

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

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

SFC CLERK RECORDED 09/11/2025

SANTA FE COUNTY
BOARD OF COUNTY COMMISSIONERS
MEETING

August 13, 2025

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

B. Roll Call

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

Members Present:

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

Members Excused:

None

C. Pledge of Allegiance

D. State Pledge

E. O'ga P'ogeh Owingeh Land Acknowledgement

F. Moment of Reflection

The Pledge of Allegiance and the State Pledge were led by Chair Bustamante. She acknowledged that this building and Santa Fe County as being in the original homeland of the Tewa people also known as O'ga P'ogeh Owingeh, "White Shell Watering Place." The Moment of Reflection was led by Tyler Dominguez of the County Manager's Office.

Chair Bustamante requested a moment of silence for Tony Lopez, a long-standing community supporter and well-loved community member.

G. Approval of Agenda

CHAIR BUSTAMANTE: Manager Shaffer, do we have any changes to the agenda as provided.

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ELIAS BERNARDINO (Deputy Manager): Good afternoon, Chair Bustamante, Commissioners, I'll do my best to emulate Manager Shaffer's tone and direction. There are no recommended changes to the agenda presented today. I would just note that the initial agenda for today's meeting was posted last Wednesday and the amended agenda was posted last Friday afternoon at approximately 2:23 which is in excess of 72 hours of today's meeting as required by the Open Meetings Act.

CHAIR BUSTAMANTE: Thank you. Commissioner Cacari Stone, you had a change to the agenda.

COMMISSIONER CACARI STONE: Yes, Chair Bustamante, where you see it appropriate, I did want to present an award that the County received in conjunction with Agua Fria Village and this is also on both of our behalf as we led the proclamation of disability access but I wanted to present it to the County as well as Public Works; when would you like me to do that at my updates or when when's appropriate?

CHAIR BUSTAMANTE: It would be appropriate during updates from the Commission. Thank you. Also in the executive session we have listed that there would be deliberation on the Rancho Viejo project and I want to do a check with the Commissioners that we had decided not to deliberate on that matter during the close session today. Is there anyone who wants to still discuss that during executive session? Hearing none that will be struck from the agenda. We will not be deliberating on the Rancho Viejo solar project during closed session.

Commissioner Greene moved to approve the agenda as amended. Commissioner Johnson seconded and the motion passed by unanimous [5-0] voice vote.

2. Approval of Meeting Minutes

A. Request Approval of July 8, 2025, Special Board of County Commissioners Meeting Minutes

Commissioner Johnson moved to approve the July 8, 2025 Special BCC meeting minutes. Commissioner Hughes seconded and the motion passed by unanimous [5-0] voice vote.

B. Request Approval of the July 8, 2025, Board of County Commissioners Meeting Minutes

Commissioner Cacari Stone moved to approve the regular meeting minutes of July 8, 2025. Commissioner Johnson seconded and the motion passed by unanimous [5-0] voice vote.

[Chair Bustamante read agenda captions throughout the meeting.]

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

A. Resolution No. 2025-087, a Resolution Supporting the Fourteenth

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Annual Neighbor to Neighbor Fund Drive in Coordination with the Food Depot [See Page 15 for additional comments]

CHAIR BUSTAMANTE: This resolution is co-sponsored with Commissioner Hughes and Commissioner Camilla Bustamante. Commissioner Hughes.

COMMISSIONER HUGHES: Yes, thank you. I won't read the resolution because it's pretty self-explanatory and I think we all realize how important this is this year, especially when food cuts, SNAP benefits, cuts, other things. And it's important to recognize that the Food Depot does an excellent job of getting everyone fed as possible as they can. And so we just need to encourage everybody to donate a little bit of cash to them. Thank you.

CHAIR BUSTAMANTE: And if I may speak also. The Food Depot has done an amazing job of serving those in our community who may go without food if the program didn't exist. I will also thank the CONNECT program for the work that it does to connect people who don't have access to food to the Food Depot. That being said, the other thing that is very important to me is that the food that is provided to our community members in need is that it's healthy food and that's something that we've been able to assure through the Food Depot.

So, we just ask that people support this initiative and we continue to do the good work as Commissioner Hughes stated now that SNAP will be cut and there will not be federal dollars coming in. We know that 75 percent of that burden now sits on local counties. That being said, initiatives such as this really support those individuals who would not have access to food.

Are there any other Commissioners who would like to speak to this matter?
Commissioner Greene.

COMMISSIONER GREENE: Madam Chair, thank you very much. First off, I am in support of this. I do want to be clear of two things. First, my wife serves as a board member of the Food Depot and she is not compensated in any way. She's supports the Food Depot in her volunteerism over there. But I also, myself, my wife, and our business also donates a portion of our proceeds and markets for the good works of the Food Depot and are in full support of their work. Really impressed with what they do. Their service area is way beyond Santa Fe County, but they do amazing work in Santa Fe, Española, all the way up to the Colorado border. They are the food bank for our region and uh deserve our support. So, thank you Commissioners for bringing this forward. Thank you very much.

COMMISSIONER HUGHES: One other thing.

CHAIR BUSTAMANTE: Yes, sir.

COMMISSIONER HUGHES: I forgot to mention and I think it's important that the County staff is providing parking space for their trucks and that was a big help to them. So, I'm glad we were able to do that.

CHAIR BUSTAMANTE: Thank you. Are there any other Commissioners who'd like to speak in appreciation for this resolution? Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: I just want to thank Commissioner Hughes and Commissioner Bustamante for sponsoring this. Food is a determinate of health both from birth to aging and death and I think it also determines people's

educational level, speaks to the importance of nutrition in terms of students being able to study and I think we're going to see quite a bit of an increase in hunger and groceries are going up and so I just really want to thank you. And you know this is, SNAP is part of the Civil Rights Movement and the War On Poverty and we're seeing everything being attacked and dismantled and I just want to recognize that at the local level we have the opportunity to hold the line so thank you.

CHAIR BUSTAMANTE: Thank you commissioner Cacari Stone.
Commissioner Johnson.

COMMISSIONER JOHNSON: Thank you, Madam Chair. Briefly I just want to thank the Commissioners for bringing this forward. The Food Depot is a very professional impressive organization and we are lucky to have them in our community.

CHAIR BUSTAMANTE: Thank you. Hearing no further discussion, comments from the Commission, would someone like to make a motion?

COMMISSIONER HUGHES: I move that we adopt resolution supporting the 14th annual Neighbor to Neighbor Fund Drive in coordination with the Food Depot.

CHAIR BUSTAMANTE: I'll second that. All in favor?

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

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

6. Consent Agenda

- A. **Request (1) Approval of Amendment No. 7 to Agreement No. 2020-0180-GM/MAM Between Santa Fe County and Granicus, LLC, Increasing the Compensation by \$124,273.26, for a Total Contract Sum of \$488,303.14, Exclusive of NM GRT; and (2) Delegation of Authority to the County Manager to Sign the Purchase Order(s).**
- B. **Request (1) Approval of Amendment No. 5 to Agreement No. 2020-0133-RECC Between Santa Fe County and Superion for Computer-Aided Dispatch System for the Regional Emergency Communications Center, Extending the Term an Additional Year and Increasing the Compensation by \$261,900.65, for a Total Contract Sum of \$1,058,032.17, Exclusive of NM GRT; and (2) Delegation of Authority to the County Manager to Sign the Purchase Order(s).**
- C. **Request (1) Approval of Amendment No. 3 to Agreement No. 2022-0269-A-CSD with Santa Fe Public Schools Teen Parent Program, Increasing Compensation by \$78,155 for a Total Contract Sum of \$301,840 Inclusive of NM GRT; and (2) the Delegation of Authority to the County Manager to Sign the Purchase Order(s).**
- D. **Request (1) Approval of Amendment No. 5 to Agreement No. 2021-0089-PW with Systemmates, Inc. to Provide a Project Management Software System, Increasing the Compensation by an Amount of \$80,744.37 for a Total Contact Sum of \$466,421.25 Exclusive of NM GRT; and (2) Delegation of Authority to the County Manager to Sign the Purchase Order.**

- E. Request (1) Approval of Amendment No. 3 to Agreement No. 2022-0268-A-CSD with Santa Fe Public Schools Adelante Program, Increasing the Compensation by \$107,800 for a Total Contract Sum of \$431,200, Inclusive of NM GRT; and (2) Delegation of Authority to the County Manager to Sign the Purchase Order.**
- F. Resolution No. 2025-088, A Resolution Granting the County Manager Authority to Negotiate and Execute All Documents Necessary for a Lease of Land Between Santa Fe County and LAC Minerals LLC For an Electronics Communications Tower Site.**
- G. Request Approval of Amendment No. 9 to Agreement No. 2018-0036-CSD/MM Between Santa Fe County and Vista Grande Library, Increasing Compensation by \$60,000 to Provide Library Services, for a Total Contract Sum of \$502,000, Inclusive of NM GRT; Extending the Term for an Additional Year, and Extending the Scope of the Agreement to Include Addition of Signage for Bus Stop on the Premises.**
- H. Request (1) Approval Project Assignment No. 2 for Agreement 2025-0101-CMO/BT Between Santa Fe County and Bohannon Huston, in the Amount of \$553,234.15, Exclusive of NM GRT, to Provide Engineering Design Services for the Agua Fria Wastewater Infrastructure Phase IV and (2) the Delegation of Authority to the County Manager to Sign the Project Assignment and the Purchase Order(s).**

CHAIR BUSTAMANTE: And at this time I'd like to ask if there are any items from the consent agenda that the Commission would like pulled to discuss independently?

