

SANTA FE COUNTY
BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING

August 13, 2024

Hank Hughes, Chair - District 5
Camilla Bustamante, Vice Chair - District 3
Justin Greene - District 1
Anna T. Hamilton - District 4
Anna Hansen - District 2

SFC CLERK RECORDED 09/12/2024

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August 13, 2024

1. A. This regular meeting of the Santa Fe Board of County Commissioners was called to order at approximately 2:05 p.m. by Chair Hank Hughes in the County Commission Chambers, 102 Grant Avenue, Santa Fe, New Mexico.

B. Roll Call

Roll was called by County Clerk Katharine Clark and indicated the presence of a quorum as follows:

Members Present:

Commissioner Hank Hughes, Chair
Commissioner Camilla Bustamante, Vice Chair
Commissioner Justin Greene
Commissioner Anna Hamilton
Commissioner Anna Hansen

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 Hughes. He 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 Ramon Archuleta of Treasurer's Office.

Commissioner Bustamante asked for a moment of silence for Margaret Valdez, a local matriarch, and Commissioner Greene asked for a moment of silence for the Montoya and Villareal families of Pojoaque for the passing of Gabriela Villareal.

G. Approval of Agenda

GREG SHAFFER (County Manager): Thank you, Mr. Chair and Commissioners. The only requested change from staff to the agenda as presented is to withdraw Miscellaneous Action item 6. E, related to a potential acquisition of real property for the Turquoise Trail bulk water project. We'll bring that item back or a

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version of it at a future meeting. Otherwise, I would just note for the record that the initial meeting for today's agenda was posted on Tuesday, August 6th, and the amended agenda was posted on Friday, August 9th, in excess of 72 hours before today's meeting as required by the Open Meetings Act. Thank you.

CHAIR HUGHES: Thank you. Is there a motion on the agenda?

COMMISSIONER BUSTAMANTE: Mr. Chair, motion to approve the agenda as amended.

COMMISSIONER HAMILTON: Second.

CHAIR HUGHES: Motion by Commissioner Bustamante, seconded by Commissioner Hamilton.

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

2. Approval of Meeting Minutes: July 9, 2024

COMMISSIONER HAMILTON: Mr. Chair, move to approve.

COMMISSIONER HANSEN: Second.

CHAIR HUGHES: Okay. Motion by Commissioner Hamilton to approve, seconded by Commissioner Hansen.

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

3. Consideration Proclamations, Resolutions, and/or Recognitions

A. Resolution No. 2024-098, a Resolution Supporting the Thirteenth Annual Neighbor-to-Neighbor Fund Drive in Coordination with the Food Depot

CHAIR HUGHES: That would be Commissioner Hamilton and Commissioner Hansen.

COMMISSIONER HAMILTON: Absolutely. We have done this motion in past years and it's one of those important but kind of no-brainer in terms of just how valuable this drive is to the community. I think doing the resolution and showing our support for it and bring it to everybody's attention is part of what helps make it successful but it's always an eye-opener to people how important on the ground community actions like this can be. We think many of us are just sort of safe and we live in our bubble, and this is something that the community can pitch in and help these organizations give real support to people in need and so that's the reason I think Commissioner Hansen and I have supported this multiple years over our terms and we really appreciate everybody's support in this. Commissioner Hansen.

COMMISSIONER HANSEN: Thank you, Mr. Chair and Commissioner Hamilton. Yes, we have supported this since 2017 since both Commissioner Hamilton and I have been elected to the Board and I think it's really important as a community, since we have real serious food insecurity throughout northern New Mexico. I know we live in what is considered a wealthy community but we have many, many people who are food-insecure. I think that that is one of the reasons why we have been so supportive of

the Food Depot and all the good work that they do. But they also, I think it's really important to remember, they serve the northern communities of New Mexico, not just Santa Fe County.

We need to recognize many of our brothers and sisters throughout the state of New Mexico need our help and that is why I think this is so important. I think we can all do our part and it's a good way to increase awareness about the food insecurity and child hunger. That is a real issue here. It is not something to be thought of as, oh, that can't be that serious. It is very serious in northern New Mexico. I do have – I'm not going to change the resolution but it says, on the second page, Whereas, the Board adopted Resolutions number – it starts with 2022. We did it last year with number 2023 also and we have done it every year since 2017.

And I also would like to read the now, therefore, be it resolved, that the Board supports and encourages monetary donation for the 13th annual Neighbor-to-Neighbor fund drive. The Board authorizes the County Manager and staff to encourage participation in the Neighbor-to-Neighbor fund drive as one means of addressing food security in our community. B. Inform communities, neighborhoods, and homeowner associations throughout the county that they can make monetary contributions to the Neighbor-to-Neighbor fund drive before the deadline of September 23, 2024 by credit card donation at Neighbor-to-Neighbor website at the Fooddepot.org/n2n, or by mailing a check to the Food Depot, work cooperatively with the City of Santa Fe to alleviate hunger in the county, and advertise the Neighbor-to-Neighbor fund drive on the Santa Fe County website and ask Commissioners to send out the information in their newsletters.

So I think it's really important that we as Commissioners send it out to all of our constituent and especially in the coming weeks so that we can help them raise as much money as possible. So with that I would like to make a motion to pass, approve, and adopt this on the 13th day of August of 2024.

COMMISSIONER HAMILTON: And I will second it.

CHAIR HUGHES: Okay. Motion and as second. Any other comments?

COMMISSIONER GREENE: If I may?

CHAIR HUGHES: Commissioner Greene.

COMMISSIONER GREENE: Thank you, Mr. Chair. Just thank you to the Commissioners for bringing this forward. I know in the future years you will be missed to put this forward and I promise to put this forward in future years. So we will continue the streak of doing this. I think I've mentioned this is the past. My wife serves on the board of the Food Depot and my business actively advertises and collects donations every day. Sometimes over a dozen donations every day and my business matches it with money out of our own pocket for every penny that anybody puts forward we match with a penny. And so in the last year we collected on behalf of the Food Depot over \$4,000 and donated to them making us the largest locally owned business donor to the Food Depot.

I love what their mission is. They serve nine counties in the north. It is pretty dramatic the impact that they have. One dollar feeds four people and that's a pretty good statistic. Sherry Hooper retired a few months ago at this point and she's off to bigger and better things for herself but they're in good hands with Jill Dixon as their new CEO and I'm excited to see the new and innovative ways that they collect money and deploy it into the community. So thank you very much for bring this forward. I'm in supportive of this

and will pick up the mantle next year.

CHAIR HUGHES: Yes. Thank you for bringing it forward and I support this obviously for the same reasons. I guess with all that let's have a vote.

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

[Clerk Clark provided the resolution numbers throughout the meeting.]

4. **Consent Agenda**

- A. Request (1) Approval of Agreement No. 2025-0016-CORR Between Santa Fe County and San Juan County for Housing of Santa Fe County Juvenile Detainees for a Total Estimated Annual Compensation Amount of \$575,000 and (2) Delegation of Signature Authority to the County Manager to Sign the Agreement and Purchase Order(s) (Public Safety Department/Derek Williams and Purchasing Division/Bill Taylor)

ISOLATED FOR DISCUSSION

- B. **Request Approval of Agreement No. 2024-0360-PW/BM, a Revocable Easement Between Santa Fe County and Paul B. & Elise Wheless Schmidt, Revocable Trust on Santa Fe County Road Right-of-Way Located at 57 Paseo de la Tierra Road, Santa Fe, NM (Public Works Department/Chris Barela)**

CHAIR HUGHES: Would you like to remove any items from the Consent Agenda?

COMMISSIONER HANSEN: Mr. Chair, I would like to remove item A, just because I want to be clear and I would like the Manager to say a few things about our juvenile detention detainees.

CHAIR HUGHES: Okay. We'll do item A separately. Any others?

COMMISSIONER HANSEN: I'll make a motion to approve the Consent Agenda with item A removed.

COMMISSIONER GREENE: And I'll second that.

The motion to approve item B of the Consent Agenda passed by unanimous [5-0] voice vote.

4. A. **Request (1) Approval of Agreement No. 2025-0016-CORR Between Santa Fe County and San Juan County for Housing of Santa Fe County Juvenile Detainees for a Total Estimated Annual Compensation Amount of \$575,000 and (2) Delegation of Signature Authority to the County Manager to Sign the Agreement and Purchase Order(s) (Public Safety Department/Derek Williams and Purchasing Division/Bill Taylor)**

COMMISSIONER HANSEN: So I just want it for the record to show that this has been a really successful program that we have been working on with San Juan

County and that we have six beds that are dedicated to us that we pay for and that we have the possibility of increasing that at different times during the year. And so we are not limited to those six beds. If we happen to have eight juveniles we have a good relationship with San Juan County and that we're able to increase that. It might be at a higher rated but then we can adjust it if we need to.

And I just wanted that stated for the record. If Manager Shaffer would like to say anything about it I'd be happy to have you say a few words.

MANAGER SHAFFER: Thank you, Mr. Chair and Commissioner Hansen. I believe everything that you stated is substantially accurate. The only thing that I would underscore is that I believe this has been a mutually beneficial partnership, both for Santa Fe County as well as San Juan County and the juvenile detainees that are served through our mutual efforts. This does allow our counties to pool resources and to provide a level of a service more efficiently than I believe either of us would be able to do independently.

I would reiterate for the Board that there is a standing offer from San Juan County, any time you would like to tour their facilities I'd be happy to arrange that. I know that the Chair and Commissioner Greene both toured their facility, I believe it was last summer after the New Mexico Counties annual conference that was held in San Juan County and I believe everybody was impressed with the quality of the facility, as well as their obvious dedication to our shared mission of serving juvenile detainees. So thank you for that opportunity.

CHAIR HUGHES: Any other comments?

COMMISSIONER GREENE: Just to acknowledge – thank you, Commissioner Hansen, for bringing this up and to the County Manager for acknowledging that we did tour it last year. It was a clean and very – it seemed pretty professionally run facility on par with our facility here at the adult detention facility, and I think in the spirit of regionalism and efficiency I think it serves us well that we have this partnership with them. With that, if there's nothing else I'd be happy to make that motion. Okay. So I move to approve item 4. A, request approval of Agreement No. 2025-0016-CORR between Santa Fe County and San Juan County for housing of Santa Fe County juvenile detainees for a total estimated annual compensation amount of \$575,000, and two, delegation of signature authority to the County Manager to sign the agreement and purchase order.

COMMISSIONER HANSEN: Second.

CHAIR HUGHES: Okay, we have a motion by Commissioner Greene, seconded by Commissioner Hansen.

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

5. Appointments/Reappointments

A. Request Appointment of Twelve (12) Members to the Behavioral Health Leadership Council (BHLC)

CHAIR HUGHES: Alex.

ALEX DOMINGUEZ (Behavioral Health Manager): Good afternoon, Mr. Chair, Commissioners. This item is seeking the appointment of the members of the first Behavioral Health Leadership Council. Back in 2017 the Community Services Department engaged in a health services needs analysis that would assist in identifying gaps in behavioral health services. One recommendation produced from that analysis was that the County develop a behavioral health strategic plan, which we released in 2019. The recommended emphasis for that was that we organize a leadership body to help guide the County and the larger community in planning and implementing a comprehensive system of services to better meet the needs of Santa Fe County, especially relating to behavioral health issues.

The Behavioral health Leadership Team began meeting in formally in 2019 but was interrupted in March of 2020 because of the pandemic. We resumed our monthly meetings in March of 2021 and in September of last year we hired a coordinator to assist us with these efforts. In February of this year the Board adopted Resolution No. 2024-032 which formally established a Behavioral Health Leadership Council as an advisory board, a body to provide recommendations concerning a comprehensive system of behavioral health services to better meet the needs of residents in Santa Fe County.

Per the resolution, the BHLC shall be comprised of 15 voting members. Staff solicited letters of interest from the public through social media releases and postings on the County's website and we received a number of applications and are recommending 12 applications, letters of interest and résumés. I do want to advise the Board that as of yesterday, one of the members, Dr. Allie Davis, did have to rescind her application so today I'm before you asking the approval of 11 Behavioral Health Leadership Council members and staff will of course continue its efforts with the leadership council to continue to recruit for those vacant positions. That being said, Mr. Chair, Commissioners, I stand before you for questions.

CHAIR HUGHES: Any questions? Commissioner Greene.

COMMISSIONER GREENE: Thank you, Alex, for bringing this forward. I think this is a – I was very impressed with all of the résumés and I hope you were too. That was a wide range of folks from a lot of different behavioral health spaces. The one question that I have is we're standing this up right now and we're offering three-year terms. Was there a reason that we didn't stagger the terms so that everybody – we'd be replacing everybody in three years as opposed to somebody in one year, a few – some people in one year, some people serving two years, some people serving three years right now.

MR. DOMINGUEZ: Mr. Chair, Commissioner Greene, that's a very good question. I think that's a challenge that we have being that this is the first ever Behavioral Health Leadership Council so that's something I think that we as staff can also discuss and advise on the Behavioral health Leadership officers as we move forward. As we can see now there's going to be at least four of them who will be staggered once we fill all 15 positions, vacancies, so we have them all filled, but right now we are only asking for the approval of 11, but that is a wonderful point so we don't always have to go through a full set of new members.

The other positive on our resolution is that members are not prohibited from reapplying once their terms are up.

COMMISSIONER GREENE: Wonderful. I just would hope that we would have it organized at this point to say the top three people serve one year, the next three people serve two years, the next three – whatever. Maybe you draw straws at the first meeting just to stagger this in a way so that it comes forward and it doesn't become this bulk effort in three years when –

MR. DOMINGUEZ: Mr. Chair, Commissioner Greene, thank you for that. I will pass that on to the leadership of the Behavioral Health Leadership Council.

COMMISSIONER GREENE: Okay. Thank you.

CHAIR HUGHES: I've had committees that started out with staggered, and because of resignations it ends up being a big bulk anyway. So perhaps this will, if a few people resign it will set up the stagger anyway. It's hard to get the stagger mathematically.

COMMISSIONER GREENE: So the terms should be laid out that way, right? So somebody is being appointed right now to one-year term for the first thing, but it could get to where because we replace people but all of their terms are ending at the same date. So we would literally have to deal with that because in three years everybody's term is up, right? So I think there's some nuance that we need to get into this, maybe at a later date. Let's get you started. Maybe you come back and you have it organized in a way that says we'd like to adjust everybody's terms accordingly. Some people were willing to serve for one year and deal with this again in a year so that we don't have this as a mechanical – like technically, all their terms will be up in three years. Right?

CHAIR HUGHES: Other comments? Yes.

