aging infrastructure? How can we allocate resources to ensure we are on top of that as well? So, there's a lot of different avenues that staff has developed for different strategies that could help alleviate a lot of the stressors that are identified later. So, in order to, on a consistent basis and across the board, evaluate these strategies that the County would consider implementing over the next 75 years, we've developed a set of five key criterion that would be used. So, if an adaptation strategy would prove to be effective, it would score well across these criteria. So, one of which is reliability and drought resilience. So, if we turn on the faucet, does this strategy help contribute to ensuring

that's the case? Then also groundwater sustainability and source balance. So, thinking about recharging our aquifers and not over relying on groundwater. So, if a strategy helps us do that, it would score well in that criteria, and then in terms of regional service and growth support, if it's a strategy that helps us fulfill our County goals of affordable housing, growing in sustainable development areas, then that would be a strategy that scores well for that category. Then in terms of equity and community benefit, that's another key area for the County as well. So, does it benefit a large distribution of our county constituents? Does it particularly help perhaps disadvantaged communities that are in need of utility support? So, that's another aspect as well, and then of course is the feasibility and cost. So, is it something that the County could reasonably execute and complete and is the cost a reasonable measure as well? So, given all that staff have thought through what some of those key vulnerabilities and stressors could be. So, the Buckman Director Version is our water treatment plant that provides us our San Juan Chama and native Rio Grande water. So, we want to think about what could a potential outage or reduce capacity look like as a potential stressor, and then what would be the measures through different strategies to adapt to that issue. Of course, related to that, is reduce San Juan Chama supply, which as you're probably aware of, we've had much reduced allocation given to us due to the reduced snowpack in Southern Colorado from that mountainous region that eventually reaches us as part of the drainage basin.

So, what would it look like if we have continued drought as well with long term drought that's shown there? What could those impacts look like, as well as groundwater decline of course and potentially water quality considerations due to naturally occurring and perhaps unnaturally occurring contaminants like PFAS as an example in certain areas. Then another one of course is the Pojoaque Basin Regional Water System. So, considering that would be another regional supply and thinking in a regional mindset, how could that impact the county as well for planning? So, thinking about changed assumptions with that. Then lastly, faster than expected growth in terms of the County and future developments and what that could look like.

So, for early indicators for reassessment. Hopefully the modeling that takes place in the coming months and year can really help point us to changing assumptions that would serve as early indicators that allow us to proactively reassess how we're viewing policy and future developments and other factors that involve water and utility in particular. So, some of those would include future demand that grows faster than the projected numbers that we're working with and it allows us to be dynamic in the sense we can update our numbers, adapt to those and then go off of revised assumptions. So, I think that's a powerful component of this project and tool. Some other ones include reserve capacity that's faster than expected in terms of when we're committing it. These key supplies that I reference such as the San Juan Chama water, what would it look like if it's reduced or unavailable at some point in the future, along with resources like the Pojoaque Basin, what happens if that's delayed? Ultimately, the modeling should hopefully show if there are key shortages under drought scenarios, point us to what efforts need to be taken as we currently sit to ensure future constituents as well as county staff. BCC members have a clearer picture as to how they can handle and mitigate issues as they arise. Lastly, is of course, infrastructure. Making sure that that is in place and we're

investing the capital improvement needed to ensure we have the infrastructure in place to not only have the water, but serve the community when and where it is needed.

So, we have a few key next steps. Since the County entered this project about a year and a half ago through a memorandum of understanding with the City of Santa Fe, so the last few months we've made a lot of progress in traction coordinating with the City of Santa Fe, reaching out and talking to our Water Policy Advisory Committee to take on their feedback as well so we can sharpen and refine our comprehensive documents for this project, which has been a great opportunity. So far they've thought very highly of the effort and work that the County staff have done so far. So, we want to continue building on those talks with the City of Santa Fe as well as Hazen and Sawyer, the consulting group, of course our water policy advisory committee as well, and eventually broadening it up to the greater public as well and our constituents to receive their feedback to make sure it's as representative as we can make it for this project. So, we're going to continue evaluating those documents such as the adaptation strategies, the vulnerability scenarios, and then ultimately what we want to do is identify those key scenarios and the data to model with Hazen and Sawyer so that we can use that documentation to refine those assumptions that we rely on when we're making decisions about policy developments and how the utility will operate moving forward. Then ultimately, we want to return with findings and policy options that are data driven and really representative of a lot of different stakeholders and a lot of comprehensive work that's been done.

Then just to lastly give you a project timeline. This summer and fall of 2026, we're finalizing those documents, what our assumptions currently are, refining those documents as well based on those stakeholders I mentioned. Then in the winter and spring will work especially with Hazen and Sawyer to complete that technical modeling as well as with the City of Santa Fe to evaluate those strategies. Because we recognize our systems are very interconnected and intertwined, we will work closely with the City of Santa Fe to identify joint strategies and initiatives and stressors that are shared amongst us so we can prioritize those and ultimately have the greatest impact on the project. Then lastly, we're hoping next summer, next fall, we could develop these final set of recommendations and have a deliverable that's a dynamic planning tool and model that can ultimately be used by County staff moving forward to update our assumptions and continue refining the model that we're using. Hopefully, that can help contribute to more informed decision making for how we look at developments and growth and policy in general moving forward. Of course, staff will provide the Board with updates at key project milestones along the way. So, there's my contact information if you have any questions and I stand for any questions. Thank you.

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

COMMISSIONER HUGHES: Sure. Thank you, Chair. I was just wondering, and this is related to the last presentation, but is one of the recommendations going to be to when we should stop developing new housing? I mean it might be way in the future, it might be pretty near, I just don't know, but my constituents are always asking things like, "Why don't you put a moratorium on housing development right now so we don't run out of water?" I think we need to know when that is.

MR. GEIST: Chair Greene and Commissioner Hughes, thank you very

much for the question. That is something that utility staff and of course the County as a whole is always thinking about at all times. I think based on the presentation I gave last month here at BCC with the accounting and availability report for 2025, the County is well-positioned based on our water rights portfolio, the infrastructure capacity we have, as well as other considerations, and what we project for demand, we're well suited to meet the demands for the foreseeable future. I think the big initiative with Santa Fe 2100 is that although that's the current understanding and based on very strong assumptions that are data driven now, we recognize those could change in the future. So, Santa Fe 2100 allows us to have a dynamic model that's adaptable to where if projected growth is faster than we expected or water supplies such as native Rio Grande water is reduced more than we anticipated or our water rights that are not wet water rights but our paper water rights proved to not be enough of a buffer that we already have, then those are factors we can consider and implement into the model to then have revised demand scenarios that would inform us whether our current system can still withstand and thrive under a future scenario that would have those sorts of limitations.