COMMISSIONER HUGHES: Well, then I will move to approve the consent agenda as printed.

CHAIR BUSTAMANTE: We have a motion to approve the consent agenda as provided. Do we have a second?

COMMISSIONER JOHNSON: Second.

COMMISSIONER HUGHES: We a motion from Commissioner Hughes and a second from Commissioner Johnson. All in favor?

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

5. Appointments and Reappointments

- A. Request Approval of Recommendation of County Resident Flavian Mark Lupinetti for Reappointment to the City of Santa Fe's Library Board**

AMBRA BACA (County Manager's Office): Thank you. Chair and Commissioners, I'm here today to request the reappointment of Mark Lupinetti, one of Santa Fe County's representatives on the library advisory board. The board consists of

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seven members, five of whom reside in the city, two of whom reside in the county outside the incorporated boundaries of the city. The city resident members shall be appointed by the mayor with approval of the majority of the City Council. The county resident shall be appointed by the mayor with the advice of the County Commission and with approval of the majority of the City Council.

This item being presented today to the Board has been recommended by the mayor and the City Council to have Mark Lupinetti hold the seat. There were no other interested shows for this seat and he is eligible for a second term. Mr. Lupinetti has served the county with dedication during his first term actively supporting the mission of the library advisory board, enhance library services, access to the community, engagement and he has been a consistent advocate for improving resources for the residents and strengthening the partnership between the county and our public library system. I stand for any questions.

CHAIR BUSTAMANTE: Do we have any questions for Miss Baca?
Commissioner Greene. Or statements regarding the memo.

COMMISSIONER GREENE: Sorry to put you on the spot. First off, in support of this, but I have a question. I've heard in the past that the city's been asking for support for the libraries from the County. Was there any communication to this in that request recently or is that just a legacy issue that we've been we heard years ago?

MS. BACA: That I am not aware of. I can go back and ask, but that was not one of the points of communication with the City on this issue.

COMMISSIONER GREENE: Well, if they're not asking for, then maybe they figured it out. Okay. Thank you.

CHAIR BUSTAMANTE: Commissioner Hughes.

COMMISSIONER HUGHES: Well, I since Eldorado has its own public library, I looked at the public library funding and we do provide a little bit of support to the City, we might want to increase that next year.

CHAIR BUSTAMANTE: Thank you, Commissioner Hughes. Any other comments? Is Mr. Lupinetti available? No. Are there any other comments regarding this matter? Would someone like to make a motion?

COMMISSIONER GREENE: I will make a motion to approve the reappointment of Mark Lupinetti to the City of Santa Fe's library board.

COMMISSIONER CACARI STONE: I second the motion.

CHAIR BUSTAMANTE: We have a motion from Commissioner Greene, a second from Commissioner Cacari Stone. All in favor?

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

CHAIR BUSTAMANTE: Thank you, Ambra Baca.

B. Request appoint of Santa Fe County Representation to the City of Santa Fe Planning Advisory Committee (PAC) for the Santa Fe Regional Airport Master Plan

LEANDRO CORDOVA (Deputy County Manager): Madame Chair,

Commissioners, the City of Santa Fe is initiating the preparation of a master plan for the Santa Fe Regional Airport and has invited Santa Fe County to appoint representatives to serve on the planning advisory committee. Staff recommends the appointment of Herbert Foster, planning team lead in the County's Growth Management Department. Mr. Foster will be supported in his representation by Public Works Department staff, principally Ryan Ward for roads, fleet, solid waste, and traffic issues and Travis Soderquist as the Utility Division Deputy Director.

The background is in the memo and I stand for any questions and recommend at this time appointing Mr. Foster who is in the audience if there's any questions for him.

CHAIR BUSTAMANTE: Thank you very much. Mr. Foster, would you like to say anything to this matter? You're not obligated to. It's just up to you. Unless anyone has any questions of you. Anyone; Commissioner Greene.

COMMISSIONER GREENE: Not a specific question, but thank you for serving in this. I would put a request that there are regular reports to us. I know lots of people that are interested in this and I get questions about the City's airport periodically and I can imagine that both Commissioner Cacari Stone and Commissioner Bustamante are interested as flight paths take them over their districts pretty extensively. So if there become conversations about that, having some report or regular discussion that you learn on our behalf that you're able to brief us on that would be great. Thank you.

CHAIR BUSTAMANTE: Thank you. Any other comments, questions, concerns? I would like to make this a similar request and they do have a complaint number for residents being a part of the community of La Cienega and when expansion was being deliberated by the mayor and city council, a while back there was usually representation from the community of La Cienega and it has moved forward in a manner that has made it most acceptable for the airport to be present.

And I'm wondering if Mr. Foster would be the point of contact for the County if there were any issues. I'm apt to get some of those calls myself, but if there were issues or concerns, would it be through Mr. Foster or would you -- if anyone were to ask. I'm prepared to take that to the manager Shaffer and have it work accordingly. But I would just like to know because it would be a very brave position that Herbert Foster would be in.

MR. CORDOVA: Madam Chair, I think that would be appropriate, but as you mentioned, if you also want to include Manager Shaffer or myself, we'd be happy to assist Mr. Foster in those concerns.

CHAIR BUSTAMANTE: Okay. So then I would make the recommendation that people should just let me know if anything happens that they're not able to make their complaint through the city complaint. Okay. Thank you. Appreciate it. Any other comments, questions, concerns? Not hearing any, I'd like to make a motion to approve Herbert Foster as the representative from the County for the City of Santa Fe planning advisory committee for the Santa Fe Regional Airport Master Plan.

COMMISSIONER GREENE: I'll second it.

CHAIR BUSTAMANTE: I've made the motion. Second from Commissioner Greene.

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

6. Miscellaneous Action Items

A. Resolution No. 2025-089, a Resolution to Establish a Community Organization to the Communities of Tres Arroyos, Las Campanas, and West Tano Road

CHAIR BUSTAMANTE: Joseph Scala, and Mr. Scala I'm going to go ahead and acknowledge your presence right now as I didn't know who you were this morning when you were putting a post up on a sign for the La Cienega Valley Association. So thank you and I apologize for that.

JOSEPH SCALA (Growth Management Department): No hard feelings, Chair Bustamante. Good afternoon, Chair Bustamante and Commissioners.

The communities of Tres Arroyos, Las Campanas and West Tano Road are in the County Commission districts one and two. The Sustainable Growth Management Plan defines these communities as Contemporary Communities which have been developed through land subdivisions and master plans.

Since summer of 2023, staff has been helping community members establish a new CO, a community organization, to formally represent their communities. As defined in the SLDC, a CO is a new or pre-existing association or organization that is recognized by resolution of the Board to represent a specified geographical area within the County.

If recognized by the Board of County Commissioners, a CO is granted a range of rights and responsibilities outlined in SLDC section 2.2.2.5. Notable rights include the right to receive notice and provide written recommendations for any discretionary development application pending within the geographic area designated in the resolution of the Board recognizing the CO or notice of any public hearing or public meeting concerning such application. Legal standing at quasi judicial hearings for such applications and the right to participate and make recommendations in the development of a community strategic work plan, studies, capital improvement plan, infrastructure capital improvement plan, public improvement and assessment districts and levels of service for community infrastructure and services.

A key milestone in this effort has been supporting community members in establishing the new Northwest Santa Fe Community Association or NWSFCA. Unlike other COs in the County, NWSFCA's membership is largely composed of homeowners associations such as Las Campanas Master Association and Sundance Ridge HOA. Despite having members across multiple census defined communities and each HOA having their own covenants, they share common concerns and want to have a unified voice in county matters.

NWSFCA is specifically interested in the following issues and topics: land use and development, conservation, preservation, wildfire preparedness, road access, environmental issues, and impacts from the Santa Fe Regional Airport. The Northwest Santa Fe Community Association has applied to be a CO representing the communities of Tres Arroyos, Las Campanas, and West Tano Road.

Following a thorough review, staff have determined that the Northwest Santa Fe Community Association CO application, which is exhibit B, is complete and meets the

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requirements outlined in the SLDC. Staff therefore recommend approval of the application through adoption of the subject resolution, exhibit A. And I stand for any questions.

CHAIR BUSTAMANTE: Thank you. Are there any questions for Mr. Scala? Commissioner Johnson.

COMMISSIONER JOHNSON: Thank you, Madam Chair. Thank you, Mr. Scala. Just sort of a curiosity looking at the proposed boundary map, Exhibit C. It seems like an individual household, the Pierce household is being represented. Could you just explain for our enlightenment how that that seems anomalous? I'm not contesting it. I'm just curious about it

MR. SCALA: Yes. So, I believe you're referring to Susan and Roger Peirce. Commissioner Johnson, I believe that this family, this household, wanted their HOA -- Mark Hayden could perhaps speak a little bit more to this -- wanted their HOA to join the CO but their HOA opted not to and so they joined themselves because they would like to receive notices about new developments.

COMMISSIONER JOHNSON: So sorry, if I understood you correctly they are part of an HOA their HOA opted out of it but they wanted to be represented by this bigger organization.
Is that accurate?

MR. SCALA: That's from what I recall that is the case because essentially what the CO seeks is a noticing system for developments happening around the County.

COMMISSIONER JOHNSON: Okay.