COMMISSIONER HANSEN: So I don't really have any problem with them having three-year terms. I know that a number of good people have actually served on this committee unofficially, so to speak, for a while and have been really committed to this process and so I really – I support this committee because I think they're doing really important work and they have shown a real dedication. There's a wide variety of people and I do think that things happen, self-determination kind of happens as people resign and it becomes a staggered situation just organically. It happens. So I don't have any problem with it being a mass group for three years because I believe that it will kind of self-organize in a way that won't be so broad but at the same time, this group of people have worked together and have done really good work so far, and I would like to see that continue.

CHAIR HUGHES: Perhaps when if someone of these initially appointed resign we should appoint someone to a three-year term starting later, and that way they become staggered. Anything else?

COMMISSIONER HANSEN: I move to approve the appointment of 11 members to the Behavioral Health Leadership Council. Correct?

MR. DOMINGUEZ: Mr. Chair, Commissioner Hansen, yes, that is correct.

COMMISSIONER GREENE: And I'll second that.

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

5. B. Request Appointment of One (1) District 2 Member; One (1) District 4 Member; and Three (3) At-Large Members to the Health Policy and Planning Commission (HPPC)

CHAIR HUGHES: And that would be Jennifer. There you are. Go ahead.

JENNIFER ROMERO (Community Services): Good afternoon. Thank you, Mr. Chair. This item is being presented to the Board of County Commissioners to request appointment of five Health Policy and Planning Commission members. The HPPC provides guidance and recommendations to the Community Services Department and the Board of County Commissioners on the provision of health care services in Santa Fe County, utilizing the findings of the health needs assessment and the priorities in the Health Action Plan. Per Resolution No. 2020-100, HPPC consists of nine members appointed by the Board. Each Commission District shall be represented by one member and the remaining members shall be at large and may reside in any area of the County.

In response to the HPPC vacancies, a County press release was published and successfully attracted 17 individuals who submitted letters of interest and résumés. The Chair of the HPPC, Steven Berkshire, in collaboration with CSD staff, recommends the appointment of the following individuals, two of which are here today: Mr. Ron Aldrich, Arthur Culpepper, and Maria Jose Rodriguez Cadiz as members at-large, Mark Hayden for District 2, and Deborah Weiss for District 4. Their respective letters of interest and résumés have been included in the packet review and consideration. And at this time I would like to move forward with the recommendation of appointment of these individuals.

CHAIR HUGHES: Commissioner Hansen.

COMMISSIONER HANSEN: Mr. Chair, thank you, Jennifer, for this. I consider this board very important and I'm sorry you've had so many vacant members. I want to recognize Mark Hayden for coming and being here and representing District 2. I have worked with him and with the Coalition of Sustainable Communities and I am very happy to see that he wants to continue to serve our community, especially on the Health Policy Board. So I want to thank you for that, Mark.

And I want to thank Ron also. I don't know him but I want to thank him for coming to the meeting and being here. I really appreciate members who are appointed to boards showing up at County Commission meetings because we really don't always have a lot of interaction with the members that we appoint, and so I think it's really important that they come to our meetings when we appoint them so that we know who they are. I have said this before and I will say it again and I will say it for as long as I'm on this Board, which unfortunately is only a few more months. But I do believe that it's important for the Board to know who is serving on these committees that are making recommendations to us.

And with that I will appoint – the recommended action is appointment of Ron Aldrich, Arthur Culpepper, Mark Hayden, Maria Jose Rodriguez, and Deborah Weiss to the HPPC.

COMMISSIONER HAMILTON: Second.

COMMISSIONER HANSEN: Did I leave anybody out?

CHAIR HUGHES: I think you got them.

COMMISSIONER HANSEN: Okay.

CHAIR HUGHES: Any more comments on the motion? All right. Motion by Commissioner Hansen, seconded by Commissioner Hamilton.

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

6. Miscellaneous Action Items

- A. Request (1) Approval of Amendment No. 4 to Agreement No. 2022-0266-A-CSD/MR with The Life Link to Provide Navigation Services and Flexible Funds to Low-Income Residents of Santa Fe County, Including Participants in the Contractor's RISE Program, Specifying Navigation Services for RISE Participants, and Increasing the Compensation by \$372,000 for a Total Contract Sum of \$1,116,000, Inclusive of NM GRT, and (2) Delegation of Signature Authority to the County Manager to Sign the Purchase Order**

CHAIR HUGHES: Bill Taylor.

BILL TAYLOR (Purchasing Director): Good afternoon, Mr. Chair, Commissioners. This amendment will increase the compensation a total of \$372,000, half of which is for the navigational services that's provided by the contractor, and also support the reintegration into society equally RISE program. With that we have Jennifer Romero here to respond to any questions that the Commission may have.

CHAIR HUGHES: Any questions? Do you want to say something first?

MS. ROMERO: If I could that could be great. Mr. Chair, Commissioners, if I can just give the background. Santa Fe County contracts with the Life Link for the provision of navigation services and flexible funds, prioritizing individuals with high utilization of the emergency department and/or inmates referred by the Santa Fe County Adult Detention Facility and utilizing our CONNECT network.

Also within this contract is the RISE program. The goal of the RISE program is to provide continuity of care towards recovery and essential life skills and opportunities for success following incarceration, as well as to reduce recidivism. Amendment No. 4 includes a defined scope of work of this program and deliverables as well. And I do want to introduce Elizabeth Peterson who will be introducing our Life Link staff for a short presentation before we open it up for questions.

CHAIR HUGHES: Okay.

ELIZABETH PETERSON (Community Services): Good afternoon, Commissioner Hughes and Commissioners. I'm really pleased to be here this afternoon. I'm Elizabeth Peterson and I am the contract manager for the RISE program. I'm also the program manager for the County's Law Enforcement Assisted Diversion program. And the RISE program you have heard about a year and a half ago. I'm really pleased for you to have some time to be reintroduced to it and to hear its successes and its hopes.

So with me we have Dr. Michael DeBernardi who is the CEO of Life Link who was just appointed to the Behavioral Health Leadership Council. We have Janelle Bohannon, who is the outreach services program manager, and Gilbert Bencomo who is the RISE navigator. And with that, Janelle.

JANELLE BOHANNON: Thank you, Mr. Chair, Commissioners. So they kind of already went over it, but RISE stands for reintegrating into society equally. It was established in 2022 in partnership with the Santa Fe County. It was originally designed as an abstinence-based program. However, the programming shifting to be a harm reduction based program. We adjusted the program to be harm reduction because we saw when people were entering back into our community the clients didn't have skills in place to be successful. When an individual would relapse we don't allow them to stay in the home but we won't jeopardize anyone else's health and recovery inside the house, but we do offer them options to stay in the program, specifically additional recovery programs.

The program is a short-term, 90-day transitional housing for those coming out of incarceration at the Santa Fe County Adult Detention Facility. The goal of the program is to provide support through housing, employment, supportive services, daily living skills, obtaining documentation, compliance with legal requirements and follow-up treatment. The individuals in the programs are referred by the Santa Fe County Adult Detention Facility staff with a preference to those who have completed the Matrix program.

So some of our data in the first year and a half, we served 22 individuals, five in 2023, 17 in 2024. Five referrals from the detention facility between December of 2022 and June of 2023. We received 11 referrals from the detention facility between July 2023 and June of 2024. Six external referrals came from individuals identified from local recover programs who had incarceration in their background, specifically a lot of these individuals as part of their aftercare program would go from jail, into recovery, then to us. We worked really closely with Hoy, Santa Fe Recovery, and some of the recovery programs in Albuquerque.

Seven individuals stayed less than a month in our program with an average stay of 10.6 days. The data from 2023 to 2024, 16 out of 17 opened bank accounts. 16 out of 17 engaged in supportive services, 15 of 17 engaged in daily living skills, 11 of 17 found employment, 5 of 17 were housed either through independent housing or family reunification, and 5 out of the 17 re-offended, leaving us at a 29.4 percent recidivism rate.

Some of our successes have been improved clinical intervention with the Life Link. This includes a dedicated councilor to expedite final assessments and referral into our services, and a dedicated community support worker who is assigned the clients once they are referred, job training programs, and job placement. Our RISE navigator, Gilbert, has built relationships with employers with the new community to help with the placement of individuals in the Santa Fe County program with Innovate+Educate, which is a job training program. And in another success, we have lower recidivism rates.

Challenges that we have faced is substance abuse and the lack of detox resources. What we find is that when we ask someone to leave the house we can't always find a placement for them into a detox facility. Lack of housing within the community, especially those with felony backgrounds. Our opportunities for the next year if improved communication with the detention facility, expansion of job and housing placement, and the possibility of opening a second house. We may look at females. We've been keeping track of how many women have expressed an interest in the programs similar to this and I believe that's about five to six women who've expressed an interest, at least have asked if we had something similar. And so there's that possibility for a second RISE house. Thank you.

CHAIR HUGHES: Thank you.

MS. BOHANNON: Any questions?

COMMISSIONER BUSTAMANTE: Mr. Chair.

CHAIR HUGHES: Go ahead, Commissioner Bustamante.

COMMISSIONER BUSTAMANTE: Thank you for this presentation. I'm sorry to see that we haven't had as much success in integrating the RISE participants into the workforce integration network, which there are federal funds available for. The question that I have is when the women are released, where do they go? Especially if they're released at 10'clock in the morning?

MS. BOHANNON: Thank you, Commissioner Bustamante. As part of my other navigation program with the County, we do re-entry as well. Unfortunately, there's not really a catch-all for those 1:00 a.m., 12:00 a.m., those midnight releases. But if it is during work hours, my other navigator will step in and provide transportation where they need to go and he does a lot of aftercare planning. So if a client is saying they want detox, they need transportation to their family out of state, out of town, we try and coordinate that to the best of our ability.

COMMISSIONER BUSTAMANTE: Are we able to assure that an individual who has been released, if they want case management when they get out, that they will get it? The women as well?

MS. BOHANNAN: Thank you, Commissioner Bustamante. What I like to say about my outreach programs, especially navigation is that the lowest barrier services that we can offer, so as long as they're going through my navigation programs we kind of eliminate the need for a final assessment, any of the behavioral health. However, if they're interested in getting long-term supportive services, as a licensed clinician myself I can make sure that they get intake paperwork done, complete their final assessment and then get them referred into the CCSS services within the Life Link. And so yes. I would say comfortably we could do that.

COMMISSIONER BUSTAMANTE: So a woman who gets out at any time could go to Life Link to get additional services, to get navigation services that could help them?

MS. BOHANNAN: Yes. Thank you. Our staff does our best to communicate with the jail. I want to say yes, as long as we have that communication coming in through the jail, because we will step in. But if someone was released at 1:00 am, they're doing a walk up to Allsup's, I can't guarantee that they're going to find us or come to the Life Link.

COMMISSIONER BUSTAMANTE: It has come to my attention that there aren't – very few people who are released in the middle of the night, and I don't really know why that would be. Is it because it's as soon as somebody is cleared they want to be gone, or why do people walk down Highway 14 in the middle of the night? Or end up down Cerrillos Road, which has been brought to my attention.

MS. BOHANNAN: Commissioner Hughes and Commissioner Bustamante, this is an ongoing issue. With the engage program, two weeks ago we had an engage participant released at 1:00 in the morning. Fortunately she was able to have arranged transportation. Somebody picked her up and dropped her off at the mall at 1:30 in the morning. So it's an ongoing issue. We would like to try to increase communication

with Santa Fe County Detention, see if people could be held until the morning. We're happy to pick up our participants if we know that they're going to be released and that they're released at a time when we can pick them up.

MANAGER SHAFFER: If I could just interject for one second, because I want to not lose sight of something that was said. The County doesn't have any authority to hold someone after they've received – I just wanted to make sure that there was no misunderstanding.

COMMISSIONER BUSTAMANTE: [inaudible] I appreciate that. They're free to go and they want to go at that time, so thank you. That wasn't a misunderstanding on my part. The question that I have is is there anything – and understanding these are individuals who have a right to be out when they are – it's with the courts. If they decide it at 1:00 am that they're free, no one wants to sit around. But I'm wondering if there hasn't been or there has been – it would seem that there have been discussions about transitional housing on Highway 14, even before they got to something like RISE that would be extended. Or the new funding that's available through North Central on a totally separate grant that provides temporary housing for nine months.

Has there ever been any kind of discussion within the County that would provide something where individuals could check in till daylight and know that they're free to come and go as they please but this would be a temporary – not a holding place, but a place for transition into the community?

MS. BOHANNAN: Mr. Chair, Commissioner Bustamante, that's a wonderful idea. I haven't heard of substantial conversations about that, but that certainly could help solve some of the issues we see when people are released after hours.

COMMISSIONER BUSTAMANTE: Thank you. that's all the questions that I have. Thank you.

CHAIR HUGHES: Other questions? Commissioner Greene.

COMMISSIONER GREENE: To reiterate what Commissioner Bustamante and the concept, I think that that is – when we're talking about reintegration and successful reintegration, that walk and that desperation to have somebody give you a ride, you don't know who that – sometimes the first person that picks up your phone call is not the best person to be picking you up. And to have that warm hand-off into a voluntary facility that offers – whether it's – nine months would be great but really if it was up to nine days so that we could find some – the right place for them, whether it's within the county here or whether it's outside the county for them to get back to where they're supposed to be, where they're from and then they have the network and support system, I think that's an interesting concept for us to look at because a safe place that continues that level of care that does not put them out into the wilds of the street when the wilds of the street have every temptation, especially at 1:00 in the morning. It's like anybody that picks you up at 1:00 in the morning is a high risk situation for everybody. So I support that concept. If there's a way for us to figure that out let's work on that together. Thank you.

MANAGER SHAFFER: Chair and Commissioners, I do want to – let's take away from the discussion of additional services and opportunities, where I do want to make it clear as I understand it that the Adult Detention Facility, number one, does allow space for individuals to wait so that they can secure their own transportation from

the facility and then secondly, for those individuals who do not have transportation into the City of Santa Fe there is transportation offered, at least to main streets within the City of Santa Fe by our Adult Detention Facility. So I don't want to leave this discussion with the impression that individuals are pushed onto New Mexico 14. Again, I don't want to take away from the additional discussion relative to other services but I do want to make that clear.

COMMISSIONER BUSTAMANTE: Mr. Chair, if I may address that. The last place people want to spend their first free minutes is where they've been held. And I appreciate what you're saying. I'm saying that there could be additional services that would accommodate a free person. And I've learned that people don't necessarily – like, why 1:00 in the morning, because I don't want to spend another minute here. So as much as I appreciate the accommodation of allowing someone to spend a little more time in jail I don't think it's ever someone's first choice. So with all due respect, I think we understand that there are accommodations that are made but – and that's where all these other issues fall in line. Thank you.

CHAIR HUGHES: I have a question as well. You have five of 17 housed. Are the other 12 homeless or are they just – do you just not know what happens to them?