COMMISSIONER HUGHES: Yeah, I think there are some limitations already. For example, Eldorado where I live has its own water system, but we used to get all of our water from groundwater. That was not sustainable. The aquifer just kept dropping and dropping and dropping and so we're dependent on the Rio Grande water. I think when the Eldorado Water Association negotiated with the County, I don't think they realized how dependent we were going to be on the County for that water. So, there's some already, and you could say, "Why did we let some stupid developer develop that that way?" It's done and so we need to somehow figure out how we're going to supply water to people. The people out on Route 14, their wells are going dry because the aquifer is dropping and they're going to need to supply probably from our bulk water station or maybe some water lines specifically, I mean strategically placed. So, I think there's already some constraints on us, and we ought to take all that into consideration. Anyway, thank you. It sounds like you're moving in the right direction. I'm on the BDD Board so I'm sort of following this from all directions, but thank you.

CHAIR GREENE: Fabulous. Commissioner Johnson?

COMMISSIONER JOHNSON: Thank you, Chair and thank you Brandt for the presentation. Does this process involve...So, we have scenarios that are kind of like indicators where we may need to pull back, but are there anticipated to be recommendations for water use reduction strategies? So, for instance, I know we do some aquifer recharge, but I put on our strategic plan for the future planning efforts idea of Blackwater reuse or reuse systems. Is that contemplated in this? Other examples would be our own landscape reduction or some system that restricts or limits construction use of water. I know that's a major user, agriculture is a major user. So, education campaigns on sustainability, etc. I'm just wondering if that kind of suite of ideas is also part of this, because it seems like we need to react, and we have a plan for reaction, but how can we proactively improve our water situation knowing what the future holds?

MR. GEIST: Thank you, Chair Greene and Commissioner Johnson for the question. You're exactly right, and as part of those 38 adaptation strategies that County staff has developed, a big portion of those is exactly what you're referring to, which is how we can better use our existing water and it's not just about projecting future demand, but how can we

alleviate some of the constraints that Commissioner Hughes and Commissioner Johnson that you're bringing up? So, some of those adaptation strategies, for example, include the aquifer storage and recovery, also managed aquifer recharge is another one, but I think another one that I particularly find to be pretty promising is treated effluent from our wastewater treatment plant for purposes like you're mentioning, the construction. If they can use non potable water rather than potable water that they're currently using from bulk water stations or other sources, those would be good ways to reduce what demand is currently. So, that way we're not only trying to address future constraints, but existing constraints so that we're in an even better position than we currently are, even though we are well positioned based on the numbers and what we have currently going on with active adaptation strategies. Of course, I think there's not just the current but also the long term, which the Santa Fe 2100 basically puts it in an even broader time horizon where we think not about constraints now, but thinking about what any potential constraint could be all the way through 2100. So, trying to look at it from an even bigger picture, but of course utilities and the County as a whole are working on strategies at the moment to address some of those current constraints as well that you referred to.

CHAIR GREENE: Excellent. Thank you, Commissioner Johnson.

Commissioner Bustamante?

COMMISSIONER BUSTAMANTE: Thank you Chair. Mr. Geist, I think your work is so great. I have to say, since we did the presentation together at the Roundhouse, I'm really impressed. I really appreciate your way of thinking. You're right on top of it. You're asking all the right questions. So, I'm super grateful. There's been a frustration that I've had with regard to how much we know we have, how much has been committed, how much, and I'm assured, "Well, we always review that when an application is put in. We're good, we're good." I can't sit with that. Now, I will say I have a bit of a background in water, so I'm not like one of the most naïve, but it leaves me with a lot of questions with regard to...I'm glad you mentioned wet water, and I've said more foul words about paper water. Like really? I used to teach environmental science. I'd tell my students, you know, have a big gulp of paper water and see how it's going to roll for you. Those types of issues in making sure that we're able to get how much water has absolutely been committed out there, on paper. How much do we really have with regard to the projections? I say that somewhat comfortably, but part of one of the issues that we have now in my final year of my first term as a Commissioner... Staff did a great job doing three days of presentation, but we still don't have anything that solidly delivered a message that says how much do we have and how much are we going to have? We didn't. I'm sorry. I mean, no disrespect. Everybody has something in their pocket and they can contribute to a bit of information. You're the closest I've seen to really culminating this in a place. I appreciate you listening to me. You know, when we look at these and I'm hoping, I did read the contract that we have with our friends over at, don't tell me, over at, with an H with an H. Anyway. Hazen, thank you Hazen. There are some things that are somewhat missing in how we would actually get there.

Part of my problem with modeling and modeling is in many cases what we're going to have to do with many things, right, but one of those things that if I were to really put a big dream out there, as decision makers...I say that because there's a whole community out there who's going to throw vegetables at us every time we say, you know, the water's fine and

boo. How does the normal average everyday person have a collective understanding? In the slide presentation and in the Hazen report, I didn't see, looking at our tributaries, how we're actually aligning. I'm sure maybe it's there somehow, some way. You know, you talked about reclaimed, but when we get into the nuts and bolts of the smaller tributaries, how we collect off of Arroyo's, I get that that may or may not be there, and then I go back to we have paper water rights also that we're going to have to meet. That being said, my only big wish in the planet, and I'm going to tell you I'm going to be outright open to everybody here. As we're working and getting with the State engineer as well, because the first time we tried to pinch this to staff, it was, "No, people are going to do a big NIMBY and blah, blah, blah." Well, that's not the point. It's really not the point, and part of it is I don't really care. What I really care about is how much water do we have? How much has been committed and how much are we going to have for future generations? That's what I really care about. So, if I had a little kid and they came to me and said, "I want some chocolate chip cookies," and I knew how many chocolate chip cookies I had in the closet, you know, in the pantry, and I said, "Go ahead, have a chocolate chip cookie." "Well, I want to bring some friends over for some chocolate chip cookies." Then I better know how many chocolate chip cookies there are in that pantry, and that answer is not coming. I hope that synthesizing it to that level of simplicity, knowing that it's a much more complicated issue and effort is where we really need to be for our community members. I read a report from 1976 or 1978 and water was a big dilemma in the 70s. Were you born in the 70s? Were you alive in the 70s?

MR. GEIST: Not even.