MR. SCALA: Mark Hayden can speak a little bit more to that.

MARK HAYDEN: Madam Chair, Board members of the Commission. Mark Hayden. I'm the HOA president of Aldea de Santa Fe and we started this process about two years ago and initially had a wide net cast and had about 20 different areas come to our homeowners association. We wanted to keep this as broad and flexible as we possibly could. And one of the questions was can individuals be part of this organization? And lacking a no from the County, we said, well, sure. There's going to be differences within homeowners associations. For example, some people in the organization want something, some people disagree with it. We said all voices should be heard and all voices should be represented. So that's why we took the position of allowing individuals to join.

COMMISSIONER JOHNSON: Thank you, Mr. Hayden. Would that so other individuals down the road, you know, presuming this is approved, they could also join in such capacity; is that correct?

MR. HAYDEN: That's correct.

COMMISSIONER JOHNSON: Thank you, sir.

CHAIR BUSTAMANTE: Additional questions. Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: I just want to thank you for the work you've done with the community partners to put this together. I'd like to thank Mr. Hayden. I've met with HOA of Aldea, the HOA of Las Campanas and several others. And I just want to say that I support this and I appreciate that you're coming together because there are access road issues, wildfire, Caja del Rio shooting range, a lot of issues

that the shared community are concerned about. So thank you.

CHAIR BUSTAMANTE: Thank you. Commissioner Greene?

COMMISSIONER GREENE: Thank you very much, Madam Chair. A question just about the boundary. In the, I think it's La Tierra Nueva area the far edge of La Tierra, I'm wondering how the boundary was set over there. Was there outreach done to that area over there? That's a portion that falls into my district and I know a bunch of people out there and I don't know if they were contacted.

MR. SCALA: Thank you, Commissioner Greene. As most of these efforts were done prior to my position at the County, I'm not entirely sure the extent to which outreach was done in that portion of La Tierra. Perhaps Mark could again speak to that issue.

COMMISSIONER GREENE: Please.

MR. HAYDEN: Thank you, Madam Chair and Commissioners. Yes, we would like to expand at some point, but this was the minimum the County would like to start the organization. And so, we said, let's put a stake in the ground. Let's get the organization going and we can expand, but we'd love to have La Tierra join us. Thank you.

COMMISSIONER GREENE: Fabulous. So, if the County can help with outreach in some way to make sure that some of the constituents over there know that this has been formed and know that they can join because some people might say, What about me and or us or whatever they're however they want to say.

MR. HAYDEN: Commissioner, we would welcome outreach and they can reach me at any time and I'd be glad to talk with them.

COMMISSIONER GREENE: Great. Thanks for doing this. Cheers.

CHAIR BUSTAMANTE: Thank you. I have a question similar to that but it's actually the flip side. I have stood in these chambers a number of times with one particular registered CO and people have said this is this is a broad net for this particular boundary and the CO that I've been with before people have stood up and say, And they don't represent me. Has there been any controversy or stated concern by anyone in the communities that are represented here or that this -- wrong choice of words -- counted in CO that have said, You know what I don't want this to apply to us.

And we will understand for the record that there will be people within COs who will not necessarily agree with the larger picture but it is a broad area. There are a number of HOAs. I'm happy to hear that this has been a two-year process. I'm sure people have been informed. But has there been any objection to this happening?

MR. SCALA: From what I've seen, Chair Bustamante, from what I've seen there has been very little objection so to speak. We've had several community meetings in Aldea where we, as you put it, cast a broad net to try to get as many participants participating as possible. There were some communities such as Tano Road who opted to form a registered organization rather than join this CO. However, under the auspices that they could at some point if they liked how things were going then join the CO. So there's been a little bit of that discourse but that's about it.

CHAIR BUSTAMANTE: As follow up to that, there are some large privately-owned parcels. Were those community members contacted and approached regarding this matter, assuming that in the future they may have an interest in

development and whether or not they're part of the CO would want to know about what is happening and what's being presented to us today.

MR. SCALA:, Chair Bustamante, I am not entirely sure the extent of what which there was outreach for those privately owned parcels. Mark do you?

MR. HAYDEN: Madam Chair, Commissioners, yes, we reached as many people as we possibly could. If we didn't have somebody's individual name or number or email, the idea was that once we get a CO going, we would be on the map, we'd be on the radar, people would contact us and we could add them at a later date. And also with regard to the question about maybe that unified representation if there's people that do not want to be part of a unified answer or position. What our plan was to have a balanced view. If we had uh an opportunity to address the Board, we would come and say we have so many members that have this position, but we have other members that disagree. But wanted to have a balanced representation.

CHAIR BUSTAMANTE: I appreciate that. And with regard to the large parcels that may be developable in time, would you be confident in saying that you did contact all of the larger property, the larger landowners?

MR. HAYDEN: We contacted everybody we had when we initiated the process, but we would be glad to do it again if that changes or if there's new people that want to be part of us.

CHAIR BUSTAMANTE: Okay. And if they want to not be within your area, no issue, question, concern?

MR. HAYDEN: No, ma'am. We have a list of all the contacts of people who we would be representing. So, if they're not on that list, they would not have that position.

CHAIR BUSTAMANTE: Okay. So, the physical boundary isn't necessarily all-inclusive. It's more those who have signed up to the CO.

MR. HAYDEN: That's correct.

CHAIR BUSTAMANTE: Thank you. That's all I have. Anyone?

COMMISSIONER CACARI STONE: Can I go ahead and make a motion or wait is more discussion?

CHAIR BUSTAMANTE: Go ahead.

COMMISSIONER CACARI STONE: I'd like to make a motion to accept the resolution to establish a community organization for the communities of Tres Arroyo, Las Campanas and West Tano Road.

COMMISSIONER GREENE: And I'll second that.

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

CHAIR BUSTAMANTE: Thank you, motion carries.

7, Presentations

A. Presentation Concerning the Plan for Public Art at 240 Grant

ROBERT LAMBERT (Public Works Department): Good afternoon, Madam Chair, members of the Commission. I have a presentation/a slideshow. I'm here

to give you an update on public art for the 240 Grant lobby. As a background, Resolution 2015-39 was going on during the construction of the administration building at 240 grant and that resolution allocated a budget of \$100,000 for the procurement of public art for the beautification of the lobby.

In September of 2024, we engaged Contemporary Spanish Market artist Omar Gonzo to produce the three trails for the staircase there in the lobby. It was installed as phase one of the process. That was the initial amount of funding that we used. Secondly, there was some concern about the planters at the bottom of the stairs. So, in June of 2025, I had two Native American artists, Spooner Marcus and Adrian Wall, complete a glass art installation for either side. That money actually came from Public Works and not part of this \$100,000 budget. So, that saved a little on the overall budget for us to put into the third phase.

The third phase is for a hanging artwork, a sculpture to go in that bay of skylights there in the lobby ceiling. We released a Call for Artist in January of this year and it was to propose a sculpture for the space that told a story about the trails and maps of Santa Fe, but to be able to tell some of the non -- untold stories. The artist was to receive \$75,000 for their design, fabrication, and installation. In order to review the proposals, we got three Santa Fe County employees who actually work in the building, a project manager from Southwest Studios, who is the architecture firm who actually designed that space, and then the public arts administrator from New Mexico Arts. So, they were to serve on the committee to help select.

At the close in March of 2025, we had eight proposals for consideration. They were juried based on artistic quality, engagement of content to the public and the appropriateness to the site. The results of that round resulted in the identification of three finalists.

We asked each finalist to put together a slideshow presentation kind of showing the thrust of their work, delving deeper into their intentions and the details both the visual but also the content that they were hoping to communicate. All finalists were interviewed via WebEx. I did interviews based on a standard battery of questions. It was very difficult to get all the committee together in one place. So I just did interviews with each one asking a standard battery of questions. And we paid each artist \$1,200 for their time and effort in both producing the slideshow and performing their presentation. We feel it's important to pay artists for their time.

The selection committee was given the access to all of their pre presentations and then they were given time on their own to score. The winner was William Cliff's Vestiges of the Roads. As you can see there's kind of an illustration of it in the space. It's two pieces. The top piece, that's closer to the ceiling, represents the Camino Real. The bottom represents the Rio Grande Pueblo Trail which is a Native American trail that predates the Camino Real by hundreds of years. And so they kind of that -- when you're standing directly under them, there's almost like a keystone moment where the two lineup and you can see where the two maps kind of overlap.

I believe everyone received the artist presentation for the proposal, but I can answer any questions about content and intention at the end. There's a view of the keystone moment there.

Once the artist contract is finalized, it's going through its turn styles currently.

I've got scheduled four studio visits as a term that one of the terms of the contract and the artists will be reimbursed at every stage of the process so that we can maintain kind of contact and a feedback loop to find out that keep them on track but also be able to offer our input. The anticipated date of delivery is November of next year. Questions?

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

COMMISSIONER GREENE: Thank you very much for putting this together. It looks like a promising piece. I have a question about the three chandeliers or multiple chandeliers there are lighting fixtures; does this piece incorporate lighting at all?

MR. LAMBERT: Madam Chair, Commissioner Greene, we have being in the Public Works Department, we wanted to leave it open for the artists. There was actually one of the finalists wanted to incorporate the one chandelier into the artwork and install on either side. The other two artists that proposed for us to take it out. So we were fully prepared to take out that center piece. I'm not sure how much actual light that one piece provides in the bigger picture with the skylights over it. So we're going to, once we get closer to the time, we're, Public Works Department, will remove that light and then we can reassess how and if we need to relight it in some other way to kind of supplement what's there.