MS. BOHANNAN: Mr. Chair, Commissioners, the majority of the people we have the housing placement for before they leave. They tell us they're going to go live with their landlord. They're going to go live with their partner. But as far as guaranteed housing, they might be back on the streets and that's data that we don't like, to be honest, but what we've found time and time again is that there were some housing opportunities in Española, but the employment that we found them was here, and they don't have reliable transportation. Of we have a landlord who is willing to rent to them but they want three times the rent or a co-signer or their credit, and they don't have that.

And so it's definitely something that I believe would be an opportunity for us to work on moving forward, building those relationships with landlords. I think what we saw in the very beginning is that these guys would complete their 90 days, graduate, and then they'd have nowhere to go. And one individual stayed there for six months with us in the home, and then ended up moving to Corpus Christi where he reports being successful out there. But the housing here has been far and few between.

We did house two people just in June and one of them, who has an extensive background in and out of incarceration since the age of like 16 and is now in his 30s who found housing, is living independently, has a job that could potentially be a career, and is reunited with his daughter. Like those are the success stories we're doing this for. Unfortunately, that was one landlord who also required a lot of money for a deposit – first, last. We had to request not only assistance from our program but assistance from another program within the Life Link just to cover that deposit because he was considered high risk by the landlord.

And so those are kind of the problems we're having.

CHAIR HUGHES: And then how many do you think – it doesn't seem like you serve very many people. Is the demand higher even – I mean obviously, you need a house for women but maybe need a couple houses for men too.

MS. BOHANNAN: I just wanted to let you know that the contract stipulates that they would serve a minimum of 15 individuals. This last year they served

17. Part of it is also making sure that we have good communication with the detention center so that we can get referrals into the program. And one of the things that has been really wonderful to see is Gilbert, who is here in the audience, who is the RISE navigator, goes to detention and meets with people in the re-entry pod and in the Matrix program. So they've really increased and improved communication, so that they're getting more referrals.

COMMISSIONER BUSTAMANTE: Thank you for that. Mr. Chair, I'd like to also state, and I do – I think it's worth repeating, North Central New Mexico Economic Development District has a grant and aside from anything that I do with other aspects of that organization, to pay for people's housing up to nine months. That's important to say. As grateful as I am for the RISE program, the other thing that has become unfortunately – I'm painfully aware now that the women have a higher chance of sex work and it's problematic. I'm really sorry. I think with all due respect, I think men have an easier chance on the street, but to know of the women who have been released and are homeless, and knowing that we weren't able to do something for them, given the resources that North Central is working with. I think it's a bit urgent.

But as soon as they are – I would say judicially involved once again, then they'll have housing again. And that is a cycle that has been brought to my attention. And it's unfortunate, because then at that time they would be probably getting into use again and making their money in other ways. And then they would be back into something that had a roof over their head. And it's dire. I don't want to paint a pretty picture here and say we've got all the resources between us, so I'm grateful for this presentation, but I think there's a lot of room to support community members who have unfortunately been in this situation. As grateful as I am for the RISE house, a women's RISE community is critical to the wellbeing of our communities, sincerely. Thank you.

CHAIR HUGHES: Commissioner Hansen.

COMMISSIONER HANSEN: Thank you. I really believe in some kind of half-way houses. I think they're really important. I've advocated for that since I've been on this Board but I've never seen anything happen, but hope springs eternal. The Clerk has shared a little information with me that the statute is clear on how much deposit can be. The law says only one month deposit for more than a 30-day lease and that we're not doing a good job of enforcing even basic housing rules. So how do we do that? How do we – when you come across a landlord who says I want first, last, middle, and another month, how do we get around that? Because we already know that the people coming out of jail don't have resources. Many of them wouldn't even be in jail if they had resources.

So it is concerning. I have always believed that creating half-way houses with something that we had. We used to have boarding houses. Another thing that I think would be really valuable but we live in an expensive city where housing is really expensive and I don't know what kind of relationship you will have with the new Lamplighter, Bella Luz, will that offer you any opportunities? Not particularly that the neighborhood is in favor of that. It's my neighborhood but I do have constituents who are very concerned about what's going to happen at Bella Luz but at the same time, we've got to find ways to help these people because that is the only way we're going to get people off of the streets.

MS. BOHANNAN: Mr. Chair, Commissioner Hansen, I know that

property management – there’s been a lot of conversations about how could – just full transparency, there’s a lot of organizations and agencies trying to get those rooms at the Bella Luz/Lamplighter, trying to secure them for their clientele. I think that’s an ongoing conversation that we’ve had and that we hope to keep having, specifically, these people coming out of incarceration having a place to go. And so that is something I hope to explore more.

COMMISSIONER HANSEN: And then how about enforcing the laws on these landlords who are demanding all of this money. There’s no way to enforce it I suppose, because housing is so desperate here.

MS. BOHANNAN: Mr. Chair and Commissioner Hansen, it’s so problematic trying to secure housing for folks, and I’m sorry to hear that story and it doesn’t surprise me. I do want to mention that although, yes, it’s very difficult to find housing, we’re lucky to be part of the CONNECT network, the RISE program does have wellness funds so if somebody needs some assistance with their first month’s rent you can do that. And that’s proven very useful, certainly for RISE and also the engage program.

CHAIR HUGHES: Thank you. I think others agree with me but I think we support the work you do and are looking for ways to improve it and do even better, which we will. Commissioner Hansen.

COMMISSIONER HANSEN: I’ll make a motion –

CHAIR HUGHES: Yes, please make a motion.

COMMISSIONER HANSEN: To approve amendment #4 to Agreement #2022-0266-A-CSD/MR with the Life Link. And thank you for all your work. I’m grateful for you being here in the community, in my neighborhood, doing the work that you are doing.

COMMISSIONER BUSTAMANTE: Second.

CHAIR HUGHES: Motion by Commissioner Hansen, seconded by Commissioner Bustamante.

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

- 6. B. Request (1) Authorization to Apply for the New Mexico State Fire Protection Grants to Purchase Fire Apparatus, Firefighting Equipment, and the Completion of a Fire Training Structure, Totaling \$4,236,752, and (2) Delegation of Signature Authority to the County Manager to Sign all Grant Applications and Agreements**

CHAIR HUGHES: Chief Black, welcome.

JACOB BLACK (Fire Chief): Good afternoon, Mr. Chair, Commissioners. The Fire Department is requesting your approval to apply for 15 fire protection grants which are administered through the New Mexico State Fire Marshal’s Office and the associated grant council. Each fiscal year every district, as well as Fire Administration, has the opportunity to apply for a fire protection grant to fund a specific need within that district. Historically, grant awards have varied. Some years a large number of districts have been awarded grant awards while other years very few districts

have received grant awards.

For FY 25 the grant awards have greatly increased over previous years. For example, for fire apparatus, the amounts went from \$300,000 to \$600,000. This year Fire Administration has collaborated with the district chiefs to assess the needs of their individual fire districts. Today's packet material outlines their needs of each district along with the associated equipment and dollar amount for each grant application. The Fire Department requests your approval to submit 15 grant applications totaling \$4,236,752, and requests signature authority be delegated to the County Manager. With that I stand before you for any questions.

CHAIR HUGHES: Any questions? Commissioner Greene.

COMMISSIONER GREENE: Thank you, Mr. Chair. Thank you, Chief. A question: just that I know that we've brought this up and I'm wondering, La Puebla burn building is the training facility, correct? And I know we've spoken about the idea of partnering with Española. They just built a five-story state of the art – maybe it's not perfect state of the art but pretty close and definitely more elaborate than what we're proposing just down the road. Is there a reason why we didn't seek to find a partnership and maybe collaborate with them to maybe upgrade their facility just a little more, as opposed to having what I would consider redundant and not as complete facility just a few miles down the road?

CHIEF BLACK: Mr. Chair, Commissioner Greene, thank you for that question. Excellent points. The funds that we're specifically using, and we've been looking to use for this project have been allocated from the New Mexico State Fire Marshal's Office through the fire protection funds that are designated to be spent within the La Puebla fire district. Those funds help fund and cover operation expenses within the La Puebla fire district, and then also any carryover is allowed to be directed to capital expenditures.

So the La Puebla district has been saving for a number of years to help fund this project, and those are restricted funds that have to be spent within that La Puebla district. And with that, the reason why we've also been focused on trying to install and construct a burn facility at that facility, at that location, is to also reduce barriers for our volunteer staff. I know that Española is just down the road. However, if we're able to successfully construct this facility it will meet all of the ISO requirements for a dedicated facility training, which means that as our volunteers go for any training at that facility within the entire northern region, from Chimayo, La Puebla, Tesuque, that it meets that specific criteria outlined by ISO, thus giving all of our volunteers credit for specific training hours that they're required to meet on an annual basis.

So we're removing barriers and making that an easier accomplishment for our volunteers.

COMMISSIONER GREENE: Thank you for that. I hope that we also train at the Española facility because it's a five-story that's supposed to be one of those rare facilities in New Mexico. Anyway, thank you for explaining that. As I've discovered with your training and the Fire Marshal's training for me that the ISO is becoming one of the most important three letters for us to understand up here. So thank you for clarifying that.

CHAIR HUGHES: Commissioner Hansen.

COMMISSIONER HANSEN: Thank you, Chief Black, and thank you for

your dedication and work on this. I think Commissioner Greene, if you want to change something you might have to go to the legislature since I think it is County-specific when we apply for these things.

COMMISSIONER GREENE: The Española facility is within Santa Fe County, but it's managed by Española. It's fine, but I just thought there was an opportunity here for partnership.

COMMISSIONER HANSEN: Anyhow, I appreciate all the work that you're doing Chief Black. I especially appreciate you closing San Ysidro Crossing on a regular basis. I think it's really important for my constituents in District 2 and so I wanted to recognize you for that. I am happy to make a recommendation authorizing the County Manager to apply for the New Mexico State fire protection grant for the purchase of fire apparatus and firefighting equipment and the construction of fire training structures totaling \$4,236,752, and delegate signature authority to the County Manager to sign all grant applications and agreements.

COMMISSIONER HAMILTON: Second.

CHAIR HUGHES: Commissioner Hamilton, did you have a comment?

COMMISSIONER HAMILTON: Yes, I just also wanted to point out that a lot of times there's lots of comments made that there are federal and other kinds of state grant funding and we should make better use of them but consistently the Fire Department has put out a huge effort to make really strong use of this kind of grant funding available. And I just want to make sure everybody recognizes that and the effort it has taken you all to do this consistently which we really appreciate. It makes a very big difference.

CHAIR HUGHES: All right. We have a motion by Commissioner Hansen, seconded by Commissioner Hamilton.

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

6. C. **Request (1) Approval of Agreement No. 2025-0022-PW/MB with FSJ Tactical dba Safe Haven Defense NM, LLC, for the Installation of Bullet- and Riot-Resistant Film on Windows and Doors at Multiple County Facilities for a Total Contract Sum of \$948,539.01, Exclusive of NM GRT, and (2) Delegation of Authority to the County Manager to Sign the Purchase Order(s)**

MR. TAYLOR: Good afternoon, Mr. Chair and Commissioners. The County is utilizing the cooperative CES contract, Cooperative Educational Services to utilize the services of the contractor with FSJ Tactical to install the bullet-proof, riot-resistant film at three facilities at the County – the First Judicial Courthouse, Sheriff's Office, and the Public Works Complex facility in the amount of \$948,539.01, exclusive of tax. And with that we have Philip Montano from Public Works to answer any project specific questions that the Board may have. With that I'll stand for questions.

CHAIR HUGHES: Any questions? Anything?

COMMISSIONER HAMILTON: I don't actually have a question. I have a comment that it may be sad that we're getting to the point where this is the kind of

thing we have to put priority on, but I have to – I really want to commend Public Works and the County in general for putting a high level of importance on safety and employees and the welfare in a way that it moves ahead to do this sort of thing.

CHAIR HUGHES: Thank you. Commissioner Hansen.

COMMISSIONER HANSEN: I believe I spoke to this contractor at NACo and he said that they were working on some of our buildings and I think I agree with Commissioner Hamilton that it is unfortunate that we need to do this kind of protection but we know the environment that we are living in and it is necessary to protect our employees from unwanted situations. Thank you.

CHAIR HUGHES: So would someone make a motion?

COMMISSIONER HANSEN: Yes. I'll make a motion to approve Agreement No. 2025-0022-PW/MB with FSJ Tactical dba Safe Haven Defense NM, LLC, to furnish and install bullet- and riot-resistant film at multiple County facilities in the amount of \$948,539.01, exclusive of NM GRT, and delegate signature authority to the County Manager to sign the purchase orders.

COMMISSIONER HAMILTON: Second.

CHAIR HUGHES: Motion by Commissioner Hansen, seconded by Commissioner Hamilton.

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

6. D. Resolution No. 2024-099, a Resolution Amending Resolution No. 2012-164, a Resolution Adopting the 2012 Santa Fe County Human Resources Handbook to Replace the 2008 Santa Fe County Human Resources Handbook, to Modify Provisions Governing Annual Leave Accrual Balances and Holidays for Certain Employees of the Fire Department

CHAIR HUGHES: We have Valeria and Rachel.

RACHEL BROWN (Deputy County Attorney): Good afternoon, Mr. Chair, Commissioners. We're here today to present a proposed amendment to the Santa Fe County Human Resources Handbook, which revises two provisions relative to employees in the Fire Department who work 24-hour shifts but are not part of the bargaining unit. And those two provisions have to do with accrual of leave and how much leave can carry over at the end of a year. So you'll see that there has been added to Section 10.1.2, Accruals, two sentences which read, Despite the above provisions regarding full-time and part-time classified employee accruals, a maximum of 360 hours of annual leave may be carried forward for the next calendar year for employees who work 24-hour workdays during the entire calendar year.

And for employees who work 24-hour workdays during a portion of the entire calendar year accrual rates shall be prorated based on the amount of the calendar year spent working 24-hour workdays, versus those spent working shorter periods of time. And that is to ensure that battalion chiefs, for example, are able to carry over their annual leave to the following year at the same rate as their employees. They're in a unique position because of their 24-hour schedules.

The second provision that would be amended is 10.3.1, Eligibility, and added to that provision is a section – and this has to do with vacation days, holiday days, is a section that reads: Additionally, rather than observing the holidays approved by the Board, non-bargaining unit employees within the Fire Department shall observe holidays in accordance with the holiday schedule set forth in the IAFF collective bargaining agreement, which provision was contained in Section 26-A of the agreement at the time this amendment was adopted.

So that again, non-bargaining unit members of the Fire Department are granted the same holidays as their subordinates, rather than having holidays on days when their staff does not. I think Valerie can add to that to the extent you have questions about the holidays.

CHAIR HUGHES: Any questions?

COMMISSIONER HANSEN: I move to approve the subject resolution amending Resolution No. 2012-164, to modify provisions governing annual leave accrual balances and holidays for certain employees of the Fire Department.

COMMISSIONER HAMILTON: Second.