COMMISSIONER BUSTAMANTE: I know, I know, but the fact is there's always been this at least perception that water's, you know, I mean...So, how do we get this real handle on it? Because I don't really...This is a sword I'll fall on. I don't want to die kind of getting to the place where we might have an idea of whether or not if Colorado doesn't get water, we're all still good because we made it. I don't know, but I'm saying this more than asking except to ask is to, as we go through all this 2100 business, how pray tell, will we be able to simplify the answers to our communities? To the people who are wondering and worrying? To people in my district who realized they were drinking PFAS for decades or however long it may have been there. They don't know. So, it's that kind of thing. It's how simple are we going to be able to say this? I'm not saying my mom's a simple person, but say it so that my mom understands. So, you can't like, you know. So, that's really where I'm coming from. I appreciate... hope that the overall message is I appreciate the questions you're asking and how solid you are in explaining this sincerely to us and other people who would have an understanding. How do we get that information and be able to say "These are the paper water rights that are out there, and guess what? We don't know that there will be that much water in..." We don't know. I could make up 10 years, I could say one year I could say 35 years, I could say 100 years, but we don't know. We all know we don't know and I didn't see anyone in here saying, "Well, how much paper has been committed in Santa Fe County?" So, I'm grateful. I don't want to keep Babylon on, but I really, really will support anything and everything that you... You know, I just truly am grateful for your work and your background, Mr. Geist, sincerely. Thank you.

MR. GEIST: Thank you, Chair and Commissioner Bustamante. I really

appreciate your thoughts. I share a lot of the same thoughts that you do. I think Santa Fe 2100 is really the central component of a lot of the work that the County has done over a long period of time to really hone in on understanding with a certain level of confidence, what different scenarios of what actual water amounts and supply could look like all the way through 2100. Then recognizing today that yes, there's a distinction between the wet water that we're actually getting versus the paper water rights that we actually are legally entitled to because I'm sure you are aware, but just for those who are not, water right gives us a legal right to use available water. So, if water is not available, it's not going to show up out of thin air. So, we understand that's a central component so that's why we have this significant buffer between what our actual wet water use is now, versus what we're entitled to use if it's available. So, in the history of the County so far with its utility, my understanding from John Utton, our contracted water attorney, is we've never had an issue that you're alluding to where the paper water rights were not enough to cover what the wet water rights were, but we understand that that assumption could change in the future with climate uncertainty and other conditions that are out of our control. So, I think Santa Fe 2100, we're really at the central part of it, get to that part of it to see what it could look like in the future and be able to relay that to constituents to where we can confidently say if the conditions are this, then we will have this amount of water, of wet water that's available to us and then give them a range of conditions because we recognize we can't predict the future, but we can account for what a range of conditions could look like and then allow people to make more informed, data driven decisions that hopefully allow them to be prosperous in the future.

COMMISSIONER BUSTAMANTE: Thank you, Mr. Geist. Mr. Chair, quick, I appreciate everything you said very much, and I will share. The first part that you were talking about, well, you can have the paper, but if you hit it and there's no water in there. I literally had a woman at an Acequia Association meeting tell me, "Yeah, well, you can get killed for that." So it's sort of, you sold something, but there's nothing right below them and I looked at her and I said, "Please don't," but I walked away. So, yes, it sounds like, "Well, you got paper, but you don't have water, so good luck with that." That starts territorial war and I'm saying that like tongue in cheek and maybe not so much. The other thing that I will say is I'm appreciative and I don't know if I thank the ethers or whatever, but unfortunately in my district, we have had people whose wells have gone dry, individuals. So, we've been lucky as a County, you know, fortunate able. We have resources that other people don't have, but wells go dry, and in other words, it's not that it wouldn't happen. So, thank you and I'm done. Thank you.

CHAIR GREENE: Amazing Commissioner Bustamante. I agree with a lot of your sentiments there and I appreciate the concept of the cookies. I will give an added aspect to that is the difference between paper water and wet water is wet waters are cookies you actually have, but stale cookies are paper water, right? So, you could have moldy stale cookies in the closet. You invited people over to have cookies and you go, "Oops, we don't have enough cookies anymore." So, understanding the dynamics of, sorry, just to use that metaphor, but it's definitely an issue of that. So, sorry to make people lose their appetite. Commissioner Cacari Stone, please.

COMMISSIONER CACARI STONE: Well, thank you Chair. Mr. Geist, thank

you for your presentation, your expertise. I appreciate all the questions and comments to date. I just wanted to just make a comment. So, I went to the Next Generation Water Summit. I've read all the engineering reports that the County has that I was handed and did additional research. I'm not a water expert, but I do know indigenous ways of knowing and appreciate that we need to address water as a relational and ecological systems framework, and that is a business transaction, a legal framework or an economic development framework. As long as we stay in that paradigm, we won't have enough water. I think the wisdom and the knowledge bases out there, and I'll put in a formal request, I've asked it before, but as the County manager sits there and we have your wonderful presentation, I had asked the Next Generation Water Summit to have an indigenous framework presentation. I think that gathering at the roundhouse, people were quite alarmed and there wasn't a lot of positivity around available water right now. So, I just want to say I'm asking the County manager. I will provide names that we have a presentation on indigenous frameworks on water sovereignty and water sustainability so that we could actually look and see as a County what we can adopt that could actually bring on the wisdom. People contract out with indigenous knowledge keepers. NASA contracts out with colleagues I know who are both PhDs and wisdom and knowledge keepers for years with the **Diné (2:48:54)** folks to read the stars. We need to follow indigenous ways of knowing if we're going to have next generation water. That's just basically my perspective. That's what I hear from constituents, not all constituents, but I think that it's important we look at all ways of trying to make sure our future is with water. Thank you.

CHAIR GREENE: Thank you, Commissioner Cacari Stone.

MR. GEIST: Chair Greene, Commissioner Cacari Stone, thank you very much for sharing that perspective. I think that's something, especially moving forward, the County would like to do and particularly the utility is having a holistic perspective and definitely learning different things from people with different perspectives. So, I think that would just enhance our ability to better serve our constituents. So, I would be all for that and hopefully with the Pojoaque Basin Regional Water System, and becoming more involved in that process as well, having the opportunity to engage with some of those stakeholders, including the four pueblos. So, I'm appreciative of that opportunity and look forward to conversing more with them and thinking about how we can implement that type of framework you're referring to.

COMMISSIONER CACARI STONE: Thank you so much for both your knowledge, expertise and your sensibilities. I appreciate you. Thank you.