COMMISSIONER GREENE: Yes either in incorporating it with it or making sure that the piece is lit properly.

MR. LAMBERT: And we'll be in touch with the artist as well regarding that. I'm sure he'll have his preferences and he's pretty used to doing public art, so he'll have strong opinions, I'm sure.

COMMISSIONER GREENE: Great.

CHAIR BUSTAMANTE: Thank you. Additional comments, questions.
Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: I just want to thank you for your efforts, Mr. Lambert. I hope you love your job because it's really exciting to see this. And I know I'm not supposed to disclose the selection committee, but considering there was so many creative submissions and they did get compensated, I'm wondering if we could create a postcard series or something with all the submissions and think about how to refurbish the efforts they made and the ideas because they did tell a story in different ways. Some more contemporary, some more traditional. So, I just want to throw that out there as an opportunity to promote the art that didn't make it to the final, but could be something that we use.

MR. LAMBERT: Madam Chair, Commissioner Cacari Stone, I agree. There's also going to be with this piece, I think there's a lot of content related to it that you don't gather just by approaching it in the lobby. And so, there's going to be a production of a large number of didactic sources where you can see it from the side, but also at the keystone moment. And I'm even considering putting a plaque there that says, Look up. So there's going to be an interactive nature. And I can see this dovetailing into kind of either have him have a series of cards but then also have some for the other candidates as well because they were all strong. There wasn't a bad choice in the bunch.

COMMISSIONER CACARI STONE: No, there wasn't. Thank you for considering that.

CHAIR BUSTAMANTE: Thank you, Mr. Lambert. Commissioner Cacari Stone, that is a beautiful idea. Thank you for that. Commissioner Johnson.

COMMISSIONER JOHNSON: Thank you, Madam Chair. And thank you, Robert, for your work on this. I know the artist, our daughters are friends and go to elementary school together. I did have no hand in this selection and was just pleasantly surprised today to learn that. So I just wanted to congratulate the artist and you for your good work on this. Thank you.

MR. LAMBERT: Thank you. You can mention it to him at the next school pickup.

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

COMMISSIONER HUGHES: Yes. I'm so glad to see this coming to fruition and I can't wait to see the art in place.

MR. LAMBERT: I can come back and keep you posted on progress with the artist if you'd like as well based on my studio visits.

CHAIR BUSTAMANTE: Thank you. And I would just like to follow up and also thank everyone who submitted. Thank you for your managing the process and congratulations to those whose work was chosen for this project. Thank you.

9. Matters from the County Manager

A. Miscellaneous Items

CHAIR BUSTAMANTE: Okay, next on our agenda, we have matters from the county manager. Do we have the County Manager online or are you prepared to cover that, Elias?

MR. BERNARDINO: Good afternoon, Commissioners, Chair Bustamante. I'm going to take over the miscellaneous items. I have three to discuss.

I'll start with uh the AES public hearing reflection. We want to express our deepest appreciation to every department and individual who contributed to the success of our recent meetings. This was truly a remarkable team effort and we are grateful for everyone's dedication and professionalism. Our sincerest thanks to Building and Development and the County Attorney's Office for their crucial role in ensuring the documentation and execution of the Board of County Commissioners hearing procedures and processes. Their meticulous work laid the foundation of a smooth and well-organized series of meetings. A special note of gratitude is extended to Property Control and Facilities for the invaluable support, their efforts in keeping the lights past 10:00 p.m. I'm not sure if you're aware uh the lights turn off at 10, and maintaining a clean environment throughout these three days were essential.

We also want to acknowledge the hard work of our IT staff for ensuring our online platforms ran with minimal hiccups. The CMO personnel deserve a special thanks for their expertise and managing unique technology needs from online registration to the timekeeping dashboard that was used during the meeting.

The safety of our constituents and participants was a top priority and we are deeply thankful for the security provided by Risk Management, the Sheriff's Office, and the City Police Department.

And finally, we extend our heartfelt gratitude to the leadership of all the departments and elected offices involved and the County Manager's Office personnel. Their tireless work behind the scenes of managing the many logistics and resources was pivotal to our success. Their unwavering commitment made these complex meetings look effortless.

The second topic is the Santa Fe County Fair. As you may be aware, you know, Santa Fe County Fair was held from July 30th to August 2nd at the County Fairgrounds featuring livestock shows, indoor exhibits, family activities, and community events like the buyers' reception, livestock auction, and evening dances. While final attendance numbers are still being compiled, Public Works staff reports a strong turnout in 100 more entries than last year. Thank you to our Public Works team and our fair board volunteers and partners who made the fair a success. Special shout out to our Public Works Open Space and Property Control crews. Thank you, Brian.

And last but not least is our wildfire town hall set for Wednesday, August 20th. Santa Fe County is participating with PNM and the City of Santa Fe to host a wildfire safety town hall on Wednesday, August 20th at the farmers market pavilion in the Railyard. Doors will open at 5:00 p.m. with a panel discussion beginning at 5:30. The event will include informational booths and a panel representatives from PNM, the County, and the City to share resources, answer questions, and discuss wildfire preparedness and safety.

That concludes. Thank you.

CHAIR BUSTAMANTE: Thank you very much, Elias. I was just brought to my attention that we had someone from the Food Depot who wanted to speak during the presentation of the proclamation for Neighbor to Neighbor. And I'm asking our attorney it will be out of line of the agenda. We can wait till public comment, but given that it was an oversight from an item that has already happened, would it be appropriate to invite Ms Bregel, and I hope I'm pronouncing your name correctly, to speak now?

WALKER BOYD (County Attorney): Chair Bustamante, certainly you can recognize, as is your prerogative, anyone in the room relating to an agenda item and I see that that you're wanting to revisit an earlier agenda item and that's permitted.

CHAIR BUSTAMANTE: Thank you. I appreciate that and my sincere apologies. I didn't realize that there were people here to speak on it. So, if you could please approach the podium and provide your statement regarding the Food Depot and a participation in the Neighbor to Neighbor Drive. Thank you. And if you'll state your name, it'll be very helpful.

AMANDA BREGEL: Thank you. My name is Amanda Bregel and I'm the communications director for the Food Depot. I have with me Mary Ferguson, who's one of our board members and the fundraising leader/organizer for Neighbor to Neighbor. So, we wanted to first of all say thank you so much for supporting Neighbor to Neighbor again, supporting the Food Depot, helping us with our parking with the trucks. We are just so thankful to have such a strong partner in Santa Fe County and the Commissioners.

And really today, I wanted to make sure to also invite you to an event we're having in September because Santa Fe County is really the main place that we have one of our premier programs, the Food Mobile, which we launched in 2021 during Covid, and

it was our very first choice-based program. It's the Blue Bus. You're all probably very familiar with it. But we are trying some new things with that program. We just ordered two brand new trailers. And we're having an open house during Hunger Action Month in September so people can walk on to the new trailers, see how we're stocking the food, how it's going to be serving clients. And again, that program is going to be serving people, continuing to serve people in Santa Fe County. So, I did bring some little invitations today for you all just so that way they wouldn't kind of go through your email with all the other millions of emails I know you all get. And then I also did bring some information papers about SNAP [Exhibit 1] because I know there are lots of questions about the increase in need that's going to happen with the SNAP cuts and the 58,000 New Mexicans that are going to be affected pretty quickly from all those eligibility changes. But I really wanted to mostly say thank you for your support.

So is it okay if I approach with some of that or do I give it to a certain person?

CHAIR BUSTAMANTE: I would ask Sara to please collect those and we're grateful for that especially the information that we will be able to share.

MS. BREGEL: And then uh Mary is going to share just a word about Neighbor to Neighbor.

CHAIR BUSTAMANTE: And I want to thank you both for your good work.

MARY FERGUSON: Thanks. We're very happy to be here. Very happy to do the work that we do. I'm a volunteer basically. But we have 117 groups that participate in Neighbor to Neighbor. Our goal and they're far and wide in the community. Everywhere from Eldorado up to Tesuque out to Las Campanas. Las Campanas is participating this year bigger than they have in the past, I'm very pleased. Working hard on Tano Road. A lot of the places you've mentioned. Aldea participates. And then we have Candlelight and wonderful neighbor, you know, neighborhoods that have been participating for the last 14 years but we've got 117 groups working hard whether it's the Seniors on Bikes or the Socially Responsible Women or book clubs.

We have collected -- our goal is \$500,000, that's 2 million meals. That's really important that we hit this goal. And we've got, we've just got great support and it's because, and I'll say this, I'm a volunteer. I'm not an employee. I can't think of a more efficient organization or more effective in a critical area like food than the Food Depot. Every dollar feeds four people. Every dollar. And you're right, they get a nutritious meal. They get nutritious food going into their trunks at distributions. And we're working every day going up, well, five days a week going up to the Colorado border and over to Texas trying to keep the 42,000 people that are hungry in our service area fed. It's critical.

So, thank you very much for your support. If your neighborhood is not participating, it's easy and I'm happy to do the work if you give me a contact person. So, it's a pleasure to work/volunteer at the Food Depot to serve the hungry people in the northern part of the state. Thank you very much.