CHAIR HUGHES: All right.

COMMISSIONER HANSEN: Discussion. I want to say something. I want to thank Rachel and Valerie for your work on this and recognize Rachel Brown for all her work continuously with the bargaining units and all the employees. So thank you very much.

MS. BROWN: Thank you, Commissioner.

CHAIR HUGHES: Yes. Thank you. Now we will vote. Motion by Commissioner Hansen, seconded by Commissioner Hamilton.

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

6. E. **WITHDRAWN**

6. F. **Request Approval of (1) Potential Projects to be Funded with Proceeds of General Obligation Bonds if Authorized by Voters in 2024 General Election and (2) Resolution No. 2024-100, Santa Fe County, New Mexico General Obligation Bond Election Resolution**

CHAIR HUGHES: Greg Shaffer and Leandro and Yvonne.

MANAGER SHAFFER: Thank you, Mr. Chair and Commissioner. I do have with me Leandro Cordova and Brian Snyder will also back-fill if there are any project-specific questions but we are before you today seeking approval of a resolution that would pose three general obligation bond questions to the voters of Santa Fe County during the upcoming general election, and as part of that, whatever size general obligation bonds the Board ultimately approves. We would be seeking approval of proposed bond projects that would be funded with bond proceeds if approved by the voters when those bonds are sold.

So some of this material you've seen before, either in the specific context of general obligation bond discussion or with regard to our capital projects. We generally try

to compile it in such a way that hopefully provides the entire context for the County's capital funding strategy and the myriad of investments that the Board has approved during previous and this most recent capital budgeting process.

So I'm going to quickly go through the general obligation bond debt overview. Again, general obligation bonds do require voter approval. Those bonds must be issued within four years of voter approval before the approval lapses. General obligation bonds are repaid using property taxes that are levied specifically for debt service, so again, this is an additional source of capital funding that does not come out of gross receipts tax revenue or general property tax general fund revenue.

We reviewed this at our last meeting. This is the list of permissible purposes for which the County government can issue general obligation bond debt. They include necessary public buildings, roads, bridges, as well as water and wastewater systems. In addition, there are authorized landfills, airports, open space, trails and related facilities, as well as books and library resources.

Looking historically, at least back to 2000, in terms of what voters have approved, the County's three primary areas of focus have been roads, water and wastewater, as well as open space and trails. We have also sought and the voters have approved general obligation bonds for other purposes, including the District Courthouse, as well as some fire and public safety facilities, and community healthcare facilities.

A key strategy for the County relative to general obligation bond debt is to keep our debt service levy flat, so even though the voters approve additional bonds to be sold, the timing of those sales as well as the structure of those bonds are such that we try to keep the debt service more or less flat and level year after year, so that we can faithfully say the approval of the bonds won't cause an increase in your taxes but it will cause taxes to stay at that relatively flat level.

So in terms of general obligation bonds in the context of the County's capital funding strategy, there are a variety of sources, both grants, state appropriations, money from the federal government, as well as local resources that the County utilizes and leverages in order to meet community needs. And to put the potential general obligation bond questions in the context of what the Board has approved in our capital budget for the fiscal year that began on July 1st there are road projects totaling \$59 million and change. That's in addition to \$4 million that the Board has allocated specifically for road maintenance, which is separate and apart from our staff as well as our equipment. That's \$4 million that we would anticipate spending on materials as well as contractors to address maintenance that doesn't rise to the level of a separate, full-blown project, as well as potential safety improvements at intersections and the like, would come out of that bucket.

Water and wastewater, close to \$57 million, almost \$58 million. Vertical and other facilities, \$26 million. Open space and parks, \$24 million. And a recently added category which includes solar and other sustainability projects at \$10 million. Fire stations at \$7.5 million. The Board allocated \$7 million for a youth behavioral health center. Maintenance projects totaling \$6.1 million, as well as our public housing communities and support for the Pathway Shelters and Nueva Acequia infrastructure at \$3.1 million.

This list doesn't include, because it wasn't score as capital, the money that the

Board has allocated for affordable housing programs. That's why it's left off here but I would be remiss if I did not note that investment by the Board, and again, meeting a wide variety of community needs and interests.

So in addition, the proposed general obligation bond questions and projects, we wanted to provide some context for other funding opportunities that at the management level we're actively planning for in terms of additional needs. First, County staff isn't recommending that we seek voter approval of all of the anticipated general obligation bond capacity and even if the Board were to adopt the recommendations put forward by staff there might still be \$20 million in capacity that could be authorized in 2026. In addition, we're actively planning for potential revenue bonds in order to meet the water and wastewater needs of the County throughout the county.

We've identified that \$2.2 million in capital outlay gross receipts tax could be allocated to debt service without impairing our existing bonds, How much principal that would support would depend very much on what the source of the financing was, whether that was near zero interest loans through the various New Mexico Environment Department revolving loan funds, or whether we sold bonds on the market, and that's why that was phrased that way. We would obviously seek the opportunity that would provide the most principal and capital and minimize our interest expense.

In addition, looking forward to potential changes to our Adult Detention Facility so as to be able to better serve and enhance our medical services as well as our substance abuse disorder services in behavioral health treatment we're looking forward to a significant expansion and renovation of the Adult Detention Facility to meet the needs of that population which we discussed in part on an earlier agenda item.

The additional point that I would make is that even if a project is included as a potential bond project, that obviously does not preclude the County from seeking out additional sources, grant funding, to help offset some of the costs of that project. If that were to recur the net result would be to free up funding for different projects. Again, voters approve questions, not specific projects, so securing alternative funding for a bond project means that those proceeds are available for another project within the scope of the approved question.

So looking at the County's general obligation bonding capacity, our financial advisor estimates that our capacity is in the \$52 to \$54 million range within the next four years. As indicated, authorization by voters is good for four years, so that we could follow a two-year or four-year bond question cycle. We're currently on the two-year cycle and we're proposing at the staff level that we keep that cycle so as to allow an opportunity for additional projects in water/wastewater, road space or behavioral health space to develop. And so the proposal breaks down across open space and trails with \$16.125 million, water and wastewater projects, \$12.5 million, and then roads projects at \$4.9 million.

The specific projects that County staff is recommending, in the open space area, which were presented to COLTPAC I believe it was last week and they were supported by that advisory committee would be for the design and new property acquisition for segment 4 of the Santa Fe River Greenway Trail and a potential underpass for the Santa Fe Rail Trail under 285/84, what we're calling segment 7-A, phase 3 of Romero Park, and the Rio en Medio open space to address restoration and flooding prevention in that

space.

With regard to water and wastewater, we're asking – we're recommending that the Board allocate \$10 million for the potential expansion and augmentation of our water reclamation facility. That would both be to help fund the expansion of our treatment capacity, both for existing development that could be served by our own wastewater treatment plant, as well as future development in the designated growth area, SDA-1. That could also potentially include reclaimed water, bulk water dispensary improvements so that we are selling reclaimed water for dust control and other appropriate uses for that level of reclaimed water.

And then finally, moving forward and trying to continue to move forward with the potential ultimate acquisition of the Chupadero Mutual Domestic Water System, \$2.5 million to continue with the necessary improvements to that water system prior to potential County acquisition which has been discussed for a number of years relative to that being a long-term goal of the County, or at least a previous Board of County Commissioners.

Relative to roads, two not insignificant projects have been identified, including a low-water crossing on County Road 51, which I believe is near the Galisteo area, as well as drainage and surface improvements for a section of County Road 109 North, I believe in the area of Pojoaque and Nambe Pueblos.

So there are a variety of attachments to just put all of this discussion in one place and all of the material in the public domain. I'd be happy to answer any questions now that the Board has. I can take any direction that the Board has relative to either the sizing of the potential questions or other projects that the Board would rather see potentially funding with general obligation bond proceeds. We can reduce the size of the questions as directed by the Board. My strong recommendation would be to keep it at least at about half of the capacity so that we can continue to maintain that level of debt service, which again is a bedrock principle of what we've tried to do in the general obligation bond space. Thank you.

CHAIR HUGHES: Okay. Any questions?

COMMISSIONER BUSTAMANTE: Mr. Chair, thank you. This was very clear and I appreciate the information, especially providing what has already been funded, where things will come. I appreciate the presentation very much. Thank you.

CHAIR HUGHES: Commissioner Greene.

COMMISSIONER GREENE: Thank you, Greg and thank you, Leandro and thank you to all the planning folks to get this to where we're at. I think the strategy of this sort of balanced approach to not raise taxes or basically maintain our tax burden on our community is the right strategy here. I think that some of these projects as we discussed do, and as you discussed, do have potential federal or state funding opportunities that could supplement them, specifically the underpass over 285, I've been told is a prime example of a project that has state money to supplement, and it's a big ticket item so we would be able to reutilize that money for potentially greater impact in areas that wouldn't be necessarily eligible for this.

I'm in support of this. The one concern I had was that as of this morning this was not posted. And so I don't know if that's appropriate for transparency purposes. We did have a meeting about this so a lot of this was discussed previously and a lot of this does

match exactly what we talked about a couple weeks ago, so I'm not so concerned. But the fact that this was not posted on our agenda with the details as recently as two hours ago, or whatever – noon today, has a little concern for me for allowing people and so I just ask as a matter of process and transparency if this is something urgent that we need to get out today or if this is something that we should roll just for the fact that this wasn't on in its complete form this morning.

MANAGER SHAFFER: Mr. Chair, Commissioner Greene, thank you for that. You are correct. None of the recommendations have changed from when this was last presented to the Board. We could certainly schedule a special meeting in order to allow additional opportunity for public comment and feedback if the Board desires that would be limited to this item. I recommend a special meeting only because of our deadline to get the resolution to the County Clerk and her deadline to get it to the Secretary of State, I believe that if we waited until August 27th would be either the day it's due or too late. So rather than run the chance of that I would just recommend that if you wanted to do that we'll try to find a time when we could have a special meeting next week to consider this.

COMMISSIONER GREENE: I just want for transparency purposes. I don't want a special meeting but if it is the right process to do that, again, I would defer to my other Board members and to legal counsel to say whether that's the appropriate way to go.

CHAIR HUGHES: Commissioner Hamilton.

COMMISSIONER HAMILTON: Thank you. I personally don't feel a need to postpone it because this is exactly what was presented before and I would be happy to make a motion to approve this. I think it's well conceived and well documented and this is not the first meeting it's been presented at. If anybody else disagrees that's fine, but otherwise I'll move to approve.

COMMISSIONER HANSEN: I'll second.

COMMISSIONER HAMILTON: Thank you.

COMMISSIONER HANSEN: Under discussion. I agree. Nothing has been changed. This has been in the press. There is not anything new. If people wanted to refer to it they could have referred to our meeting a couple – our last meeting, because that's exactly the same thing that was on here. So I don't see that being an issue. I think transparency has been fully satisfied and I'm happy to second the motion to approve this.

CHAIR HUGHES: Okay. Any other comments? I'd just like to say I was attending the COLTPAC meeting and I did hear them discuss it and eventually approve the projects, especially they talked a little bit about, maybe we should ask for even more money. But I think they realized that was not realistic.

COMMISSIONER GREENE: If we asked the water people they would ask for money and I think if we asked the roads people they would ask for more money too.

CHAIR HUGHES: Right. Any other discussion? Okay. We had a motion by Commissioner Hamilton, seconded by Commissioner Hansen.

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

[The Commission recessed from 3:40 to 3:50.]

8. Matters of Public Concern

CHAIR HUGHES: All right. We'll come back into session. That was a nice break. We have Matters of Public concern. Do we have anybody in the audience who wishes to speak to us? Yes, come up. Daniel, can you set three minutes. Three minutes to give your comments.

RENEE ROYBAL: Three minutes? Appreciate that. Thank you. Commissioners, thank you so much. My name is Renee Roybal. I am the president of the Chupadero Water and Sewage Corporation. What I've heard today is that there's – it looks like there's light to what has been a dark place for us. We have been put aside. We have been, for over 30 years we have been trying to get things going here and finally we get a resolution, all signed and done with, and then we get a memorandum of agreement and still nothing. Still nothing.

We've come so close to being taken over by the County and yet now, all of a sudden we're pushed back again. We're pushed back and we're pushed back and we're pushed back. Our community is very small, but our members too are getting very tired. They're getting very old. They're having to sell their property and we have new people coming in. Those new people coming in don't understand our rules and regulations. They think that they can do what they want to do with the water in every which way possible.

We are in a moratorium right now. A moratorium to where people can only use 4,000 gallons on there, and yet we have new people that have come in, purchased land and put up casitas. Sometimes we have meters that are underground that have not been found yet and they're taking advantage. We have pleaded with the County to help us. Well, last night we did get some answers and it looks like somebody from the County is going to be helping us. Somebody from there is going to be getting out there and helping us look for those meters that are buried.

And we're looking forward to hopefully having the resolutions and everything else that we have here to be taken care of because I think we have done this way too long and we have been promised for so long that the County would be taking us over. And we ask your help. We ask you to please help us. We're in dire need of help. We need to get this taken care of. We really do. All our residents there, they look up to us and they say, Renee, you go talk to them. You make sure. Well, the only thing I can do is ask. That's all I can do is ask and hope that maybe we can work something together and maybe there's room for improvement on here and we won't have to worry about this much longer. Thank you. I appreciate it.

CHAIR HUGHES: Thank you. Is there anyone else in the audience? Is there anyone online who wishes to speak?

DANIEL FRESQUEZ (Media Specialist): Mr. Chair, Mr. Chris Mechels is online.

CHAIR HUGHES: Okay. Do you want to speak to us, sir?

DAVID ROYBAL: My name is David Roybal. I'm Renee's husband. I've been with the mutual domestic since 1974 and I've been [inaudible] ever since. [inaudible] and everything in it are getting old. It's been a lot of work. In fact we lost our

mechanic who took care of the wells. I'm going to be 83 years old next month. I was diagnosed with cancer [inaudible] So whatever you can do for us -- we'd really appreciate it. Thank you.

CHAIR HUGHES: Thank you. Again, is there anyone else in the chamber here to speak to us? Anybody? Okay, and then Chris on the line, let's hear from him.

CHRIS MECHELS (via Webex): My best regards to the Commissioners. I've got some important information so I hope you're paying close attention. I've been in the past, I have addressed here in the past about the deficiency that we have with processing public record requests. Those problems continue and they're even worse than when I first brought them to you. We have had no progress [inaudible] The Secretary, the County Clerk still thinks that she's not covered by IPRA, this whole horror show continues.

The other thing you're continuing to struggle with is the Open Meetings Act. I suggest, and you can check with the County Manager's Office – I believe your current meeting violates the Open Meetings Act. And I'm not going to try to explain it to you in detail; it's just a fact. The reason mostly is because your panels don't work. But a new point here, which is very important is I noticed at the last meeting on July 31st there was an exchange between the County Commissioners and the County Manager in which the County Manager threatened a member of the Commission with an ethics violation for a suggestion that he made. That surprised me and it should have surprised you.