CHAIR GREENE: Fabulous. Related to what Commissioner Cacari Stone and your presentation is, this started out as a City project. We were brought in. This is great. We were integrated. Fabulous. You're on board, even better. I'm wondering are we making an intentional effort to bring the pueblos in? Because if we're talking about the Pojoaque Basin Regional Water System, and even if we're not talking about Pojoaque Basin Regional Water System, but we're talking about Santa Fe County just as a whole, they should be incorporated in either with a seat at the table or a very intentional effort to understand their perspective and to have consultation every time. Honestly, right now, every time you're meeting with the City to discuss these things, the pueblo should be there in an advisory position.

MR. GEIST: Chair Greene, thank you very much for the comment, and

that's something we've definitely pondered as well. We're very early on in the process, so this has really kicked off, especially in the last few months with developing our initial planning materials, assumptions that we're working off of. So, initially, we've taken the mindset of trying to go stakeholder by stakeholder to engage on a more one-to-one level so we can kind of dig into how the County is looking at the different adaptation strategies and evaluation criteria initially. Then I think ultimately, once we've done our rounds then one of those would definitely be the pueblos as well. We could kind of come together as a unit to discuss where there's overlap, where there is not overlap, and then work through those frameworks at that time. So, I think it's definitely something we're going to have more conversations about, and I would definitely be interested in doing that. That's kind of my mindset of how I've initially forecasted this project evolving. So, I think as of now, we've spoken to the City of Santa Fe, of course, our Water Policy Advisory Committee, and we're actively working with them now and have meetings scheduled this week, as well as at the next Water Policy Advisory Committee to discuss those. I think the next one would be the pueblos as well, to hear from them and factor in their perspectives in the materials we've developed already because they still are draft materials, they're not finalized. So, we want to take into account all those stakeholders and then share our more refined version with the consultant to begin the modeling effort.

CHAIR GREENE: I would recommend earlier than later. There's no draft without consultation. Right? The first step is here we are, can we inform our draft from having reached out to you? I would think that it's probably a wall, a very large wall of every stakeholder. So, the first level is City-County. Okay, those are the big jurisdictional beasts. The second level is the pueblos because they have sovereign water rights. The third level, I would say next, below that would be all of the mutual domestics that are not dependent on us, but definitely inform our supply and demand and systems aspect to this, and that we should have an outreach letter informing them to get them excited about this. All of our acequias, because at the end of the day those are waterways as well. So, every acequia, they are a stakeholder in this, right? They have water rights just like we do. There's are surface, we have surface and groundwater. Every single one should be on a list of stakeholders. Now whether you sort of rank them and prioritize them, but you have to know who to talk to, make sure you have an established contact thing, and these people are pretty smart and they know their water system better than we do and they should be probably asked about their input early so that they know what we're doing and they know how to engage with us, and if they're ready. So, not just the pueblos, but everything that has some water right attached to it.

MR. GEIST: Chair Greene, thank you for that comment. It is still very early in the process. So, I think we are definitely capable of doing that. So, that's definitely something we would be interested in doing, and I think initially we wanted to at least provide a rough draft of materials so that way we had talking points and things to work off of rather than approaching our stakeholders without having produced any notable documents that showed that we had invested the time and energy into thinking about it ahead of time. So, I think we just took that approach, but either option could work depending on your relationship with the stakeholder.

CHAIR GREENE: If you need, I offer, and if you would like to present to

every Tribal Council just to get it on their radar. They may decide that we're not ready per se, but just to know that we're thinking in those terms, I think they'll appreciate, especially with the pueblos. It's always better to reach out early and then let them decide when it's appropriate and just keep them up to speed. You're always late. We're always late. If we're only getting to think about this now, we're late.

Another question I have about this is, are we looking at an aquifer study? Are we looking regionally to look all around the County at aquifer levels, trying to get how many wells have run dry, how far has the water level gone down over the past whatever 10, 20, 50 years to just start to understand, oh dear, our groundwater is in this situation?

MR. GEIST: Chair Greene, that's a great point. We actually had a meeting last month. That was a joint meeting with the City of Santa Fe, Santa Fe County staff, as well as the New Mexico Bureau of Geology and Mineral Resources. So, they have State funding probably this fall to do some aquifer mapping in the Santa Fe County region. So, that would include the City of Santa Fe, pueblo areas as well as County utility areas, but also mutual domestic areas. So, that was a meeting that we had last month and we discussed that opportunity and everything is moving forward and we should do that this fall. So, they're using airborne electromagnetic surveying. So, I think it's a newer technology or at least a lot of improvements have been made to it to really try to do that subsurface mapping in an accurate manner. So, they were sharing some of the details about that process. So, it seems like a state-of-the-art way to do that aquifer mapping so we can better understand our groundwater and well health for some of those particular ones that you refer to are drying up.

CHAIR GREENE: That's fabulous, because I think every single one of them should be mapped and given the opportunity to engage, to understand what they're looking at. Another concept that I'm wondering if we look at. Over my tenure here on the Board, we raised our fee in lieu for water rights. We raised it from whatever, \$19,000 to \$35,000, but again, to Commissioner Bustamante's point, that's paper water. Right? So, if somebody's delivering paper water, but paper water is only worth this year in Rio Grande deliveries 30 percent, are we looking at possibly discounting paper water and really going to a whole nother level or any water right transfers and saying, "You know, \$35,000 doesn't get you there, \$35,000 at a 30 percent discount basically means that an acre foot is not \$35,000, it's \$100,000." Is that something that we are ready to start to look at, discounting things based on climate change?

MR. GEIST: Chair Greene, I think that's a really interesting thought and it's something I've thought about as well, just in a preliminary sense, but I think Santa Fe 2100 would probably help us sharpen our thoughts as to whether we could do something like that. I don't think there's anything immediately on our timeline to do that now. I think Santa Fe 2100, based on what those climate uncertainties would look like would really help inform that. Then over the coming years, it's something we could really consider as to how we're valuing wet water rights and what the price of those are versus what the paper water rights, which are what we're currently using at the moment when we're pricing in that \$36,000 per acre foot number moving forward.

CHAIR GREENE: Great, thank you. The concept of discounting them just

has been bugging me for the past few weeks and it's good to know that you're thinking in those terms as well. Also, to Commissioner Johnson's aspect of a blackwater project or feasibility study, I wonder if it's time to start. Everybody scared of black water until they try it. So, obviously nobody wants to drink poop, but everybody wants to drink clean water. Other communities I've heard have tried pilot projects where they actually bottle and they give away refined black water resources. So, whether, I don't know what the scale of this would be, but like when we need bottled water for Valle Vista or for our own events up here, it would be great to say, "Here, try this," and you go, "Wow, this is fabulous water." "Well, guess where that came from?" "Oh, well, okay." Right? It's like, how to bring the concept into social norm, as opposed to social opposition, and don't do it when it's too late. Start the process in three to five years from now so that 15 to 20 years from now, we've been drinking black water forever. Right? It doesn't seem like...Start to move it into our consciousness.