CHAIR BUSTAMANTE: Thank you very, very much. Commissioner Greene would like to --

COMMISSIONER GREENE: Thank you for coming, guys. Amanda, great to see you. Mary, thank you. You guys are some of the hardest working people around and sorry we didn't see you here earlier, but we've been doing this a lot for the last

three days, so our apologies for being so tired. But thanks for doing this. Cheers.

CHAIR BUSTAMANTE: Thank you.

10. Matters from the Commission and other Elected Officials

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

CHAIR BUSTAMANTE: And we will start with Commissioner Greene.

COMMISSIONER GREENE: Just two quick things. One we met with the uh Chupadero Mutual Domestic Water System to assist them uh in moving forward with a state program that will at some level be in partnership with Santa Fe County as we have a resolution to take over their water system at some point and we have some public works projects that we've collaborated with them. This was a great opportunity for them to try to get some money to help with their mutual domestic project up there. I want to give out a shout out to Leandro and to Ambra who went up there and gave me good backup and actually really led the meeting and just made me look good. So that was great.

And then secondarily, for those of you that are keeping score at home, we've gotten a contract signed with the post office uh for Chimayo Post Office. It has taken a while. There's still some details to figure out, but we have a signed contract. And Leandro, thank you for getting that over that finish line. And I think there were some other folks at Public Works. Thank you, Brian, and everybody at facilities to getting this to that point. The Chimayo community will be appreciative and probably is appreciative when they when they hear about this. So, thank you.

CHAIR BUSTAMANTE: Thank you very much, Commissioner.
Commissioner Hughes.

COMMISSIONER HUGHES: Well, just thank you for coming and again, we should all support the Food Depot now more than ever.

CHAIR BUSTAMANTE: Thank you, Commissioner. Commissioner Johnson.

COMMISSIONER JOHNSON: I want to thank staff for really providing a professional setting for the hearings over the last three days, including today. Much appreciated. Appreciation sent to my fellow Commissioners as well and everyone that participated in those hearings.

I attended -- I'll go in this order. I had a meeting with Representative Szczepanski about Cañada de los Alamos issues, an area that we share in common. And some coordination efforts with the Forest Service, which is the site of some trails that approach county jurisdiction and private property that have been, I would say, a complicated issue for a while now. And we are working with that community actively and this Commission has indicated support for their community organization.

I attended the North Central Regional Transit District meeting on the 1st. That board approved the application for a Spotlight Transit award which I think that we're well poised to win. We received information about a rider survey, rider levels of the blue bus are rising since Covid year after year. We discussed communication strategies, advertising strategies to inform people of the myriad services that the blue bus offers.

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We approved the proposed La Cienega expanded My View – Blue -- wow, sorry. It's been a couple days -- expanded My Blue service, which is an on-demand service to the La Cienega area. That was approved by the board of the NCRTD. And that includes a connection to -- or that service area includes newly includes the County Adult Detention Center facility. So people being released from that facility will be able to also call on-demand service for My Blue. And we also approved a new union contract, a two-year contract, increasing the salary of the majority of employees by 4 percent and CDL driver's license holders 7 percent with increases by another 4 percent in fiscal year 2027. That's all I have.

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

COMMISSIONER CACARI STONE: Thank you. First I want to give an announcement that I participated not with my County role per se, but the National Latino Behavioral Health Association held their third annual conference in Albuquerque last week. It was three days. It brought over 550 participants nationwide. And it was over 550 participants nationwide and I want to thank the County team and staff for participating, especially Community Services. We often get to see the management here at these meetings, but I got the opportunity to meet Tyler Raymond and Elias Rodriguez with the Community Services Department, they are up and coming advocate in Youth Services. And part of, a lot of the workshops really were focused on how do we heal and work with the next generations around trauma-informed care and treatment. I'd have to say the County is on the cutting edge and I just wanted to offer that opportunity to give that announcement.

Next, I just on Monday I participate in the annual or monthly Agua Fria Village meeting and at that time on behalf of the County and Agua Fria Village the disability awards took place on July 31st and I'd like to ask Mr. Cordova and Mr. Snyder to please come up to the mic please if you don't mind. And also I want to recognize each of my Commissioners here. Angelique Montoya-Chavez, Eli Fresquez, Yvonne Encinias, and others have awarded Santa Fe County and let me read this and Commissioner Bustamante I'm going to ask you, if you don't mind standing on behalf of the County Board and as our Chair because it was also presented to our board: The 225 awardees Community Heritage Accessibility Award in the category for Santa Fe County and the Agua Fria Historic Community. Santa Fe County and the Agua Fria Historic Community are recognized for their efforts to preserve cultural heritage while expanding access for residents of all abilities. One of the oldest continuously inhabited communities in the region, Agua Fria has worked to improve public infrastructure, walking paths and gathering spaces to ensure elders, people with disabilities, and future generations can participate in civil and cultural life. This award honors a commitment to inclusion that honors the past while building a more accessible future.

And this was designed it's the Zia and it's the 225 Accessibility Award and I want to present it in public here because they did honor and recognize Public Works and the County particularly with the Agua Fria Trail/Romeo Park for being very accessible. So let's keep being a model and I'm going to present it to our Board Chair and I don't know where we display awards to the County so the public can see. So, I'll leave it up to the County Manager's Office to decide or if there's a place for Public Works. Chair, this is on

behalf of the entire county.

CHAIR BUSTAMANTE: Thank you, Commissioner. It's beautiful. And I would like to make sure we all let's get a photo with everyone, including staff. Thank you. This is beautiful.

[Applause and photos taken]

CHAIR BUSTAMANTE: Thank you, Commissioner, and thank you for your solid attendance to both the parade and to the event at Agua Fria. You really championed this and it is a beautiful award that was received by the County and we'll show it proudly in the trophy case. It was brought to my attention and Commissioner Greene had said his piece and then Commissioner Hughes thanked the Food Depot but he did not get to say his piece. So my apologies, Commissioner Hughes.

COMMISSIONER HUGHES: Thank you very much Commissioner Bustamante. By the way, you're doing an excellent job of chairing all these meetings. It's great.

CHAIR BUSTAMANTE: Thank you.

COMMISSIONER HUGHES: I just wanted to mention two things of meetings coming up. August 18th, I'm meeting with the Spur Ranch Road Association to continue their application for adoption of the Spur Ranch Road. And then August 21st, I have a town hall in Eldorado to talk about projects out there. I think maybe I should move that ahead because I don't want to discuss, I don't mind explaining our decision when we've made it, but we can't discuss it. So, I'm probably going to switch that move that ahead a week or two for them. So, that is El Eldorado. Last meeting we had, there were more County staff there than people. However, this time I expect there will be lots of people at Eldorado regardless of which way we decide. Thank you, Madam Chair.

CHAIR BUSTAMANTE: Thank you, Commissioner Hughes. And, from District three, I attended a San Marcos meeting with PNM regarding the power line that is being improved. The request had been to bury the line. As we move forward and it just becomes more apparent, I hope that there will be more advocacy for burying lines as much as possible given the fire risk. I think we've heard an awful lot about what sparks can do and I think we're all pretty much aware of it anyway. But that meeting lasted long enough to hear from the PNM representation to explain that the cost was more to bury it and that there are its own risks when one buries the lines. So, we've heard these conversations, but it's very important that we're doing what we can to make sure that overhead lines are less in these dry areas and that we're supporting our communities. Not to mention the community mentioned that it is a scenic byway as recognized by the United States government.

That also being said, we have another power line that was noticed that was in the news yesterday that we have worked on and we have been a consulting party. Santa Fe County has been a consulting party on the Los Alamos power line through the Caja de Rio and the conditions of and concerns did make it to their final EA their environmental assessment that we had been working with as well as the Northern Rio Grande National Heritage Area and a number of pueblos who had concerns as well. I will say for the record reading the document as it was provided to all the consulting parties was not and it's it sounds hyperbolic but it's not. It was nothing less than insulting. And I will say that the pueblo members were the ones who pointed that out because there were references to

first contact with the natives. And it just instead of encouraging an acknowledgment of a – what's the word I'm looking for – a community that's integrated and that the pueblos are their own part of our community and references to first contact sounds like something from the 1800s and it was less than acceptable. The other references with regard to open space, any references to open space and any analysis of open space were in the interest of recreation and solely recreation.

One thing that is incredibly important in District three are that there are permittees. There are people who have now for the generations that the federal government has imposed the requirement through the Heito to have federal right to use the public lands for grazing. Some of them are multi-generational grazers and there was no mention whatsoever though we had provided that information in advance. The final document had those references. And I believe that the first contact references have been modified and that the use of the lands, the open spaces for medicinal, spiritual, grazing, the number of ways that the indigenous people of this community use that property were referenced somewhat more as an aside. And I think it just speaks of colonialism continuing. It's right where it is. And we can talk about when we were colonized and I'll say no, it just continues. And I hope that the voices of those traditional communities continue to urge themselves and each other to move forward and be heard as our lives have not the way of our lives has not changed as much as communicated in that document.

And I will bring if the Commission would like to hear it the specifics that we integrated into the document. It was finally approved and announced yesterday. So I didn't have the final conditions that we provided but I am amendable to doing that at another, at the next meeting if that is there will be follow-up meetings with the pueblos and we have been invited to attend and I will make sure that the representation is strong from Santa Fe County and the traditional communities that I've mentioned the his indigenous communities.