What allows the County Manager to threaten a member of the Commission with an ethics violation? So I looked into it and it turns out that the County Manager can threaten the Commission with an ethics violation whenever he feels like it, and the reason is back in 2010 the County Commission gave all of its power to the County Manager. At the time the incoming County Manager was Miller, Katherine Miller. She was pretty clever and she got together with her attorney and they took all the power from the County Commission, including the power to name the County Attorney, and took them all to the County Manager.

So today the County Commission really has no staff – you have none. You have no attorney. They all belong to the County Manager. And if you try to interfere with the County Manager the County Manager can take your complaint, which she threatened to do, the Ethics Commission. The Ethics Commission, if you read the minutes, back in 2010 was created by the County Manager and the attorney, who was named by the County Manager, the Ethics Commission was created as staff to support the County Manager and controlling the Commission. The County Manager can charge any of you with an ethics violation. You can't charge the County Manager with one. The County Manager controls that whole situation.

So right now, this is a tyranny and I think the County Commission should wake up and what you can do is go right back to that Code of Conduct and eliminate Section 24 which gives all your power away to the County Manager and I think you should do it right now at your very next meeting. Thank you.

CHAIR HUGHES: Thank you. Daniel, is there anyone else?

MR. FRESQUEZ: Mr. Chair, no. There's no one else.

CHAIR HUGHES: Okay. That's the end of comments from the public.

7. **Presentations**

A. **Presentation on the Customer Service Excellence Initiative**

CHAIR HUGHES: Cindy McKee.

CINDY MCKEE (Strategic Planning and Operations): Mr. Chair, Commissioners, thank you for your time today. I've been charged with launching and developing an initiative to improve and seek excellence in customer service. Thank you for the opportunity to do this very fun, very exciting and very important work.

The purpose of today's presentation is to provide you with an overview of the work that we've done so far. We formed a Customer Service Task Force and I'd like to update you on the three areas that we've targeted for initial action as we work toward being the best customer service providers, not only in the state but anywhere.

The Customer Service Task Force was formed to work together and collaborate to address customer service at the County. I'd like to take a minute for the record and read the names of the folks who have served on this commission. These people were nominated by their department directors for their outstanding customer service skills: Valerie Park, Chris Bradley, Chris Chappell, Ignacio Dominguez, Daniel N. Fresquez, Daniel E. Fresquez, Emma Felt, Carrie Gaston, Frankie Gonzales, Estrella Martinez, Olivia Romo, Dominic Sisneros, and Nancy Toscano. These people have worked closely with me to really think about, brainstorm, explore, all the ways that we can best serve our constituents, both internal and external customers.

We're very pleased that customer service at this County really functions at every level. People who directly serve our constituents by fixing roads, by clearing snow, by taking payments, by answering questions and answering the phones, all the way to you, our Commissioners, who started out the year 2024 with Resolution 001, a resolution confirming Santa Fe County's commitment to customer service as reflected in our adopted strategic plan. And Strategy 4.3.6: to provide excellent customer service to internal and external stakeholders.

The work that we're doing is important and complex and hard and happens because we know that you all have our back. We know that this work comes from every level of this organization.

The first thing that we did as a task force was think about what is it that we want customer service to look like here? What is the definition of customer service? And what are our values? The mission and value statement was created with the task force at a level of wordsmithing and discussion and philosophical conversations, and a level of practicality and real service that people have lived. Santa Fe County is dedicated to providing exceptional customer service through positive interactions built on respect. Our core values are professionalism, timeliness, innovation, trustworthiness and reliability, kindness, responsiveness, solution-focused accountability, empathy, integration, transparency and accessibility.

We define customer service as providing solutions and information to our customers through positive and respectful interactions. We take responsibility for serving our customers from first contact through the full resolution of their needs.

The work that we did really fell into three focus areas and I'd like to talk about those areas, but before I begin, I'd like to talk about the fact that all the work we're doing

is about culture change. People at the County work very hard. Most people I know have just a little more than they can get done in any given day or week, and that's really part of what keeps these jobs exciting is that nobody is bored. That said, what is changing, and it's changing at every level, is part of the focus that people bring to their work, instead of our focus solely being on enforcing rules and regulations, or getting to the solution or the end point, we are also beginning to weave in how does that feel for our customer? What does that look like to our customer?

The culture change that is being impacted is for us to pause in every task we take on and say, what does our constituent need? Sometimes those are internal customers; sometimes those are our external customers. But exercising that empathy and thinking for just a moment about other perspectives is making us all better at our work. With that in mind, and that culture change at the forefront we focused on three area.

First, a training initiative. You can't change practices and you can't change culture without training. We are going to include customer service as a part of our new employee orientation, and in fact we're already doing that. We are going to visit every single department to talk about what customer service looks like in each department. Because what we know for certain is that this is not a one size fits all. Our goal fits all of us. How we get there and how it feels to those customers is different in every department and in every division.

The Santa Fe Community College offers a customer service boot camp and we are partnering with them to get every single employee through that boot camp. We've already had dozens of people go through, working with department heads and division directors for themselves to go through and bring their staff along so that not only do we have those skills but we're speaking the same language when we talk about customer service. One of the huge values of training is that when we talk about what matters to us we're using the same words and the same practices.

We're also training all of our Santa Fe County supervisors on our customer service expectations, including implementing a new supervisor training that will be happening tomorrow, so that new supervisors know exactly what the expectation is as they support their staff in delivering excellent customer service.

We're working on a leadership academy that will provide opportunities for networking, mentoring, and supporting a culture change and that value of service. We will begin to ask all staff to do one customer service training each year in addition to the boot camp, and there'll be a whole new menu of opportunities for people. So again, with that notion of one size not fitting all, people will be able to choose the training that they most need.

And finally – and you'll hear more about this in another section, but we'll really begin to use our data to identify where we have the opportunity to improve the most, and we'll provide targeted training for that.

The second area that we're focusing on is communication and outreach. And this really, as you well know, communication incorporates so many aspects of what we do. As we move toward culture change we really need to communicate that, not just once but often. We've worked with Manager Shaffer to create a video in which we launch this initiative and talk about the value of customer service. We have developed a comprehensive communications campaign to not only announce but to continue to

reinforce our customer service initiative and values. We've created printed materials for internal and external customers – banner, posters, stickers, printed material – so that people are aware, not only that they should be always providing that excellent customer service but as customers, that they know that they can expect that excellence.

We've engaged in creating a lot of digital messaging including SharePoint landing page, screen savers, our digital signage, our log-in page as staff, all these opportunities to remind people of this value, and of this change. Just shifting our mindset a little bit. Customer service will be the focus of one of our upcoming podcasts. You'll see it on social media posts, and we'll begin to implement a staff recognition program that will keep – close that loop of us reminding people continually to do this thing, to change their mindset, and then to celebrate when it happens through some recognition.

I wanted to share with you some of the beautiful printed material that we'll be sharing with our customers. We're creating a number of stickers. We've got some characters. I really want to take the opportunity to thank Emma Felt from the County Manager's Office who drew these fabulous little characters who will be our mascots. All of us can see ourselves in these characters I think. I also want to thank Daniel E. Fresquez for helping us to create really simple, readable, and appealing graphics like the piece in the middle that will show up in lots of places throughout the County. You guys will all get a sticker when those are printed for sure.

Our third area of focus is our operations. And this is going to encompass all kinds of work, most prominently at this time is the launch of a customer service center, and this will be a really focused physical space in which we're building the operations of serving our customers. The customer service center really gives us the opportunity to lead by example. It will be staffed by your constituent service liaisons and we appreciate the time that you are willing to allow us to share. It will be staffed by staff members from Human Resources. I will take a shift. Emma will take a shift. So the County Manager's Office is all in as well as our Board of County Commissioners to stand up and staff a center that eventually our goal is will become a one-stop shop.

We have historically referred to the physical space as the kiosk. Just in case you all are wondering, where? What is she talking about? We will set up the opportunity for customers to come in and use our computers. We will have printing and scanning available. We will have public information that we can share with them. We will bring our own problem solving skills to help our customers to find what they need. We will change our phones so that when people call in, currently, the place people call when they don't know who they're calling is the County Manager's Office. That will shift and come into the customer service center and then routed appropriately.

One of the biggest things that will happen in this customer service center is data collection because right now we don't know what we don't know. We know our customers need us. We know that they deserve respect. We know that we want to really help them reach a resolution, and that's about all we know about their needs right now. We can guess, but we will really focus on is collecting good data, making sure that we have recorded who's come in, what did they need, how did we get there and did we find resolution. And so we'll be seeking ways to – and we have some big ideas that I'll share with you – ways to collect that data and ways to really implement and improve our communication with our customers. And of course, as you well know, this is the first

update. You're going to hear many more from me over the years, I expect.

But we're looking to leverage technology when we can to free us up to provide human contact when that's necessary.

We're looking to open offices whenever that's possible. Often, and hopefully most of the time without requiring an appointment, if something is basic. And then when we need an appointment, having the customer service center be available to help people get the appointments they need. We'll be looking to improve and enhance the information that's on our website so that not only can we help a customer once, we can teach them where they can find that information for themselves the next time.

And for those of our customers who don't want to find it on the web, they can always walk in and we'll find it with them and give them what they need.

I want to share a quick example of one of the ways that we've begun to leverage technology. I've been working with the Building & Development Review Division of Growth Management for several months, and those folks have historically maintained a record of who they're working with in a notebook, a physical notebook. We were able to work with IT and develop a call sheet so that it is in fact a quicker and more efficient way to record who's come in, who's emailed, who's called, what did they need, what did we have to do to accomplish that for them? It allows us to then go back and look at that data and say, where did we get hung up? Is there a pattern in the things that are harder for us to accomplish. What is the average time to a resolution for our customers?

So by collecting data we've been able to anticipate problems, train for those, or change our practices for those so that we're really able to serve people before we get to a problem. And so I share this with you because we're really moving towards something like this in all of our departments and certainly in our customer service center that we have a good record of what we're doing and how we're doing it. And that is going to really include things like accepting work orders, both internally and externally. Right now we have several departments that have work order systems. They work well, but they all look a little bit different. And so how do we streamline those things? How do we make it both easy to enter the data, access that data, and see our progress.

I think that the most important thing is the thing that I'm going to end on, which is this is a continuous process, and we're really committed to continuous improvement. If we ever say, we're all done with customer service, we are not doing our job here, right? And so I just want to share with you kind of the model that we're using to think about our work. We started with planning. That really happened with the very first resolution that you all passed this year, which was to say elevate customer service to be a priority. We began planning. We formed the task force. The task force spent a lot of time thinking about what we do, how we do it, and what our vision is. We then began to make some plans, some actual plans that we could put in place, and we've just now moved into the doing phase.

For us, that doing phase is opening Growth Management to the public, collecting data, standing up a customer service center – all the ways that we can try out the ideas that we came up with and collect data to see how they work. The next step will be to check that data, to talk with our customers. To call people up and say, hey, we can see that you were here and it looks like we did what you needed. How was that? Well, it could have been different. So checking as we think we've found results for opportunities

to continuously improve.

And then the A in this model is act, but I also like to think of it as adjust. Because we will continue to make that adjustment as we move forward in this process. So I think as I finish my presentation and stand for questions that I would like to say, we're really just getting started.

CHAIR HUGHES: Any questions or comments?

COMMISSIONER BUSTAMANTE: Mr. Chair.

CHAIR HUGHES: Commissioner Bustamante.

COMMISSIONER BUSTAMANTE: Thank you so much. I am so appreciative of this effort. I think it's really wonderful. I love the involvement of staff in creating the logos. I just know that it will make a world of difference for the community members and the people we serve. So thank you for your good work and thank you all for the participation and the effort, those of you who've taken time out of your regular day to want to see things run better. Thank you.

MS. MCKEE: Thank you. And you are absolutely right. This is work that cannot happen without the connectivity that we all bring.

CHAIR HUGHES: Commissioner Greene.

COMMISSIONER GREENE: Thank you, Mr. Chair. Thank you, Cindy. I do appreciate the work towards customer service because a lot of complaints can be alleviated with the basics. Some of these things are just acknowledgement emails and data collection so that when somebody – it gets passed on that there's continuity of information and it's not somebody's notebook. It's a digital file and as we do go to ERP and CRN and other software platforms that can help us pass things on that are much more modern operation.

The question I have is about the kiosk. I know that there has been some concern from our staff and considering that we have staff of one each, there is the risk of us losing that staff for 20 percent of their time. I'm wondering if there's an alternative plan out there to create a sixth liaison as it may be to be that person at the front desk. And of course staff can fill in and be knowledgeable but not really take 20 percent of our capacity away from us because I cherish my liaison and I'm sure all the other Commissioners here do too. And given our budget availability, this seems to be the entry point for the next liaison, right? When we have a vacancy in one of our liaison positions that that would be the person that would be the ladder up to liaison. They've been working. They know the kiosk, that front of house, sort of, and they've shown the great customer service and they would be the first person to fill in a vacancy amongst our team here.

I wonder if there's an appetite for that. What we might need to do to facilitate that and to make sure that, a) we don't do with less; and some of the team feels like they're getting more support as opposed to feeling like they're sort of given the task that they didn't necessarily sign up for.

MS. MCKEE: I appreciate your question and concern, and again, thank you all for sharing your staff with this initiative. We heard that concern and have created a schedule that in fact is not 20 percent of your liaisons' times. Folks will now have one 4 ½ hour shift per week so we were able to really bring that down from a full eight hours in an effort to address exactly your concerns.

One of the reasons that the constituent services liaisons who are so extraordinary

are such a nice fit as we begin is that they are experts, not only in delivering customer service, but also in knowing the County. And so as we begin, and I certainly can't speak beyond that, as we begin we need people who can help us figure out what we need to build, how that will work, where the needs are, and I think, as I said, it is a continuous process. And so certainly we will constantly be doing, checking, adjusting, planning. For now, the addition of your staff, the HR staff, the CMO administrative staff really allows us to not bring someone brand new in but to bring those experts in to help us figure out how to make this customer service center work.

So I appreciate that you all have shared your staff and I certainly appreciate that staff that's bringing their expertise to the table.

COMMISSIONER GREENE: Can I ask who fills in the other 3 ½ hours? So 20 percent goes down to 12 percent, but it's still a hit. What fills in the other 3 ½ hours?

MS. MCKEE: I'm doing a shift. HR is taking a shift. Emma's taking a shift. I think that might be all of us. I think that might cover it all. I think there's one shift that will rotate each month so that a liaison will take one more shift. But I can't say without looking at it. I apologize.

COMMISSIONER GREENE: I still feel like we feel like we have the budget to do that six-person that could rotate as well, right? But –

MS. MCKEE: We will certainly, as we collect data on how this works in every capacity bring that back to the table.