MR. GEIST: Chair Greene, I really like your thought process because I think I'm envisioning a situation where coordinating with outreach for our County, and probably the sustainability division as well, thinking about some of those outreach and education initiatives. Because like you're referring to, blackwater is one type, but there's also produced water from oil and natural gas byproduct water. There's, of course, also treating brackish water from the aquifer beneath us, which is a mixture of fresh and salt water. So, there's a lot of different alternative water supply sources that I think what you're getting to is, it might not be too enticing for a lot of constituents now, but if we could have those outreach and sustainability education initiatives that are more of an interdepartmental effort over the foreseeable future, hopefully that could help improve the mindset that a lot of our constituents have, and open up an opportunity to really optimize our water resources and alleviate some of the constraints through this alternative source of water.

CHAIR GREENE: That's the answer to...You know, that's a relatively closed loop. To Commissioner Bustamante, the commitments letter, I think we need to have that hardcore down to understand what we've committed to, what the City's committed to, what other jurisdictions are in this space so that we really understand, to Commissioner Hughes' thing. Could we have more hookups? Oops, we can't have more hookups because we're over committed. So, do we have to have entitlements in order to reapportion those commitments to other more suitable projects here. Then lastly, at some point more to the return flow pipeline and all of these other things that the City's talking about in their 2100 plan, but I'm going to get a presentation on the return flow pipeline at BDD next week. So, I'm not so worried about it here, but I know it's on your radar.

MR. GEIST: Chair Greene, yes, that's absolutely right. I think the return flow pipeline project will be a great presentation to listen to so that way the County's even more informed on the City effort that we obviously have a 7 percent stake in. So, definitely look forward to that as well and I will listen to that in addition. I think in terms of the water commitments, I know in my presentation last month, one of the exhibits, that was a spreadsheet, laid out what those commitments were existing so far and looking forward as well. So, I did have that included and I would be happy to share that with you as well. I do not have the City of Santa Fe's commitment, but I can reach out to the contacts and relationships I

have there to acquire that. I'm sure they'd be happy to share with it, and I'd be more than happy to share the County's to them as well.

CHAIR GREENE: I'd love it, and if you want to save some time, Commissioner Bustamante would probably, and I would make time to sit with you to sort of really make sure that we feel confident with it. Thank you. Thank you. This is great. I do want to invite you to two different things, and this may be for Travis as well. Please start coming to BDD. I think there's something for you to learn from the relationships there and to have a relationship with the BDD operators and to understand from the City in Las Campanas and the dynamic that works at that organization. Then also the Pojoaque Basin Regional Water System, the Northern Pueblo's tributary meetings that are monthly. Just a month, it's a couple of hours, but over my tenure, Santa Fe County, we'd show up for a 30 minute conversation and be sent out of the room, to now we're actually invited and we stick around for two to three hours while we hear the dynamic of the four pueblos whose meeting it really is, but we're an invited guest to be a part of that. I think you'll learn a lot about the dynamics of that room as well.

MR. GEIST: Chair Greene, that sounds great and I'd definitely be interested.

CHAIR GREENE: Yes, I can see your tail wagging at the offer, so that's great. Thank you so much for this presentation. Any further comments Commissioners? Commissioner Cacari Stone? Excellent.

COMMISSIONER CACARI STONE: No further comment. It was terrific. Thank you.

CHAIR GREENE: Thank you so much. Great job.

MR. GEIST: Thank you.

CHAIR GREENE: Thank you.

10. Matters from the County Manager

A. Miscellaneous Updates.

CHAIR GREENE: We are on to items from the County Manager.

MANAGER SHAFFER: Thank you, Chair Greene and Commissioners. First, just want to confirm for Commissioners as well as staff and the public, that we are scheduled for a joint meeting of the governing body of the City of Santa Fe and the Board of County Commissioners this Thursday at 1:00 p.m. here in the Commission chambers. The agenda, proposed agenda and packet materials prepared by staff to include results of the pre-meeting survey completed by City councilors and County Commissioners responding to the survey were posted and available on Diligent Community as well as the City's own public facing agenda management platform since last Friday.

Secondly, the Santa Fe County Fair begins tomorrow and will continue through Saturday, August 1, 2026 at the Santa Fe County Fairgrounds. Admission is free for all attendees. The fair is one of Santa Fe County's longstanding community traditions showcasing the hard work and talent of our residents through youth livestock exhibitions, agricultural displays, indoor exhibits, arts and crafts, and a variety of family friendly activities. So, I encourage all residents and visitors to attend as well as individual Commissioners and others. I

wanted to especially acknowledge work of Daniel Fresquez for promotional videos that he produced with child exhibitors at the fair. Those videos not only highlight Daniel's talents and value to the organization, but more importantly, they really highlight what the value of participating in these pursuits are to the youth who will be presenting at the fair, as well as underscoring the tremendous amount of effort that they put into preparing themselves to present, whether that's livestock, agriculture or what have you, at the fair. So, I did ask Daniel to pull up, because if you haven't seen them, I think that you'll greatly enjoy them, one such video, which again, we've been broadcasting through a variety of social media and other outlets. Go ahead, Daniel.

Video plays from 3:08:14-3:09:00.

MANAGER SHAFFER: Thank you for that Daniel, and again, thanks to all of the participants in the upcoming fair. That's all I have. Thank you, Commissioners.

CHAIR GREENE: That was amazing. If we can have some of the show animals come through here at our next meeting, I would invite them. Please. Thank you, County Manager Schaffer. Commissioners, items from the commission. Who wants to go first today? Yeah, please. Commissioner Bustamante?

11. Matters from the County Commissioners and Other Elected Officials

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

COMMISSIONER BUSTAMANTE: Thank you, Chair. So, as stated earlier, I did just get back from NACO, and we passed some good legislation out of the Environment Energy and Public Lands Committee, of which I sit. So, I wanted to make sure that I mentioned those to you all. One of those bits of legislation actually isn't as big of an issue in Santa Fe County as it must be in other states because we have had a lot of cooperation with at least the State, but at the federal level, this particular legislation says that the feds will work with the municipality or the County. Work with us if we find PFAS and that the County itself wouldn't be held liable. So, that was good because it's essentially saying that the federal government will work more closely with the local governments and keep the liability off of the County because we're just passive receivers of that stuff. That's what it's technically called, the stuff now.