B. Other Elected Officials Issues and Comments – None were offered.

11. Matters from the County Attorney

A. * Executive Session. Limited Personnel Matters, as Allowed by Section 10-15-1(H)(2) NMSA 1978; Board Deliberations in Administrative Adjudicatory Proceedings, Including Those on the Agenda Tonight for Public Hearing, as Allowed by Section 10-15-1(H)(3) NMSA 1978; Discussion of Bargaining Strategy Preliminary to Collective Bargaining Negotiations Between the Board of County Commissioners and Collective Bargaining Units, as Allowed by Section 10-15-1(H)(5); Discussion of Contents of Competitive Sealed Proposals Pursuant to the Procurement Code During Contract Negotiations as Allowed by Section 10-15-1(H)(6); Threatened or Pending Litigation in which Santa Fe County is or May Become a Participant, as Allowed by Section 10-15-1 (H)(7) NMSA 1978; and, Discussion of the Purchase, Acquisition or Disposal of Real Property or Water Rights, as Allowed by Section 10-15-1(H)(8) NMSA

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1978, including: (1) Performance Evaluation of the County Manager and (2) ~~Deliberation on Application by Rancho Viejo Limited Partnership, Rancho Viejo Solar, LLC, AES Clean Energy Development, LLC, Applicants, for a Conditional Use Permit (CUP), Case No. 24-5200.~~ [Deleted at agenda approval]

CHAIR BUSTAMANTE: Our next item of order would be matters from the County Attorney. Attorney Boyd, we have removed item two, deliberation on the application per the meeting this morning. We have one item on our matters for executive session. I will remind everyone that in executive session that we follow Robert's Rules of Order and we'll be conducting these meetings in an efficient manner.

ATTORNEY BOYD: I just want to mention, Chair Bustamante, that the authority for you all to enter into closed executive session to discuss item 11, A1 on the agenda would be limited personnel matters as allowed by section 10-15(H)(2) of the Open Meetings Act.

CHAIR BUSTAMANTE: Thank you. We have a motion to go into executive session.

COMMISSIONER HUGHES: I move that we go into executive session for the purposes described by Attorney Boyd.

CHAIR BUSTAMANTE: We have a motion from Commissioner Hughes.

COMMISSIONER CACARI STONE: I second it.

CHAIR BUSTAMANTE: We have a second from Commissioner Cacari Stone. Roll call vote, please.

The motion to go into executive session passed by unanimous [5-0] roll call vote as follows:

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

[The Commission met in executive session from 3:09 - 3:45]

CHAIR BUSTAMANTE: We're back in session. We need a vote to go back into session. Does anyone want to make the motion that we are coming back from executive session and did not discuss anything? It's 3:45.

COMMISSIONER HUGHES: Is our attorney here? He needs to tell us if I make the motion right. Okay. I'll make a motion that we come out of executive session and that nothing was discussed other than personnel matters as allowed by the statute.

COMMISSIONER CACARI STONE: I second that.

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

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

8. Matters of Public Concern (to be heard at 3:45)

CHAIR BUSTAMANTE: And we have someone in the chambers who would like to speak.

LUCAS ROBBINS: Madam Chair, Commissioners, thank you for hearing my comment this afternoon. My name is Lucas Robbins. I live in Eldorado and this year I graduated as valedictorian from Mandela International Magnet School. In about a week I'll be moving to DC to attend Georgetown University. But today I wanted to speak with you all about one of the most impactful extracurriculars that I took part in during my high school years and that is my service as a volunteer firefighter with Eldorado Fire and Rescue.

I began volunteering with EFR as a junior member just 16 years old. I was not initially aware of the County Fire Department's junior member program. I discovered this program by approaching the Eldorado ambulance crew as they were getting lunch and asking if I could volunteer with them. From that point forward, serving with EFR has become a source of meaning and purpose in my life, often acting as a counterweight to my intense workload from school. In Santa Fe County, where the median age is nearly 50 years old, it can be difficult for young people such as myself to feel connected to our communities. Before I began volunteering, I disliked living in Eldorado, feeling it was simply a retirement community that I was stuck in. Volunteering with the County Fire Department provided me a deep, meaningful connection to my community that made my other extracurriculars pale in comparison.

A common sentiment among my peers is that Santa Fe is not a very youth friendly city. As a county resident, this issue is exacerbated by the lack of activities for young people outside of city limits. I serve on the City Mayor's Youth Advisory Board to help address this very issue. However, no solutions have been as impactful on my own sense of belonging as the opportunity to serve my community in such a personal emotional way.

In my opinion, the county's junior member program implemented across all volunteer districts is under advertised considering the extremely positive impact that it can have on youth motivated enough to serve our communities. As the time comes for county bylaws to be revised, I highly recommend that the county fire department analyze how the role of junior member could be expanded and become better advertised and more accessible to a greater number of Santa Fe County's youth. Perhaps a city-county partnership could analyze the feasibility of implementing a similar program for the City Fire Department. The positive impacts of this program are worth celebrating, and they are certainly not just contained to my personal development. My service has also benefited Eldorado's district, providing another set of hands to respond to late night and early morning emergency calls. My exposure to emergency service work is the reason that this fall I will participate in Georgetown's emergency medical technician training program and serve as an-campus EMT with the college's ambulance service.

My time with the County Fire Department has ignited a lifelong desire to continue serving my community wherever I may be. And it is my hope that many more Santa Fe

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youth can reap the benefits of this successful, meaningful service opportunity. Thank you all for your time and attention. And thank you so much for allowing young Santa Feans to participate in such an excellent service opportunity.

CHAIR BUSTAMANTE: Thank you very much for your service. Do we have anyone else in the chambers who would like to speak? Do we have anyone online?

DANIEL FRESQUEZ (Media Coordinator): Chair Bustamante, we did have one sign up uh by the name of Chris Mechels, however, he is not on our Team's online meeting.

CHAIR BUSTAMANTE: Okay. we will wait a little bit. Moving on. What we have next is our public hearing that starts at 5:00 which leaves an hour and 10 an hour and seven 10 minutes for another break.

[The meeting paused from 3:50 to 5:00]

12. Public Hearings - To Be Heard No Earlier than 5:00 P.M.

- A. Case No. 21-5011 Suerte Del Sur LLC. Applicant, NM Land Solutions, Nathan Manzanares Agent, Requests a 36-Month Time Extension of the Previously Approved Rancho Cielo Grande Preliminary Plat and Final Plat Approval for a 12-Lot Residential Subdivision Consisting of 127.94 Acres. The Proposed Development is Accessed via Las Campanas Drive, Los Suenos Trail, and La Vida Trail, Within Township 17 North, Range 9 East, Section 24, (Commission District 2). [Exhibit 2: Raymond Willison letter]**

CHAIR BUSTAMANTE: Let's bring this meeting back into session. We are on item 12. We have Mr. Lovato who will provide us information. Thank you.

JOHN LOVATO (Case Manager): Thank you, Madam Chair. Commission members, Staff has received a letter of concern in regards to this case, one in which the previous Board and some of the Board members on this Commission have heard. It has to pertain to road access agreements and whatnot. We've determined that Santa Fe County staff has no authority on road maintenance agreements and having this particular applicant provide some sort of funding towards that road maintenance agreements as each individual subdivision within this area has their own declaration and covenants of this. So I will be handing this letter out to you just so that you have for your record. [Exhibit 2]

CHAIR BUSTAMANTE: Thank you.

MR. LOVATO: Madam Chair, Commissioners, right now as a brief summary of how this case came before you. On October 21, 2004, Santa Fe County Development Review Committee recommended master plan approval for 264 residential lots on 666 acres 660 acres. And on July 12, 2005, the Board of County Commissioners, BCC, granted master plan approval. On February 9, 2006, the Extraterritorial Zoning Commission recommended preliminary plat and development plan approval. And on April 11, 2006, the BCC granted preliminary plat and development approval in accordance with the approved master plan. On April 10, 2007, the BCC granted an

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amendment for a preliminary for 304 lots on 660 acres. One of the conditions of approval was that the offsite road improvements of Los Sueños Trail that extends north of the proposed subdivision to Las Campanas Drive be upgraded. On July 10, 2007, the BCC granted preliminary plat and development plan approval for a residential subdivision consisting of 304 lots on 660 acres to be developed in five phases. On March 13, 2008, the Extraterritorial Zoning Commission recommended final plat and development plan approval for phases 1 through 4 consisting of 241 residential lots on 660 acres.

At the April 8, 2008 hearing before the BCC staff stated that the proposed subdivision is within accordance and within the approved master plan and plat and development plan and conforms with the Extraterritorial Subdivision regulations.

Staff recommends final approval subject to applicable conditions previously imposed and final conditions including modifications of condition number 15 regarding road maintenance agreements for Los Sueños Trail and condition 12 regarding the applicant paying 50 percent towards maintenance of La Vida Trail.

On December 12, 2022, the BCC met and acted on this case. The decision of the BCC was to table the case so the applicant could work out with staff to address the following issues. One, the need to provide paving and traffic control plans to allow staff to ensure compliance with SLD standards. Two, the need to amend the water budget and water delivery agreement to allow for anticipated accessory dwelling units. And three, the possible need for a variance request relating to width of the right-of-way for Los Sueños Trail.

The applicant addressed those items in staff recommended approval. Therefore, on April 25, 2023, the Board reheard the case and reviewed the application and supplemental materials provided by the applicant. County staff's report and having conducted a public hearing found that the applicant was well taken and of vote 3 to one. Commissioner Greene not present. Commissioner Bustamante voting against approved to the subject request.