COMMISSIONER GREENE: Thank you.

CHAIR HUGHES: Any other questions? All right. Thank you. I appreciate the effort on this. It's important to us and I think Commissioner Greene had some good points about trying to spread out the work a little bit. Thank you.

MS. MCKEE: Thank you. I appreciate the support.

9. Matters from the County Manager

A. Miscellaneous Updates

CHAIR HUGHES: Manager Shaffer.

MANAGER SHAFFER: Thank you, Mr. Chair and Commissioners. I really have three, but two very interrelated updates for the Board. First, I do want to acknowledge all the hard work that went into the County Fair the previous weekend, the beginning of August. The Santa Fe County Fair Board chair, Monica Lury, I believe the name is, reported generally that the fair went smoothly and expressed that the Fair Board is appreciative of the County support staff and a particular shout-out for the Portacools to the show barn to help keep temperatures to a reasonable level. So I did want to acknowledge all the folks at Public Works as well as the work of the County Fair Board in terms of putting on a good fair and I regret that I wasn't able to make it as I was out of town.

Secondly, I wanted to alert the Board to the fact that we did receive two separate grants from the Department of Finance and Administration to help pay the salaries of firefighters and EMTs as well as our own correctional officers at the Adult Detention Facility. So the numbers I'm going to give you are dispersed over a three-year period but

the amount awarded was \$787,000 for the hiring and paying of salaries for firefighters and EMTs, and \$918,750 for correctional officers. So we'll be working with Chief Black and with the warden to develop a plan relative to those funds but I did want to recognize and alert the Board to the fact that we were successful in securing a not insignificant amount of support in the Public Safety salary area. And those are my updates. Thank you.

CHAIR HUGHES: Thank you.

10. **Matters from County Commissioners and Other Elected Officials**

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

CHAIR HUGHES: Who wants to go first? Commissioner Hamilton.

COMMISSIONER HAMILTON: If you're looking for volunteers. First of all, congratulations to the County on getting that much support for Fire and Public Safety in the Adult Detention Facility. That's really wonderful to hear.

And then I wanted to do a small, very, very, very brief follow-up on the issue that has come up multiple times. The state is working on an initiative. I've now participated in two information gathering and working meetings. This is the fire and the wildland-urban interface and issues with homeowners insurance, so it turns out State Forestry and Loren McCarthy is kind of taking the lead in this and they're working with the State Insurance Office, the Office of the Superintendent of Insurance and with fire departments and emergency managers all over the state and many other experts, including some of the institutions that do the research on what's needed with fire.

First of all, I wanted to remind everybody that our County and our Fire Department is participating in that and they are doing a really good job. The State Fire Marshal is participating in it. And after this second meeting and information gathering, the things that are being done – I've been working for decades and have participated in lots of things like this and I am just so impressed with the substantive way the whole group, but led by Loren McCarthy is going about this. They're asking real questions. They're making real, demonstrable progress. What they're doing is practical and trying to make a real difference.

I really just wanted to throw out how impressed I am and grateful that they are making this effort that is definitely an issue in my district where there are wildland-urban interface neighborhoods that are losing insurance coverage. Individuals are losing insurance coverage, and I think this has a real possibility of coming up with some practical solutions and making a difference for people. So I just thought everybody would be interested and that that wasn't just like one meeting that was a really nice thing to do and nothing's happening. They are at it and making some real progress and going after some real practical solutions. Thank you.

CHAIR HUGHES: Thank you. Commissioner Bustamante.

COMMISSIONER BUSTAMANTE: Thank you. I had the opportunity of going to the County Fair and it was so precious. I walked up to the kids who – I think it was last year when I was just surprised and honored and these kids sent thank you cards. So I introduced myself to these little 4-Hers and three of them jumped in and wanted to

give me a tour and it was just precious. The take-away from that was how knowledgeable these kids – besides the fact that they are mostly out of Edgewood, which is my district – I'm going to give you that. We did have one in Commissioner Greene's area, out of Nambe.

But one of the big issues with this bird flu, and I don't make like of this, avian bird flu is something that you barely want to – we're not going to be able to contain this thing, right? It's problematic. And this little teeny one said the chickens are over there. We won't visit them because we're protecting them and us from the bird flu. And I asked for more information and they were so knowledgeable. It was so precious. And I think we have great things ahead of us because they're what's coming up behind us. So that was really wonderful.

The next thing, I have been volunteering on the La Cienega Volunteer Association and went to a presentation by the lieutenant from the La Cienega Volunteer Group, and had a request that I've since provided to our County Manager to just help folks have a little more support because they pay for their own pants. They pay for their own shoes. They're willing to show up. And she said, could you take this? And she'd printed out a website. I think that's what it was. Or a list, I can't recall. She said there's some things that would be wonderful if the County could cover it. Pants alone are \$65. Most of our volunteers buy their own – not only buy their own but buy used, and some don't necessarily have the funds to do it. We need younger, stronger people in a town that's very expensive. So that's my pitch, but I'm really honored to be able to have been there understanding also why the bit association efforts to get donations to support them so that they have snacks when they're spending all day there, to just have a meal, to take care of people who are volunteering to take care of us. And I was impressed and solidly committed to supporting their requests because they had done it for another group and I happened to be there, 100 women who care, and they weren't picked to get the money. So they're asking everywhere we go. So donate. I'll help you.

The next thing – so they're wonderful. The volunteer association. And then lastly, the LEPC kickoff was good. We are really lucky to have someone as insightful, qualified and clearly has a ton of experience in rolling this type of initiative out and it was just very well done, just explaining something that has been somewhat heated, right? A lot of people have a lot of concerns and they're letting us know. But to give people the background and information that they're going to need, we'll all need, to be able to get this document done and really evaluate the risks that come with being in the county.

So those were the big efforts that we've had in the last two weeks and it's been a go-go. If you all know what go-goes are. All right. Thank you.

CHAIR HUGHES: Commissioner Hansen.

COMMISSIONER HANSEN: Thank you, Mr. Chair. Where to start? I guess I'll start with the Northern Rio Grande National Heritage Area. I want to cordially invite you to the Culture and Creative Visual Art Festival, which will be happening at Los Luceros on September 13th from 6:00 to 8:00 pm, and this is one of the – we invite you to join the Northern Rio Grande National Heritage Area and the Department of Cultural Affairs for the second annual Culture and Creative Visual Arts opening reception. This is something that our executive director has stared and I feel like there have been huge leaps and bounds with the Northern Rio Grande Heritage Area and they

are doing really great work for art and culture in northern New Mexico.

Next, I want to mention that we had a wonderful retirement party for Rick Carpenter who has been the BDD Facility Manager, somebody who I have worked with since 2006 when we first started the Buckman project, way before I was a Commissioner, and something that I have cared deeply about and I am honored to serve on that board. There are many things that we need to do and I know we're working on the MOU with the DOE, which is a really important MOU that we have for the Buckman Direct Diversion, especially in regards to sampling and being able to make sure that we are closing the diversion when we have run-off from the hill.

On that same note, I have also been working with the Department of Energy Atomic Legacy Preservation Network, which is a group of people, and I was happy to host them here. They came a couple weeks ago and I have been working with them on making sure that they recognize one of our all-time great artists of New Mexico, Tony Price, who is uniquely characterizes his work is all from the Legacy Project of Los Alamos in the sixties and seventies. He went up to their salvage yard and acquired parts that were left over from nuclear weapons. They no longer do this. They no longer have surplus material but in his time he was able to make incredible art. His work is in many collections including the Museum of New Mexico, the Roundhouse, and in 2009 or 2010 we had a show at the UN of his work during a non-proliferation treaty, and they are very interested in possibly showing his work in some of the DOE facilities and this is something that I have been working on for quite a long time. Unfortunately Tony Price dies in 2000 but his work is incredible to the legacy of Los Alamos.

And then my next Coffee and Tea will be August 24th and I am doing it around the issue of crime in the city and county. The Village of Agua Fria is surrounded by the city but we have – we still have a serious problem at 2500 Lopez Lane that is a hot bed of criminal activity. I know earlier Commissioner Bustamante mentioned women being a problem, but there is trafficking of women that is happening at 2500. There is a tremendous amount of crime and it's continually going on and I'm hoping that our Clean and Lien Ordinance will finally kick in, something that should have been done a while ago. We have had numerous problems with people trying to change the ownership but the criminal activity continues there. It needs to be basically wiped off the planet at 2500 because it is such a detriment to the constituents around there.

So we will – I have invited somebody from the Sheriff's Office. I hope that maybe Elias from the County will come, and I think I've invited Representative Tara Lujan also and I think we need to just talk about this subject because having Mr. Wilson who was murdered in Best Buy is an incredible threat to our community and we need to do everything we can to make sure that the issue of criminal activity is reduced in our city and county by whatever means that we can.

So my next Coffee and Tea is August 24th from 10:00 to noon at Reunity Resources on San Ysidro Crossing at the Reunity Farm. On a happier note you can come to the farm and get wonderful food and it is a complete circular farm from compost to incredible vegetables.

Then I want to thank Mike Hart for coming to the Agua Fria Village community meeting and talking about the projects, talking about the River Trail and the sidewalks that we are building in the village on Lopez Lane, the Agua Fria wastewater project, the

sewer project and how we're moving forward with that and I really appreciate Mike Hart and the work that he is doing as the project manager and he's very knowledgeable about all of these issues, so thank you, Brian, for having him come to my Agua Fria Village meeting. And I think that's all that I have, and thank you very much, Mr. Chair.

CHAIR HUGHES: Thank you. Commissioner Greene.

COMMISSIONER GREENE: Thank you very much, Mr. Chair. So after the meeting, our last meeting, I scurried up to Española to attend the Governor's public safety townhall meeting that went – I showed up a little after it started and it went until about 10:30 at night. It was a pretty dramatic scene up there of anguish and appeal for help in any way possible. One of the comments was made by the Mayor of Española was a thank you for the Sheriff adding patrols up there. They said that his police chief and the folks in the area up north had noticed that the Sheriff's Department had increased some patrols up there. So I did share that with the Sheriff and I wanted to make sure that that was publicly made.

Crime is definitely top of mind and while we hear about crime being down a lot of that has to do with unreported crime. So a lot of crime is not being reported because police don't respond and that was I know in cases that I know about and personally involved in. We couldn't get a response from the police. Sometimes data can be wrong. We're not actually reporting everything that's out there.

I'm sorry to see that the Chupadero team that came here today have left but I did want to say that I was up there yesterday to speak with the mutual domestic board meeting and I want to thank Kurt Temple and Ambra Baca for attending the meeting with me as mentioned by the Roybals. We do need to follow through and make sure that we take over their water system as authorized in the 2012 resolution that predates us all.

And so I promised them that we would look into a pathway forward and that we could figure out a way to do it on a timely manner and give them some clarity as to when we might be able to do this. So I look forward to working with you all on that.

In the case of the Chimayo post office, as you may remember from the last time, we received hundreds of petitions requesting that we did not offer the Bennie J. Chavez Center to be a post office. In an effort to answer the constituents requests to follow through with Mrs. Jaramillo, the owner of the old Apple Shed up there and the esteemed Rancho de Chimayo, I met with her last week with an architect and a contractor and some of her staff and some constituents up there to look at the facility that she had said would be made available and started to look at the ways that we might be able to help them make that available to the post office administration so that they could assess that and see if that was a better and more viable facility. There's no answer yet on that but I do want to put that on our radar that we are supporting the Chimayo community with saving the post office was the primary goal of offering the Bennie J. Chavez Center and we were not trying to, as they said we were, throwing the seniors out into the street. That was never our intent.

One concept that has come forward that I would like us to look into and it is considered somewhat of a best practice in different jurisdictions is the creation of an on-call engineering budget. We currently have a problem sometimes here when every single individual, very small engineering PER or small engineering project has to go through procurement and that can take six, eight, forever months to get these things through. And

some of these things are pretty small but some of them just big enough that they have to go through the full procurement process. I know the City of Santa Fe has an on-call budget with one of the three local, large-scale civil engineering firms. I think that would be a great solution for us to create a pool for that and maybe even have an open P.O. with all three of them. There are only three engineering companies that basically work in this area anyway so we might be able to create an expedited process with that and I encourage us to look at that to see if that would make things move faster. Maybe at about the same price, maybe even better. Who knows? But it would be great to do it especially because projects seem to be held up in the procurement process.

Lastly, two things about homelessness. As you may have heard, the homeless encampment up in Española, in Rio Arriba County was moved and everybody was moved out of there. It looks like a lot of the folks have resettled into Santa Fe County, many of which on tribal lands and some of which are in non-tribal land but in Española but nonetheless it's causing some anxiety and some environmental destruction up there. And so having a conversation with the mayor a few times in the last few weeks and the Governor of Santa Clara. I think we have an opportunity to convene the stakeholders, everybody from Public Safety to service providers to housing management people to governments in the area, everywhere from the state, from the Governor's office to the legislature to Rio Arriba County to Santa Fe County and the City of Española to really look at a way to address the situation in Española. And I look forward to helping set that up and convening some sort of working group to deal with this.

Related to that, the Anchorum Foundation has reached out to me to look at a tour of some facilities here, looking at a solution for what is called a one-door model for a homeless campus. This model is similar to the Gateway Center in Albuquerque that we took a tour of a few months ago and is definitely a step in the right direction as compared to the current Pete's Place solution where folks are only given the shelter overnight but then are put out back out on the street every morning, and that does not seem to be the best practice these days, and the one-door model seems to be the way to go with this. And so I encourage us to participate with the City of Santa Fe and the Governor's office and Anchorum Foundation and all of the players that are interested in this to try to find a workable campus, maybe only for the short and medium term, because Pete's Place needs a new location urgently, but also to help them work on a longer term solution that we would go search for legislative financing to create a campus that does everything from emergency housing and navigation to behavioral health support to mental health support to job training, and everything that allows people to have a safe space and wraparound services that provide a 24/7 solution for their situation. And I really like the one-door concept and I hope that we can be a part of coming up with a solution with that. Thank you very much and off to you.

CHAIR HUGHES: Thank you. There's a couple things in my district. September 15th we're having a meeting in Eldorado with the Public Service Department just to talk about all of the Public Service projects in that area, and then eventually we're going to have a meeting on the Route 14 projects, basically the roads projects to make Route 14, Bonanza Creek Road and Shenandoah Drive safer.