Infrastructure through permitting reform. I think that says enough. I don't know how much federal permitting people do in New Mexico, but just looking for ease in permitting, which also, and this hugely impacts, and this is actually where it impacts us the most, is the NEPA process. The NEPA process in a lot of ways in having worked on the NEPA end at a national laboratory is sort of silly, because all you have to do is say, yes, there will be...You know, a grey horned owl was killed over there, and we'll lose this particular population of X. All NEPA requires is that you state it. It doesn't require that there's anything to be done or anything about it, but essentially the request is to have again, a more collective work on the NEPA and the Clean Water Act and the endangered species so that it's more streamlined, and let me see. I'm trying to find a synopsis of it. It's about common-sense permitting reforms that

would say, that we're actually protecting the environment as well as protecting the development. There were people who were very much more interested in seeing the whole NEPA requirement go away, but I do believe that it hits the middle ground on, yeah, but we're not just going to throw our hands up in the air and say, "There doesn't have to be a federal review either for NEPA or CIRCLA."

The next would be the Water Resources Development Act. I have to say that I don't have a lot of information on that. The other that is something that would be of our interest is the increased funding for clean water and drinking water State revolving funds. So, that passed and it's increased the amount of money that comes out of that. The other was a support balanced renewable energy development in farm country. It was sort of a very stealthy kind of keep my neighbors from putting up wind farms type of conversation. I would have a whole lot more to say about it, except that it left me with questions, you know, balanced, and then the wind farm conversation was let loose. So, those are a few things out there that I experienced in New Orleans, but also to see that the City, the last time I was there was almost 30 years ago. Is that fact? Oh gosh. For Katrina, and it was a horrible experience and I was very much not looking forward to seeing the place. I literally told every taxi driver or Uber driver, "Wow, it's really bounced back." That's really pretty great about it. That that shows that by investing into the community, it really was, if not better than what it was before I went before Katrina. The other part of it though is that I understand that the Ninth Ward has not been, I won't say reclaimed. Hasn't been improved. I had a brief conversation with the Chair about, "Yeah, but what do you do if then you gentrify it?" I think that what I appreciate about Santa Fe County is we don't improve things to the point where people can't any longer live where they are. If they're going to really have a question about improving the Ninth Ward for the people who live in the Ninth Ward, and I'm sure there are more complicated aspects to it or it would have already happened, then work with the Ninth Ward people to get the place built up for them again. That I leave there.

Then the last question I have for whoever will answer it, from a constituent who picks up the dead animals on your street. She contacted the animal control. They said, "We don't pick up dead animals." She contacted the Sheriff's Department. They said, "Well animal control, but then they don't pick up dead animals." Then she called the City, and the City said, "We don't pick up dead animals," but then someone managed to take it away, or a coyote or something. So, I leave that out there. I didn't really know. I couldn't find it, but who picks up the dead animals

CHAIR GREENE: Nobody. I had a dead deer in Tesuque and we called Game and Fish and they said as long as it's not in the road, they just leave it there for wildlife to return to the world.

COMMISSIONER BUSTAMANTE: Hmm.

CHAIR GREENE: Yeah. It gets nasty in the summer.

COMMISSIONER BUSTAMANTE: So, if it's in a residential area, which this woman was by the golf course area off of Airport Road, just leave it dead in your street? That's not a public health...

CHAIR GREENE: Yes, it seems like a public health issue but...

COMMISSIONER BUSTAMANTE: It is.

CHAIR GREENE: ...at least in the rural areas, maybe in the City it's slightly different, but certainly within the rural areas, Game and Fish said, "If it ain't interfering with traffic, let the animals take care of it."

COMMISSIONER BUSTAMANTE: I mean rural is fine, but it really leaves a lot of questions for our urban folks if there's a dead animal in the road.

CHAIR GREENE: Yep.

COMMISSIONER BUSTAMANTE: All right, thank you.

CHAIR GREENE: Yeah, thank you. Thank you, Commissioner Bustamante. Commissioner Hughes?

COMMISSIONER HUGHES: Thank you, Mr. Chair. I have a few things just to mention. I attended last week a presentation by the City's Landlord Project. I guess it's the City-County, their proposing, that would help homeless people connect to landlords with some incentives such as setting up a little fund on the side that would pay for damages that people created and case management. So, that was last week, I'm not sure how far along the City is with that, but perhaps we'll find out in the next couple of weeks. I know Commissioner Green and I both attended the Recovery Centers soft opening on Wednesday, which was very interesting. It's a very beautiful building. So, I hope it makes a difference for people who are trying to recover, to have a good place.

We've been working on a road adoption policy, changes to that, and I'm going to bring forward that resolution in the next couple of meetings. It's basically finished. I think we have one that everyone will agree with. Same with the Reuse Center Resolution. Commissioner Johnson and I are working on that and bringing that up at the next meeting. Also, we've been approached to do a resolution about updating the night sky rules that we have in the SLDC. I suppose we'll bring that up. Commissioner Johnson and I met with Michael Voss and the volunteer group that's promoting this. So, I think we're all in agreement on that.

Finally, the Lamplighter Project that will be Bella Luz project. I think it is still alive and we're going to meet tomorrow with the group that's trying to do that. I think they found a different developer. To take it on. So, we'll see how that goes. Thank you. That's it.

CHAIR GREENE: Fabulous. That's great news. Thank you, Commissioner Hughes. Commissioner Johnson?

COMMISSIONER JOHNSON: Thank you, Chair. As Commissioner Hughes mentioned, he and I have been working on a dark skies initiative, and I think that will be pretty straightforward and forthcoming. So, just keep your eyes peeled. You know a little bit about the Reuse Center and you'll see that next meeting, and we'll discuss that in more detail. I had a meeting with constituents in Ward Four and some neighbors hosted us just south of 285. We had a good turnout. About 30 people came, which was pretty big for a neighborhood meeting. We talked about fire and other County services. It was kind of just a Q and A. Nice to meet with some folks. I went out to Cañada de Los Alamos to watch the community planning process for that area. Growth Management staff were there. Herbert, Nate, Joseph, maybe one other I'm forgetting, but in any case, we had an interesting conversation just about what that area wants to see. We got into a big conversation about traffic and speeding and I later met with Public Works and I called the Sheriff. I'm very pleased to say that, you know, as always staff is

very accommodating and hopeful in helping us sort out some of these issues. Oh, what else? We had them MPO. A number of us are on that Board. We adjusted an allocation for Santa Fe Trails and for the NCRTD, which primarily serves the County, and both representatives of those organizations regularly meet with each other and come to MPO and it seems like a new day has dawned for relationships between those groups, which is great. What else? What did we meet? July 13, 2026. I think that may be it. Thank you, Chair. Oh, I think all of us have met with HDR, the consultant for the power, County-owned electrical utility study. If you haven't, you know, I would encourage you to. I met Commissioner Bustamante and I had a joint meeting with them, I had a lot to say and I think it was productive, but I'm looking forward to that. So, thank you.