On August 29th, 2023, the Board of County Commission unanimously approved the final order for the subject case. Staff recommends approval of the 36-month time extension of the previously approved Rancho Cerro Grande 12- lot residential subdivision on a total of 127.94 acres accessed via Las Campanas Drive, Los Sueños Trail and La Vida Trail within Township 17 North, Range 9 East, Section 24, Commission District 2, per chapter 5 section 5.8.7 8.7 expiration of final plat and as per SLDC and as per the conditions referenced in the final order associated with case 21-5010.

Thank you madam chair and I stand for any questions the commission may have.

CHAIR BUSTAMANTE: Thank you Mr. Lovato. Do we have any questions for Mr. Lovato? Commissioner Hughes.

COMMISSIONER HUGHES: Well, what exactly have they agreed to in terms of the road? Is that in the final order to contribute?

MR. LOVATO: Madam Chair, Commissioner Hughes, the agreement was that the applicant per the decision – for the LCC would pave from Cloud March the entirety of his length of his subdivision which included the affordable lot.

COMMISSIONER HUGHES: And any maintenance of the road upstream

from him?

MR. LOVATO: Madam Chair, Commissioner Hughes, there was no agreement on any of the other roads.

COMMISSIONER HUGHES: Okay,

CHAIR BUSTAMANTE: Commissioner Greene.

COMMISSIONER GREENE: So, is that portion that's on his property that is his responsibility that exists currently? Correct?

MR. LOVATO: Madam Chair, Commissioner Greene, that is correct.

COMMISSIONER GREENE: So, the improvements are just sort of being waited for for the people that cross that. So, so this gentleman here, you know, theoretically lives on the other side of this and drives this all the time and said, Wait a second. The developer promised improvements to the road. We expected it now, but they're asking for three more years.

MR. LOVATO: Madam Chair, Commissioner Greene, that is correct.

COMMISSIONER GREENE: Okay. Is the applicant willing to do that work now as a condition of this extension?

MR. LOVATO: Madam Chair, Commissioner Greene, the applicant has agreed to pave the road along the entirety of his portion of the subdivision that he's proposing as well as the affordable lot. He's also agreed to pave not his portion of the roadway which falls within Los Sueños Trail and some of the other succeeding subdivisions. He has not agreed to that and they tried, he the applicant, tried to work with surrounding subdivisions to get that agreement and they had no success.

COMMISSIONER GREENE: Sorry, the portion that is on his property he is willing to move ahead with.

MR. LOVATO: Madam Chair, Commissioner Greene, that is correct.

COMMISSIONER GREENE: Once regardless in the future, even if he has that obligation to help the other the stuff that's off his property, there's no way that we can make them do that. We can just say that he's on the hook for it. But the stuff that is on his property, we can make him do.

MR. LOVATO: Madam Chair, Commissioner Greene, that is correct.

CHAIR BUSTAMANTE: Do we have any other questions?
Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Thank you. And maybe you covered this. This is the first time we're seeing this letter, right? What day was it submitted and to who? The Land Use Administrator. Okay. But what date?

MR. LOVATO: Madam Chair, Commissioner Cacari Stone, we received that on August 5th.

COMMISSIONER CACARI STONE: So, we're just seeing it for the first time now. So, what's the position of the staff regarding the four arguments? Could you just tell us what points one, two, three, four, whether you agree or disagree? And who is RW Willison?

MR. LOVATO: Madam Chair, Commissioner Cacari Stone. I'm not sure who the gentleman is. I'm assuming he's part of the Los Sueños subdivision. We do not agree with the conditions he's imposed or proposed as we have no way enforcing that.

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COMMISSIONER CACARI STONE: Okay. Well, again, we're just seeing it for the first time. So what is his main arguments because I'm trying to just scan it real quick before -- can you outline.

MR. LOVATO: Madam Chair, Commissioner Cacari Stone, he, the gentleman who's wrote the letter, Willison, he wants all the improvements done on two access of the proposed subdivision. He wants equal share paid for the existing roads that access through these subdivision. And one in which I mentioned earlier that they tried to accomplish but wasn't very successful in doing so.

COMMISSIONER CACARI STONE: So he wants the developer to play or the County to pay?

MR. LOVATO: Madam Chair, Commissioner Cacari Stone, he wants the developer to pay.

COMMISSIONER CACARI STONE: Okay. Okay.

ALEXANDRA LADD (Growth Management): Madam Chair, Commissioner Cacari Stone, I just wanted to add that the letter was postmarked on August 5th. It actually didn't show up on my desk until it might have been there yesterday. I wasn't there. So, we have also not had a lot of time with the letter.

COMMISSIONER CACARI STONE: Okay. And do you have an idea who, Alexandra, who is RW Willison: is he someone that lives in the area? I just want to know the position of where this is coming from.

MS. LADD: Madam Chair, Commissioner Cacari Stone, we are assuming he is a nearby resident. But we actually don't know.

COMMISSIONER CACARI STONE: And in your opinion, do you think it's worth contacting him, get more getting more context before we take a vote or do anything on this case or because you it is evidence you just handed us.

MS. LADD: Madam Chair, Commissioner Cacari Stone, we don't have any leverage to make anybody do anything that's not in the code. And so, it's an issue, but we can't solve it. I guess that's how I would leave that.

COMMISSIONER CACARI STONE: And then this letter is just basically bringing to our attention someone that submitted it.

MS. LADD: Correct.

CHAIR BUSTAMANTE: It's my understanding that this is the letter, the content of this letter is commensurate to the letter that was received the first time this was passed.

MR. LOVATO: Madam Chair, that is correct. We received several of the same similar letters in reference to this and they all wanted the same a logical, you know, fixing of the road. And well, in a perfect world, it sounds doable and would be great, but we just don't have the means to enforce that type of requirement.

CHAIR BUSTAMANTE: Understood. Any other questions for Mr. Lovato? Hearing none, this is your district, Commissioner Greene. Oh, it's Commissioner Cacari Stone's District. I apologize.

COMMISSIONER CACARI STONE: Okay. If there's no other questions, I'd like to make a motion to --

COMMISSIONER GREENE: Hold on. No, It's a public hearing, so we've got a hearing. Okay. And should -- Nate, you're here. Do you have a presentation?

NATHAN MANZANARES: Madam Chair, I do, but I think John covered the history pretty good in his presentation.

[Duly sworn, Nathan Manzanares, testified as follows:]

MR. MANZANARES: Nathan Manzanares, New Mexico Land Solutions at 915 Mercer Street, Santa Fe, New Mexico. And I understand I'm under oath.

Yeah, as John highlighted, this area has had a pretty lengthy history. Ultimately, what we're asking for is a down-zoning of the property. We're doing 11 market rate lots that range from 7.5 acres to 17 acres in size with one affordable housing lot that's 2.5 acres.

During the original approval of this, there was a lot of discussion with the neighbors and we self-imposed that condition to pave our portion of Los Sueños and then a pretty good portion I think it's 6 to 700 feet of off-site roadway to continue the pavement from Cloud March and that's going to ultimately extend that roadway and make it paved which is consistent with how that area has been built out. However, no one else was required to pave. We're willing to do it now because we understand that the area has grown, traffic's increased, now it calls to be paved.

As the area continues to be developed, the hope is that pavement will continue to be extended and then ultimately finished. We're doing a 3,100 linear feet of paving of Los Sueños Trail.

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

COMMISSIONER GREENE: Thank you. The portion that's on your property of the 3100 feet is how much?

CHAIR BUSTAMANTE: Matt, can you pull up the presentation real quick just so everyone can get an idea. I know that uh Commissioner Hughes and Commissioner Bustamante were at that public hearing back in '23, but I there was three others that weren't.

I'll just give a quick overview of the site the improvements in question. That way you can just kind of have an idea. Keep going, Matt. Keep going, keep going, keep going. Right there. That's perfect. So, if you see that blue line there, Commissioners, anything north of basically -- our property is, that piece that says area to be paved, that whole blue section there is within our property, if you will. Anything north of that line, which I think says 06, back up to Cloud March, is an off-site improvement. And I believe that's the 600 feet, 700 feet of offsite improvements that we're doing voluntarily just so there's not a gap in pavement. If we just paved our section, it wouldn't make sense.

So, like I said, one of the reasons for this extension is our project engineer has retired and moved. We are currently searching for a new project engineer. We're trying to secure the letter of credits required to do these improvements. It's gone up significantly since 2003. We may have bitten off a little more than we anticipated, but we're still going to honor the commitment that was made and self-imposed. So, we're just asking for a little bit more time. We have to basically establish a whole new civil team and uh get those plans approved through the County and then get our letter of credit where we can record the plat and begin construction.

COMMISSIONER GREENE: So, the road designs are not ready to go.

MR. MANZANARES: They are ready to go. They're just done through a different engineer who has since retired. Ultimately we're trying to get a new engineer because we want to work with an engineer that's actively working. So, he may pick up where the other engineer left off, but ultimately we've worked closely with John and his staff and came up with a really good road plan that also has a trail alongside it and has, you know, the paving and drainage and it really went through the ringer the first time around.

COMMISSIONER GREENE: Okay. I could see expectations set that the, you know, the neighborhood thought that it was going to get this. And so that's to me what we're trying to uphold here is that the neighbors said you were going to get this road done. Whether you developed this thing or not, that's your problem. But your commitment to get this there.