In regards to the housing, I have noticed there's a lot of interest in housing the homeless lately, and the Gateway only works if there's a place to go. But Pete's Place is

going to present at the next meeting regarding their desire to find new location so at least we'll know what they had in mind. A couple problems like you've noted. They only keep people overnight. It doesn't do over the day. But also I think that we have the affordable housing that we're building, we need vouchers and the state could come in with the vouchers if they would need to address it. They have a linkages program that provides vouchers specifically for homeless, mentally ill people who are a lot of the problem. But also I think in addition we need a separate site that is only permanent supportive housing for the slightly more difficult to house people, and it provides a one-entrance building which doesn't allow drug dealers in. It protects the people inside from that sort of distraction. And so I think there's a lot of pieces floating around out there and hopefully we can help pull them together. I think maybe the state and the City need to join in too. But anyway, that's interesting.

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

CHAIR HUGHES: Any other elected officials?

KATHARINE CLARK (County Clerk): Yes, Mr. Chair. Thank you. So as you may know we are quickly approaching the general election. Voting starts Tuesday, October 8th and it just feels like it's around the corner. We have over 500 UOCAVA voters and those are voters who are voting either by military or overseas who've already signed up for a ballot. The nmvote.org absentee voter portal is now open and if people want to request an absentee ballot you can request one. We aren't necessarily processing them right away because folks do sometimes change their registration so we're hoping to get closer before we start processing those, so that way those ballots go to the correct location.

We've been working very hard on getting our absentee process faster this year and we have a large format sorter that's going to be installed the week of August 26th so we're hoping to be able to utilize that to have a more automated absentee ballot system that will check in all of the ballots, because we are expecting a very high voter turnout this year. We know that the Democratic Party is going to be having a voter rally that first day on Tuesday, October 8th and we do expect a very large line from that voter rally so those who are in 100 Catron you've been forewarned. There's going to be a lot of demand for parking and there's going to be a lot of people waiting to vote that first day of voting.

I'm expecting about 17,000 absentee ballot requests. I'm expecting about 82 percent voter turnout, so we are expecting to be slammed this election so a little patience goes a long way this election because there's a lot of enthusiasm out there. I have probably as you know been busy working on voter policy nationally so I went to the National Association of Counties and I got a permit platform change for elections that includes the word funding, continuous improvement, and also introduced the concept of Americans with Disabilities Act for the first time in a national platform of the National Association of Counties because it did not exist before.

I also introduced six resolution that were passed unanimously, and a seventh

involving the postal service. You may know that we are experiencing postal service changes at the national level which would have pushed our mail to be less responsive, I would say, in our rural areas and our rural counties, and a fellow district court clerk from Texas and I introduced a resolution to request that before the postal service changes our service they talk to the counties before doing so. I've had several meetings about that and we're hoping to make sure we push that initiative to protect the ability to vote by mail, and also for rural counties to get the services they expect throughout the country, continuously, not just during the election but afterward, because I know this is part of the ten-year plan by the postal service but we cannot afford to see even further delays by two to three days in some of our rural communities. They need their medications. They need their mail to arrive on time. So this is something that we're seeing nationally that we want to push back on.

I also went to the Partnership for Large Election Jurisdictions. You might now that I'm one of the founding members of that organization. There were six of us to start and now there's over 100 organizations. They're local county officials but they're comprised of the top three election jurisdictions in each of the 50 states, which means that we represent 80 percent of the voters in the United States. It was a successful convening and we want to make sure that we are keeping abreast of some of the challenges of being a larger county in the states because most counties have two to three election officials and they don't have the kind of challenges that a large operation has, and so we need to make sure that when we're changing voting laws and we're changing operations and making the requirements, that we are also acknowledging that larger counties have much more demand and much more challenges, in order to make sure that every voter can vote.

At your local New Mexico board of directors meeting I think last week, I was your representative. We re-elected Adan Mendoza as the treasurer and we were able to pass all of [inaudible]. Our GIS affiliate is actually based in Santa Fe and we were able to get the GIS affiliates' legislative priorities approved as well as the Clerk affiliate priorities approved. So we're hoping for a successful legislative session to make some changes to things that we have found to be challenging regarding elections, mapping and making sure that we know what the boundaries are of things.

So that's what I've been working on. I've been quite busy. I still have to go to Election Center early next month and while I can't announce what the award is it is considered the super bowl of elections and we did win our first Election Center award. So we've been working very hard to be the beacon of excellence in New Mexico and the amount of awards that we've received this year is really a reflection of that. I'm very proud of my team. So hopefully we'll have a successful election. If you have any questions please go to santafe.vote and I'm looking forward to hopefully smooth – knock on wood – election in our general 2024. Thank you.

CHAIR HUGHES: Thank you very much. We look forward to elections. Commissioner Hansen.

COMMISSIONER HANSEN: Thank you, County Clerk for the work that you did at NACo. As you know, I love NACo and I have been really happy to be part of it, and even though I did not apply for any positions on any boards, NACo showed me some love. I am still a member of the Rural Action Caucus until the end of my term and I think that that was very kind of President Gore who I am friends with and the fact that

Clerk Clark got resolutions passed, I got resolutions passed, shows really the importance of Santa Fe County and it is important for us to participate on that level because that is what NACo is for. It is a lobbying organization and the more resolutions that we can get passed in lobbying for the things that we support and believe in is really important. So I just want to say yay. And thank you.

CHAIR HUGHES: Thank you. Are there any other elected officials, online perhaps?

MR. FRESQUEZ: Mr. Chair, there are elected officials online but I don't see them indicating that they'd like to speak.

CHAIR HUGHES: Okay. Elected officials online, this is your last chance to raise your hand. Okay.

11. Matters from the County Attorney

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

- 1. *Board of County Commissioners for the County of Santa Fe v. Turquoise Trail Community Association, Inc., et al.*, First Judicial District Court, Case No. D-101-CV-2023-01243**

CHAIR HUGHES: I would mention to those people in the room we're going to have our executive session so the public hearing will probably happen in 45 minutes to an hour from now so you have a chance to get up and stretch and go get dinner or whatever.

Go ahead, Jeff.

JEFF YOUNG (County Attorney via Webex): Thank you, Mr. Chair, Commissioners. I'd ask that we go into executive session to discuss threatened or pending litigation in which Santa Fe County is or may become a participant, as allowed by Section 10-15-1 (H)(7) NMSA 1978, and discussion of the purchase, acquisition or disposal of real property or water rights, , as allowed by Section 10-15-1 (H)(8) NMSA 1978, specifically including the *Board of County Commissioners for the County of Santa Fe v. Turquoise Trail Association, Inc., et al.*, First Judicial District Court, Case No. D-101-CV-2023-01243. And I think you're right, Mr. Chair, it shouldn't take too long to

discuss these items.

CHAIR HUGHES: Okay, do we have a motion from the Commission to –

COMMISSIONER HAMILTON: Sure. I'd move that we go into executive session to discuss the items that were just described by our County Attorney.

COMMISSIONER GREENE: Second.

CHAIR HUGHES: Okay, we have a motion from Commissioner Hamilton, seconded by Commissioner Greene. We need a roll call.

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

Commissioner Bustamante	Aye
Commissioner Greene	Aye
Commissioner Hamilton	Aye
Commissioner Hughes	Aye
Commissioner Hansen	Aye

[The Commission met in executive session from 5:02 to 5:35.]

CHAIR HUGHES: We will entertain a motion to come out of executive session.

COMMISSIONER GREENE: So moved, stating that we only discussed the items that we were meant to discuss.

COMMISSIONER HAMILTON: Second.

CHAIR HUGHES: Motion by Commissioner Greene, seconded by Commissioner Hamilton.

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

11. B. **Request (1) Authorization to Amend Petition in *Board of County Commissioners for the County of Santa Fe v. Turquoise Trail Community Association, Inc., et al.*, First Judicial District Court, Case No. No. D-101-CV-2023-01243 to Add a Fee Simple Condemnation by the County of One-Tenth Acre of Turquoise Trail Community Association, Inc. Land Needed for a County Road Extension of Avenida del Sur and (2) Approval of Settlement Agreement for This Case**

CHAIR HUGHES: You had a motion, Commissioner Hansen? Or do we go to Jeff first?

MR. YOUNG: Mr. Chair, I can go ahead and give a little bit of background on this item, which is 11. B. So for this one staff is requesting authorizing to amend a petition *and Board of County Commissioners for the County of Santa Fe versus Turquoise Trail Community Association, Inc., et al.*, First Judicial District Court Case No. D-1010CV02023-01243 to add a fee simple condemnation by the County of one-tenth

acre of Turquoise Trail Community Association land, which is needed for a County road extension of Avenida del Sur, as well as approval of settlement agreement in this case.

Just to provide a little bit of background on these items, as you know, the County has a condemnation action pending to acquire certain property from the association for the purposes of a public walking trail easement. This trail, I think it's referred to as the Arroyo Hondo Trail is located within the Community College District and has been really a part of the County's long-term planning for 30 years or more, and I can share my screen just to give you an idea of where that trail is located.

So this is a map from 2008, so it's a bit dated but just to give you visually where we're talking about. New Mexico 14 is on the left, Highway NM 14 as well as Avenida del Sur to the south, and you can see there the Turquoise Trail Association subdivision here. The trail is actually depicted in the top of the screen here, north of the subdivision and it keeps on running throughout here. Eventually it will be built out. So that is what is the subject of the current condemnation action, and recently the County and the association reached a tentative settlement subject to the Board of County Commissioners' approval, and the basic details of that settlement agreement would be that the County would pay \$25,000 for this easement as well as another piece of property that's needed for a separate project and I can show you that on this next screen.

This is again Avenida del Sur, and then you have Turquoise Trail. The map is looking a little different because it's more recent, but then there's a required acquisition area here. Just a small one-tenth of an acre, this little almost triangular shape here, is needed for this Avenida del Sur extension that will all connect to Esencia as well. So this is a very important piece of the puzzle to the Avenida del Sur so we wanted to get that added. It's also association property, so essentially we'd be having the two properties – the trail plus this little area here paying \$25,000 to the association which are within fair market value ranges for the property.

In addition, the County would agree to pay up to \$30,000 for fencing and screening within the County's trail easement, so that would also be a part of the deal, and these terms were agreeable to the association and the staff would also recommend approval of these two items in 11. B. I'm happy to take any questions as well, Mr. Chair.

CHAIR HUGHES: Are there any questions? Now you can make a motion, I think, Commissioner Hansen.

COMMISSIONER HANSEN: Okay. Thank you, Mr. Chair. I request authorization to amend petition in *Board of County Commissioners for the County of Santa Fe v. Turquoise Trail Community Association, Inc., et al.*, First Judicial District Court, Case No. No. D-101-CV-2023-01243 to add a fee simple condemnation by the County of one-tenth acre of Turquoise Trail Community Association, Inc., land needed for a County road extension of Avenida del Sur and two, approval of settlement agreement for this case.

CHAIR HUGHES: Second.

COMMISSIONER GREENE: I'll second that motion.

CHAIR HUGHES: All right. We have a motion by Commissioner Hansen, seconded by Commissioner Greene and myself, so I'll take the second.

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

12. Public Hearings

- A. Case No. 24-5130 Esencia Holdings, LLC, Preliminary & Final Plat Approval for Phase 1, Sub-Phase 1B-Esencia Holdings LLC., Applicant, JenkinsGavin, Inc., Agent, Request (1) Preliminary & Final Subdivision Plat Approval for the Proposed Esencia Development, Phase 1, Sub-Phase 1B of the Four Phase Esencia Development and (2) Approval of the Affordable Housing Agreement for Phase 1, Sub-Phase 1B. The Approximately 49.9-Acre Parcel is Located Within the Community College District. The Subject Property is Located at 137 Camino Vista Grande, SDA-1 Within Section 30, Township 16 North, Range 9 East (Commission District 5**
- B. Case No. 24-5090 Esencia Holdings LLC Preliminary & Final Plat Approval for Phase 1, Sub-Phases 1C and 1D-Esencia Holdings LLC., Applicant, JenkinsGavin Inc., Agent, Request (1) Preliminary & Final Subdivision Plat Approval for the Proposed Esencia Development, Phase 1, Sub-Phases 1C and 1D of the Four Phase Esencia Development and (2) Approval of the Affordable Housing Agreement for Phase 1, Sub-Phases 1C and 1D. The Approximately 51-Acre Parcel is Located Within the Community College District. The Subject Property is Located at 137 Camino Vista Grande, SDA-1 Within Section 30, Township 16 North, Range 9 East (Commission District 5)**

[Ms. Gonzales read the case captions.]

JESSICA GONZALES (Case Manager): Thank you, Mr. Chair, Commissioners. There are two items on the agenda today for the same project but with different sub-phases. May I combine both items into our public hearing?

CHAIR HUGHES: Fine with me. Is there any reason that can't be done?

COMMISSIONER HAMILTON: Just for clarity, is that combining 12. A and 12. B?

MS. GONZALES: Yes.

CHAIR HUGHES: Jeff, is it permissible to combine these two when they were listed separately?

MR. YOUNG: Mr. Chair, I was curious as to why we were combining these. I guess they are for efficiency purposes.

CHAIR HUGHES: Yes.

MR. YOUNG: Just curious.

CHAIR HUGHES: So it's okay? And it's okay with the applicant?

MS. GONZALES: Mr. Chair, the applicant is okay with that.

CHAIR HUGHES: Okay, we'll then we can do A and B together.

COMMISSIONER HANSEN: For the public hearing.

CHAIR HUGHES: Well, we will do a public hearing, yes.

COMMISSIONER HANSEN: That's what they're asking to combine,

correct?

MS. GONZALES: Mr. Chair, Commissioner, yes. That is correct.

CHAIR HUGHES: Okay. Don't we have to do both presentations before we do the public hearing? We do the presentation of both before we do the public hearing?

MANAGER SHAFFER: As I understand what was being asked for and supported by the applicant and not hearing any objection from anybody in attendance is there would be a single presentation by staff, followed by a single presentation by the applicant, followed by a single public hearing on both items that are before the Board, but ultimately you would take two separate votes as they are two separate requests by the applicant. But for efficiency purposes you would take all relevant evidence from all party and the public at one time. That was my understanding.

CHAIR HUGHES: Right. We'll vote on them separately but hear it all at once. Okay.

COMMISSIONER GREENE: If I may ask is there a sequential thing that one needs to be approved before the second one, not in terms of two motions of course, but is there one that needs to be approved before you reopen to have two separate things. Is that something that would be a procedural?

MS. GONZALES: Mr. Chair, Commissioner, no.

COMMISSIONER GREENE: Great. Thank you.

CHAIR HUGHES: Okay, we've settled that, now go ahead.

MS. GONZALES: Thank you. Mr. Chair, Commissioners, paragraph 5 under summary shall be removed. The history of the project is as follows: The applicant is the owner of the property as indicated by Warranty Deed recorded in the records of the Santa Fe County Clerk on January 31, 2013, recorded as Instrument # 1695241, by Special Warranty Deed recorded in the records of the Santa Fe County Clerk on December 23, 2021, recorded as Instrument # 1975421, by Special Warranty Deed recorded in the Santa Fe County Clerk on October 5, 2020, as instrument # 19301188. The total 57-plus or minus acres were created by approved survey plat recorded in the Santa Fe County Clerk's office under book 435 page 26, book 444 page 019, book 548 page 009, book 451 page 025 and, book 866 pages 32-33.