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

COMMISSIONER CACARI STONE: Thank you. Can you hear me?

CHAIR GREENE: Yes. Mm hmm.

COMMISSIONER CACARI STONE: Great. Yes, I'll be brief. I just want to say that I was able to attend part of NACO, and right now I'm doing my County duties, but I wanted you as Commissioners to know and let the County Manager know and Olivia know that I have an elderly parents who have been in a personal health crisis due to late-stage Alzheimer's, but I am still standing strong and doing duties, but I'll be brief because these things come first. Family comes first. I just want to mention NACO was good in a lot of ways mostly to get updates on the Office of Management Budget Uniform Guidance changes that are happening. Basically, I will provide some more detailed notes to the County Manager and Leandro and community services, which it impacts greatly, but at the drop of a hat, starting October 1, 2026 and the public comment period really isn't going to matter. So, NACO's coming together across party lines to support the fact that we're saying no to the uniform guidance changes. They can cut any federal funding anytime they want. They will also use federal judges to determine...Basically if there's whistleblowers, the federal government will represent people. So, for some reason if someone said the County was serving particular classifications of immigrants and we're not supposed to, the County funding could be cut and we would be taken before a federal judge. There are some serious very concerning changes, and I think we need to stay on top of it. NACO is on top of it, so I think it's important to stay strong, New Mexico County stay strong with NACO that we push back on this.

The other workshop I participated in which directly impacts the working group that Senator Trujillo has on early childhood and child care implementation in Santa Fe and Santa Fe County, based on the Governor's universal childcare was a working group with other counties and what they're doing. Basically, they were reframing child care as economic development for the County. I will share notes with our economic development lead Juan Torres and others. I did a policy brief that I shared with Commissioner Bustamante as well as Treasurer Manzanares. I'm exploring with Treasurer Manzanares and talked to the County Manager about the federal requirements that the banking industry that invest our monies give back to communities in a certain percent, and this could be a way to fund child care in Santa Fe County. Looking at case examples that presented at NACO, child care was the number one for

counties and providing child care for their employees. So, I just wanted to bring that up as we're thinking about housing for our employees. How do we provide child care for employees?

On a local front, just still responding to various requests, to complaints. We're dealing with the...I want to thank Public Works, particularly Mark Hart, who put in a side by side with his team and engineers' response to the watershed association. Very thorough table matrix. It had to be over 20 pages long. We met, had a big meeting of 20 plus people about two and a half weeks ago, but Mike Hart and them responded trying to make fixes and amendments to the river trail and the riverbed itself and considering around sustainability. We continue to get calls, but we still are hoping for the launch day sometime in August or early September for the opening of the trail. ____ (3:25:32), our team is working hard to implement it.

There's various other priorities. I think Commissioner Johnson mentioned the MPO. Commissioner Greene and I will continue to move forward to look at the modifications to the TIA, Transportation Impact Assessment, which the MPO provided expert analysis on, and we're looking at modifying that. Also met with Growth Management around short-term rentals and long-term rentals and I hope to be buddying up with Commissioner Johnson if we align efforts here. I know you're working on some things as well. There's some other things happening with Senator Worth on license plate recognition. Commissioner Johnson and I also have been continuing since February 2025 in conversations with Senate Faith County, the firefighters and the firefighter's union. They really want to push the use of Medicus Cannabis and cannabis as a way to respond to PTSD. They approach me in early 2025 when I first started due to my behavioral health background. Those are just a few highlights. I want to thank everybody for your patience as I am joining remotely, but again, crisis management with elderly parents and a mother with Alzheimer's who needs full-time nursing care. So, I'm with you, I'm here, I'm present. I'm just balancing it all. Thank you.

CHAIR GREENE: Thank you, Commissioner Cacari Stone. We wish you the best of luck with your family there. So, thank you so much for joining us, and you're with us by screen in our hearts. Okay, my turn. Okay, so first off, I want to thank staff and the County management for accommodating the meeting today. So, just so you know why we're not meeting tomorrow, our regular Tuesday BCC meeting, is because tomorrow is Pojoaque, the Pueblo of Pojoaque's Feast Day. If you have a chance to go visit the pueblo, they have a robust and beautiful dance all afternoon and lots of open houses to feast alongside the community, and it is wonderful and welcoming and I encourage you all to be there. I will be there and enjoying both the dances and the hospitality of the community up there. Please take advantage of that if you can.

So, in the last two weeks, it's been busy as usual. I attended the Northern Pueblo's Tributary Water Resources Association meeting, which is the four members, plus Santa Fe County for the Pojoaque Basin Regional Water System. We discuss the progress of the water system. We get presentations from the Bureau of Reclamation. We talk about upcoming issues and discuss standing up the Regional Water Authority, which will manage the system or govern the system, and then the operating agreements that will come before us, hopefully in the next few months. So, we should be prepared. These are pretty heavy lifts and there's a lot of different discussion topics in this. I try to go to the meetings every month, and have really

enjoy it. It's great. Ten days ago, was a community sort of a fiestas for Truchas. That was wonderful up there, and some of the folks from Truchas showed us the fire station and really appreciated the fact that Santa Fe County got them a four-by-four fire tender that has helped them reduce their ISO rating from, I think it was a nine to a five. So, that reduced every single person in the Truchas area homeowner's insurance rates. That's the value of working in a community. They joked around the room. They said, "How did you get this for us? "Santa Fe County never gives us stuff." This is to Rio Arriba County. So, the Chief up there, David Trujillo is an old friend and he does a great job for that community, and all it took was one ask and then Chief Black and our County management made sure that they got the pick of the litter and they were very thankful. So, I am very thankful to Santa Fe County for making that happen.

There was also Chimayo's fiestas this past weekend. This past weekend was the Santa Fe International Film Festivals Gala. The Santa Fe County is a sponsor of the film festival and they were very thankful and recognized us at the gala while we were there. I met with Easy Fiber. Easy Fiber is a fiber optics to the home and to the business purveyor that is entering the City of Santa Fe's area, but they are starting to talk about getting outside of the City, potentially into the La Cienega area and the Agua Fria District, but also potentially just in these near areas around the City that stretch into the County. I'm going to encourage them to look into those areas.