MR. MANZANARES: Well, ultimately, we couldn't, Commissioner Greene, do anything without a recorded plat. So we need to secure our financial guarantee, get everything in order, record our plat. So we've been at a standstill in order until we get that done.

COMMISSIONER GREENE: Is there a willingness to do this road work next summer as a like it's too late for this year?

MR. MANZANARES: I think ultimately this was a gesture of good faith by the developer to do this and pick up that off-site pavement and his pavement. I think we're asking for the 36 months and if it's not, you know, we'll do it within that time frame if possible in accordance with the code.

COMMISSIONER GREENE: I'll leave it to uh Commissioner Cacari Stone to seal the deal. But that would be, my encouragement would be sort of a date certain to try to expedite that part get these done.

MR. MANZANARES: As mentioned we're following the code and trying to do it in the in the right way and we're, like I said, trying to be good neighbors out here.

CHAIR BUSTAMANTE: Thank you, Commissioner. Okay, this is a public hearing. Is there anyone in the chambers who would like to speak to this matter? Is there anyone online? Public hearing is now closed. If there are no other questions, I'll entertain a motion.

COMMISSIONER CACARI STONE: I'd like to make a motion to move forward case number 21-5011, Suerte del Sur, LLC to extend the month time extension of the previous approved Rancho Cielo Grande preliminary plat and final plat approval for a 12-lot residential subdivision.

MR. LOVATO: Madam Chair, is that with conditions previously imposed by staff just for the record?

COMMISSIONER CACARI STONE: Yes.

COMMISSIONER GREENE: Yes and I'll second it affirming the –

CHAIR BUSTAMANTE: Sorry, let's allow the Commissioner.

COMMISSIONER CACARI STONE: So, I'm going to just re-clarify. I'd like to move forward the case number 21-5011 Suerte del Sur, LLC application with the

time extension including the conditions imposed by our County staff for the record.

CHAIR BUSTAMANTE: Is there a second?

COMMISSIONER GREENE: And I'm still a second.

CHAIR BUSTAMANTE: Second from Commissioner Greene.

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


13. Concluding Business

A. Announcements – None were offered.

B. Adjournment

Upon motion to adjourn by Commissioner Greene and second by Commissioner Johnson and with no further business to come before this body, Chair Bustamante declared this meeting adjourned at 5:20 p.m.

Approved by:


Camilla Bustamante, Chair
Board of County Commissioners

ATTEST TO:



KATHARINE E. CLARK
SANTA FE COUNTY CLERK

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

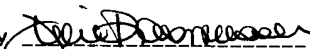
BCC MINUTES
PAGES: 32

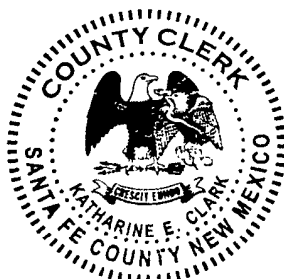
I Hereby Certify That This Instrument Was Filed for
Record On The 11TH Day Of September, 2025 at 01:45:36 PM
and Was Duly Recorded as Instrument # 2066959
Of The Records Of Santa Fe County

Respectfully submitted:

Karen Farrell, Wordswork
453 Cerrillos Road
Santa Fe, NM 87501

Witness My Hand And Seal Of Office

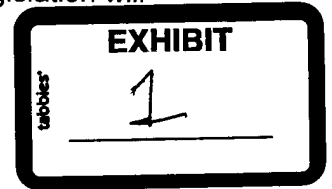
Deputy  County Clerk, Santa Fe, NM
Katharine E. Clark



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SNAP Impact from the One Big Beautiful Bill Act (OBBA)

SNAP is the most effective and efficient way to create food security. Federal legislation will increase food insecurity in Santa Fe County.



The One Big Beautiful Bill Act (signed July 4, 2025)

- Immediately impacts current SNAP participants.
- Loss of SNAP benefits for approximately 58,180 New Mexicans due to changes in eligibility (NM Health Care Authority).
- Creates a "SNAP Gap" of 51 million meals in the first 15 months (estimated by New Mexico Association of Food Banks).
- Creates an estimated statewide loss up to \$190 million in SNAP dollars previously spent in New Mexico stores and leading to a further loss of up to \$294 million of overall SNAP economic impact.

New Mexicans immediately impacted due to cuts to eligibility and benefit levels

- adults with children 14 and older
- older adults 55-64
- veterans
- people experiencing homelessness
- young people who recently aged out of foster care
- people granted refugee, asylum, or certain other immigration statuses

Food Bank Impact

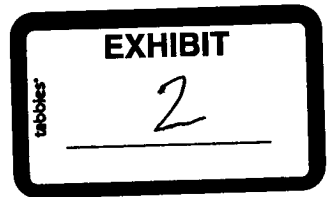
- 33-43% of people who rely on the food security network also rely on SNAP.
- The New Mexico charitable food network cannot make up for the loss of meals.
 - New Mexico food banks and their 500+ partners distributed 39.1 million meals in FY2024.

By the Numbers: Santa Fe County Residents

- 7,500 families relied on SNAP (2023)
- 21,170 people experiencing food insecurity, including 4,690 children (Feeding America, 2023)
- Cost-of-living for a working family: 2 adults, 1 child (MIT Living Wage Calculator)
 - Monthly required basic income: \$7,431
 - Required basic needs income before taxes: \$102,053
 - **Median household income in Santa Fe County: \$78,731**

As need rises, The Food Depot will continue to show up for Northern New Mexico, but meeting this challenge requires community support. We need your help to get more food to our shelves and more meals into the homes of New Mexico families.

SEC CLERK RECORDED 09/11/2025



Raymond Willison
4 Taerary Court
Santa Fe, New Mexico 87506

Contact:
Cell Phone: (505) 795-9913
Email: rwcpcwill@aol.com

County Land Use Administrator
P.P. Box 276
Santa Fe, New Mexico 87504-0276

RE: Suerte del Sur Variance

On August 13, 2025, the County will consider a request for a 36-month extension for Suerte del Sur. While I am not opposed to developing the tract, I believe that Santa Fe County should not approve the extension until the developer submits a road plan for maintenance of Los Suenos Trail (LST) that meets requirements of the County's Sustainable Land Development Code and clearly states the responsibilities of the developer for maintaining LST.

The current plan calls for access to the development by Los Suenos Trail and La Vida Trail. Prior submissions identified Los Suenos Trail as the principal access road for residential and construction traffic. There were no provisions for contributing to the maintenance of either road.

It should be evident why LST was designated the principal access road. La Vida Trail is a dirt road where it intersects with LST, it then transitions into an unstriped asphalt road similar to what we have in our 16-lot subdivision, and then it transitions into a striped road with an 18 miles per hour speed limit that dead ends at South Wildflower Road and Aldea. South Wildflower is a narrow, unstriped road that leads to West Wildflower, which intersects with Camino La Tierra to the north. Aldea is posted as private property with no trespassing, and its main streets have speed bumps.

Los Suenos Trail from its intersection with Las Campanas Drive to Cloud March is a private road. It is an easement over private property. As such, users of the road are responsible for its maintenance. To my knowledge, the developer of Suerte del Sur has made no proposal and has made no effort to address maintenance of the road that will be its principal access route. Rather, it appears that the developer expects to get a free ride by having the County approve its development plan.

At an earlier meeting with the County Commissioners, the developer's representative said that it would be too difficult to negotiate with 200 property owners along LST. This was an overstatement in that they would be dealing with the four HOAs on LST. And sorry, but that is what they signed up for when they decided to use LST as their principal access road.

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I was surprised when the County gave its earlier approval.

1. It is my understanding that the County requires the subdivision to design a road system that includes all tracts and/or phases of the development. The developer has over 600 acres of land, and this subdivision will occupy only a small portion of the available land. Why hasn't the County required the road design to include the entire tract per 7.11.11.3 of the Code? What is the road plan, if the road system is designed for all 600 plus acres?
2. In the past, Public Works has said that LST cannot handle the additional traffic. They have opposed making LST a County road without upgrades to the current road. So, if the road cannot handle the additional traffic and/or is not suitable to be a County Road, what is the logic in putting more traffic on the private road, particularly since not all of the users will help maintain it? If the County approves the additional traffic, it should make LST a County Road. If LST should not be a County road, then do not put more traffic on it.
3. What is the contingency plan, if the development cannot use Los Suenos Trail as its principal access road? At no time, have I heard the County ask this question. If the plan is placed in jeopardy because one of its key elements is not realized, then Planning 101 says that there should be a contingency plan. Certainly, access to the development should be a key element of the plan. What is the contingency plan and should it be implemented now? If there is no contingency plan, then I would be skeptical of the developer's ability to do adequate planning.
4. What makes anyone believe that, if Suerte del Sur, gets a free pass on Los Suenos Trail, that the other property owners on LST will finance their free ride by maintaining the roadway? The probability is that the roadway will deteriorate. Will property owners in the high-end Suerte del Sur accept this? Will they expect others to finance the maintenance? Will they want the County to reverse its decision and make LST a County maintained road? Or will they implement a contingency plan and build the access road that was in a prior plan? It all gets back to what is the contingency and long-term development plan, and why hasn't the County asked for it or considered it?

For the above reasons, I oppose granting the 36-month extension, until there is a reasonable plan for the entire road system and the above questions are addressed. I believe that to approve the current road plan would be a disservice to the tax paying residents along Los Suenos Trail.

Best regards,