As Commissioner Hughes mentioned, we went to the recovery center. That was great to see that they will be opening pretty soon, and when they actually have the next tour, I encourage the other Commissioners to go look at that. I went to the City's presentation about the Jaguar Road airport extension from 599 to the airport and discussed some of the aspects of that, including preserving some of the open space and making sure it isn't just a big highway to the airport, but also trying to make sure it had trails and that the arroyos that cut across there are preserved and not just sort of. culverted over. We took part in the Upper Pecos Watershed Associations event about 10 days ago. That was beautiful to see the community come together. It's pretty amazing to see, to meet people from the Pecos Valley and to see lots of people that you know from Santa Fe that have a connection to the Pecos Valley. So, it was great to be a part of that.

The city had a Fort Marcy redevelopment meeting and I took part in that. That was great to see the \$5 million that the City has gotten for the planning over there. Hopefully they'll listen to the community, but all bets are off at this point because it seems like they're pursuing some unpopular ideas for just one single user, which seems inappropriate, but there we go.

Lastly, but not least had a conversation with some...I went to the TAC meeting, Transportation Advisory Committee meeting, and had a debrief with the Chair regarding who we're going to appoint to the Transportation Advisory Committee in the future. I want to give a little bit of extra credit to Commissioner Bustamante for when she proposed the Water Planning Advisory Committee, she recommended that people come to this Committee with knowledge and water usage experience. That's important. I recommend that we do the same thing for all of our community advisory committees and that the TAC should have a requirement where people understand and bring some value added to the transportation industry. That could be transit, that could be trails, that could be bikes, that could be a whole

bunch of different things, but the main part should not be, "Hey, I have a driver's license," right? That's not a standard to be qualified on. So, I would hope that we can change the resolution to require some level of advocacy and knowledge in the industry.

In terms of some initiatives, I've been working on the concept of a Fire Resiliency Master Plan. I recognize that Santa Fe County has a lot of issues with forest fire and wildfire, and fire in general, but we do a lot of planning in silos, and I would hope that we could create a master plan at a macro level that would talk about a 20 year horizon that we'll talk into about staffing at our fire departments and volunteers and wildland, talk about our infrastructure needs, our equipment needs, talk about how we could advocate at the State level for insurance policy. All of the different aspects of Santa Fe County's interface with fire. I think that should be in one plan. Lots of work has been done. It can be consolidated into a plan, but then also put in a forward-looking document that starts to look at the next five, 10, 20 years.

Additionally, I've been meeting with Growth Management to talk about ADU, Accessory Dwelling Unit Regulations, and looking at how we can use that to support affordable housing or housing affordability, as well as multi-generational housing in a traditional Santa Fe County style of making way for housing for our next generation or our last generation, and how we used to have three or four generations living in one property and extended families. So, I think the ADU regulation is a key way to do that. That's pretty much it for me, and I really appreciate us getting out of here at a decent hour. So, here we are.

**B. Other Elected Officials Issues and Comments, Including but not Limited to
Constituent Concerns, Recognitions, and Requests for Updates or Future
Presentations.**

CHAIR GREENE: Do we have any other elected officials that would wish to speak?

MR. FRESQUEZ: Mr. Chair, there are no elected officials online.

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) Dispute Regarding and Potential Acquisition of Real Property Interest for the SR-14 Sewer Interceptor from Richards Avenue to the Calibri Subdivision and Oshara Interconnect. (Item No. 1 Added)

CHAIR GREENE: Well, all righty. So, that brings us to executive session. Commissioners, I don't think there is anything that we would have to come back for. So, we could adjourn and go to executive session. Would you take us away County Attorney Boyd?

WALKER BOYD: Yes, Chair Greene. As set forth in the agenda under Item 12A, we have a discussion of a dispute regarding the potential acquisition of real property interests for the SR-14 sewer interceptor from Richard's Avenue to the Colibri Subdivision in Oshara Interconnect for discussion and closed session. That matter would be subject to closed session discussion under the Open Meetings Act pursuant to Section 10-15-1(H)(7) threatened or pending litigation in which Santa Fe County is or may become a participant, and Section 10-15-1(H)(8), discussion of the purchase acquisition or disposal of real property. So, with that, I request a motion from the board to go into Executive Session to discuss that, and if the Board's sense is to adjourn following that discussion, the motion should also state that.

CHAIR GREENE: Thank you very much.

COMMISSIONER JOHNSON: So, moved with adjournment to follow and noting that discussion will be limited to items identified by Attorney Boyd and no decisions will be made.

CHAIR GREENE: To proceed, or...

COMMISSIONER JOHNSON: To follow.

CHAIR GREENE: To follow. Okay.

COMMISSIONER BUSTAMANTE: Second.

CHAIR GREENE: Okay, we have a motion to go into executive session with no further business to be carried out today and to adjourn following the executive session. Motion from Commissioner Johnson, second from Commissioner Bustamante. Can we get a roll call please?

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

Chair Greene	Aye
Commissioner Johnson	Aye

SFC CLERK RECORDED 08/28/2026

Commissioner Bustamante	Aye
Commissioner Hughes	Aye
Commissioner Cacari Stone	Aye

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

CHAIR GREENE: We are going into executive session. We will not come back. We are adjourned after that. Thank you so much everybody. Have a great couple of weeks.

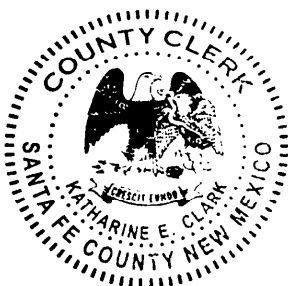
14. Concluding Business

- A. Announcements - None
- B. Adjournment.

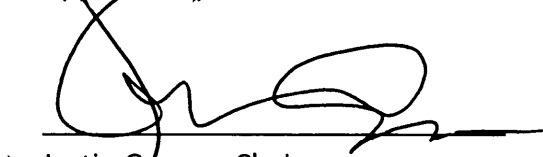
Commissioner Johnson moved to adjourn. Commissioner Bustamante seconded. The motion passed [5-0] voice vote.

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).



Approved by:


Justin Greene, Chair
Board of County Commissioners

Attest to:



Katharine E. Clark
Santa Fe County Clerk

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

BCC MINUTES
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Hereby Certify That This Instrument Was Filed for
Record On The 28TH Day Of August, 2026 at 02:44:04 PM
and Was Duly Recorded as Instrument # **2090811**
of The Records Of Santa Fe County

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

SFC CLERK RECORDED 08/28/2026