On April 12, 2022, the Santa Fe County Sustainable Land Development Code Hearing Officer met and heard this case for the 710-lot residential subdivision to be completed in five phases. The applicant also requested a variance of chapter 8.10.3.12.1 of the SLDC to allow only single-family homes rather than a mix of housing types required by the code. The decision of the Hearing Officer was to recommend approval of the applicant's requests in accordance with staff's recommendations.

On June 16, 2022, this request was presented to the Santa Fe County Planning Commission. The Planning Commission, based on the evidence presented, recommended denial of the request for conceptual plan for a 710-lot residential subdivision. Their decision was based upon concerns regarding the proposed density, where the water supply is coming from, as well as the required road connection with Vista del Monte and the amount of traffic that will be generated by the development. This decision is not in accordance with the adopted CCD Plan or CCD overlay within the SLDC which requires higher density, or with the SFC CIP which includes the connection of Vista del Monte to

Avenida del Sur, therefore staff does not concur with the PC recommendation.

The Esencia Conceptual Plan was approved by the Board of County Commissioners on September 13, 2022 and recorded on June 5, 2023.

The applicant is now requesting a Preliminary Subdivision Plat and Final Subdivision Plat for Phase 1C to create 78 residential lots with 12 affordable units located within the 19.2 acres and for Phase 1D to create 84 residential lots with 13 affordable units located within the 31.8 acres.

The applicant is requesting a preliminary subdivision plat and final subdivision plat for Phase 1B to create 102 residential lots with 15 affordable units within the 49.9 acres.

Both applications have been reviewed for compliance with the applicable standards as set forth in Chapter 7 of the Sustainable Land Development Code and Ordinance 2017-7 as follows: access and roads, fire protection, landscape and buffering, lighting, signs, parking and loading, water supply, wastewater and water conservation, open space, protection of historic and archaeological resources, terrain management, solid waste, affordable housing.

Staff's recommendation: Staff has determined that these application for preliminary and final plat for Sub-Phases 1C, which consists of 78 single-family lots with 12 affordable units, and 1D, which consists of 84 single-family lots with 13 affordable units, and Phase 1B, which consists of 102 single-family lots with 15 affordable units, of the four phase Esencia development to be developed in a single phase is in compliance with the subdivision and design standards set forth in the SLDC and therefore recommends approval of the applicant's request, subject to the following conditions. Mr. Chair, Commissioners, may I enter these conditions into the record for both items?

CHAIR HUGHES: Yes.

The conditions for 12. A are as follows:

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

“Local Road” standard.

10. Final Plat shall be recorded within twenty-four (24) months after its approval or conditional approval or the Plat shall expire. Prior to the expiration of the Final Plat, the subdivider may request from the Board an extension of the Final Plat expiration for a period of time not exceeding thirty-six (36) months.
11. Applicant must submit a cost estimate to be approved by staff and a Financial Guaranty prior to Final Plat recordation.
12. The Applicant shall enter into a Subdivision Improvement Agreement with the County for completion of all subdivision improvements on-site and off-site, which agreement shall be signed by the Administrator, recorded and referenced on the plat. Water restrictions and conservation covenants shall be filed in the County Clerk’s office and referenced on the plat.
13. Accessory dwelling units are prohibited within this subdivision. This shall be noted on the Final Plat and in the disclosure statement.
14. All staff redlines and comments shall be addressed prior to plat recordation.
15. All roads/easements being created with the subdivision plat shall be named, and rural addresses shall be obtained prior to plat recordation.
16. If the impervious area on any lot exceeds 10,000 square feet, then on-lot ponding for the excess will be required.
17. Subject to conditions of Final Order of the Conceptual Plan approval.
18. Affordable Housing Agreement must be heard at next regularly scheduled Board of County Commissioners meeting on August 27, 2024.

The conditions for 12.B are as follows:

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

- Final Plat, the subdivider may request from the Board an extension of the Final Plat expiration for a period of time not exceeding thirty-six (36) months.
11. Applicant must submit a cost estimate to be approved by staff and a Financial Guaranty prior to Final Plat recordation.
 12. The Applicant shall enter into a Subdivision Improvement Agreement with the County for completion of all subdivision improvements on-site and off-site, which agreement shall be signed by the Administrator, recorded and referenced on the plat. Water restrictions and conservation covenants shall be filed in the County Clerk's office and referenced on the plat.
 13. Accessory dwelling units are prohibited within this subdivision. This shall be noted on the Final Plat and in the disclosure statement.
 14. All staff redlines and comments shall be addressed prior to plat recordation.
 15. All roads/easements being created with the subdivision plat shall be named, and rural addresses shall be obtained prior to plat recordation.
 16. If the impervious area on any lot exceeds 10,000 square feet, then on-lot ponding for the excess will be required.
 17. Subject to conditions of Final Order of the Conceptual Plan approval.
 18. Affordable Housing Agreement must be heard at next regularly scheduled Board of County Commissioners meeting on August 27, 2024. [Added at staff report.]

[A condition was added at the motion. See page 63.]

MS. GONZALES: Mr. Chair, Commissioners, condition #3 shall be removed for both items with an additional condition to be added for both items as follows: Affordable housing agreement must be heard at the next regularly scheduled Board of County Commissioners meeting on August 27, 2024. Thank you. I stand for any questions.

CHAIR HUGHES: Any questions? Commissioner Hansen.

COMMISSIONER HANSEN: So you're removing "mass grading of the site will be prohibited"? Item #3?

MS. GONZALES: Mr. Chair, Commissioner, that's correct.

COMMISSIONER HANSEN: Are you going to allow mass grading of the entire site?

MS. GONZALES: Mr. Chair, Commissioner, that is correct. That was for a previous project.

COMMISSIONER HANSEN: I don't agree with that. I don't like the fact that we've combined these because it's incredibly confusing I understand the public hearing could possibly be the same, but if we're removing "the mass grading of the site will be prohibited" I noted as a special building condition on the recorded final plat and transferred to any other plats associated with the Village of Las Campanas. I don't know. This is what I'm reading and you're saying it's for both of them.

Okay, so you need to tell me where you are and what plat you're reading from or what case you're reading from.

MS. GONZALES: Mr. Chair, Commissioner, that was just a mistake. This was for a previous plat so that doesn't pertain to the Esencia development.

COMMISSIONER HANSEN: Clearly it doesn't because the Village of

Las Campanas does not exist in this development. I still am concerned about allowing mass grading.

CHAIR HUGHES: Number three says mass grading is prohibited so if you remove that condition then you allow mass grading.

COMMISSIONER HANSEN: Okay, just tell me which one you're reading from. Are you reading from A or B?

KENNETH QUINTANA (Building and Development Services): Mr. Chair, Commissioners, the notes are the same. The note needs to be changed to read "Mass grading of the site will be prohibited as noted as a special building condition on the recorded final plat and transferred to any other plats. The rest of the language associated with the Village of Las Campanas shall be removed; not the entire note.

CHAIR HUGHES: Say that again and explain.

COMMISSIONER HANSEN: And tell me where you are reading from. What page number?

MR. QUINTANA: Page #8.

COMMISSIONER HANSEN: On A or B? Or does it matter?

MR. QUINTANA: It shouldn't matter. The notes should be the same on the condition.

COMMISSIONER HANSEN: Well, seven –

MR. QUINTANA: Seven is still the same condition number 3 and on page 8 is condition number 3.

COMMISSIONER HANSEN: So mass grading of the site will be prohibited and noted as a special building condition on the recorded final plat.

MR. QUINTANA: Period.

CHAIR HUGHES: So you're taking off the part about the Village of Las Campanas, right?

MR. QUINTANA: Mr. Chair, Commissioner, correct.

CHAIR HUGHES: But the other first part remains?

MR. QUINTANA: Correct.

CHAIR HUGHES: Okay. Any other questions? Commissioner Bustamante.

COMMISSIONER BUSTAMANTE: Mr. Chair, it's not clear for me where it's documented. Where it be officially scratched from that being – it's a question of being naïve. So number 3 is standing. So it stays there, mass grading of the site will be prohibited and noted as a special building condition on the recorded final plat. Period. And where would we receive the final that transfers out the other part of the Village of Las Campanas.

COMMISSIONER HANSEN: Las Campanas is in my district.

COMMISSIONER BUSTAMANTE: So it has nothing to do with it. Part of me wonders how this would be an appropriate document.

CHAIR HUGHES: We would make a motion that we accept the taking out of that last phrase.

COMMISSIONER BUSTAMANTE: Thank you.

CHAIR HUGHES: So it would show in the record how we passed it. Any other questions? Okay, so I guess we now have the applicant's presentation.

JENNIFER JENKINS: Yes, thank you, Chair Hughes. Good evening. I'm Jennifer Jenkins with JenkinsGavin here on behalf of Esencia Holding and I'll go ahead and get sworn in.

[Duly sworn, Jennifer Jenkins testified as follows:]

MS. JENKINS: Jennifer Jenkins, 130 Grant Avenue. So I am pleased to be here for Phase 1 subdivisions for the Esencia community. As was mentioned, the conceptual plan was approved back in 2022 so we are really excited to be moving forward with this really important step to creating some more housing in Santa Fe County. So I have a pretty brief presentation I'm going to go through and then be happy to stand for any questions. And I'm assuming you guys can see the presentation on your screens. Is that correct? The only thing you can't see is if I use my pointer it doesn't really – that's the only downside, right?

So the owner/developer of the property is Esencia Holdings as I mentioned. JenkinsGavin is the owner's representative. Engineering services are provided by Bohannan Huston and landscape architecture provided by Yellowstone Landscape.

So as Jessica mentioned, we are in the Community College District which means we are in Sustainable Development Area 1. This is Santa Fe County's primary growth area and you can see on kind of the blow-up where Esencia is located in the context of the overall district. And this is the Community College District land use map and you can see Esencia there. We are kind of at the southwest corner of Rancho Viejo. We are obviously not part of the Rancho Viejo master plan but we are directly adjacent and we are located at the current terminus of Vista del Monte at our northwest corner.

This is the circulation map that we can see here. So there were several kind of planned roadways through this area that are being incorporated as part of the Esencia Subdivision. And then here we are. In the existing conditions the property is vacant and undeveloped so at the northwest corner there is Vista del Monte which will become the future extension of Avenida del Sur that currently terminates at A Van Nu Po, right in that location there. And so the extension of Avenida del Sur out to Highway 14 has been a really critical element for the transportation planning for the Community College District. So we're really excited to be involved in supporting that really important improvement for the entire area.

So we're just zoomed in a little more and you can see the surrounding roadway network. This is the Turquoise Trail Subdivision that County Attorney Young was speaking about in that little area there, and so again, this is that new Avenida del Sur extension which is going to come in through the north side and run across the north side of the property there.

So the entire Esencia community is 277 acres. We are in a village zone of the Community College District. The program includes 510 single-family homes and townhomes as well as 200 multi-family dwellings. We are constructing the project in four phases. Of course 50 percent of the for-sale homes will be set aside for affordable housing resulting in 78 affordable homes for the County. Over 50 percent of the property is being dedicated as open space in compliance with the Community College District regulations. There will be four neighborhood parks as well as almost a seven-acre community park and a robust trail network throughout the open space that will connect to the Community College District district trail in the area.

So this is the Esencia conceptual plan. It was recently amended. We changed some of our phasing so we originally were approved for five phases and now we've just decided to do four phases. So the parcels that we're talking about this evening are all the northern phases here. So we've broken Phase 1 down into three sub-phases. We have 1B, 1C and 1D. And then as we move further south we have phases 2, 3, and 4 along the southern half of the property.

So this kind of makes it a little more obviously. We color-coded it a little bit. What we see in orange here is kind of what we're calling the backbone infrastructure for the subdivision. So Esencia Holdings as the master developer is responsible for constructing the backbone water and sewer as well as Via Esencia here that will – and then when the individual phases are developed they will connect to that infrastructure. So the backbone infrastructure we're calling Phase 1A. But then the subdivisions we are here to discuss this evening are shown in the blue, the green and the purple.

And there are four proposed access points that will eventually serve this part of the property. Of course the main access is Via Esencia will be off the new roundabout to be constructed as part of the Avenida del Sur project. And then we have another connection here out of Phase 1C up to Avenida del Sur and eventually there will be a connection out to the east to connect to A Van Nu Po out to the east, and then of course the west extension of Avenida del Sur.

So this breaks down the data for each phase. So these three sub-phases total a little over 100 acres with a total of 264 homes and 41 affordable homes in addition to the open space and park areas and trails that I mentioned previously.

And so this you can see all of the phases there together, and that is inclusive of – there'll be a neighborhood park in Phase 1B and there will also be a small neighborhood park in Phase 1D. So zooming in on Phase 1B in the northwest corner coming in off Avenida Esencia there will be two access points to Via Esencia and then kind of a loop roadway system throughout and the neighborhood park here, and you can see the trail system that runs along the west side and then of course creating those trail connection opportunities into the internal sidewalk network for the phase.

And then across the street we have Phase 1C which has one access point here that is directly across from the access to 1B, and then we have the access that goes out to the north, and so as you can see one of the things we're really trying to avoid here is we're avoiding dead end roadways. You'll notice there's really no cul-de-sacs. We really like the connectivity that that provides, not only for vehicles but for pedestrians and it breeds more of a community feeling in the neighborhood to really avoid those dead ends.

And then at our northeast corner is Phase 1D that includes a neighborhood park and then this is that future connection out to A Van Nu Po is here, and then you can see those trail connection opportunities through the open space here to the south.

And we are designing a spectacular community park for Esencia which we are really, really excited about. There's actually a significant amount of native vegetation within the park already that we are going to be preserving and really highlighting. We're here really just to supplement the native vegetation that's already there and to create something that is very natural and native for the community and with shade structures, lawns, play areas and trail systems, it is going to be a really special – it's going to be a really special place.

So as part of the development of Esencia we are extending a gravity sewer line that is going to extend from the southwest corner of the Esencia property. This is going across the north boundary of the state land, because this is all the state land in here, and then it kind of works its way down here, a little bit circuitous just because of the terrain in this area, and eventually will cross under Highway 14 and connect into the County's wastewater Quill treatment plant. And so this is a really important and significant improvement for this part of town in terms of providing County sewer service to these outlying areas. And so this is a full gravity connection that will be constructed at the expense of the Esencia project and dedicated to Santa Fe County.

And also this actually shows up really well on here. So subsequent to the conceptual plan approval Santa Fe County and Esencia Holdings entered into a roadway agreement that documented, and it came before this body. It was probably just a couple of months ago I believe, and the roadway agreement was approved that outlined roles and responsibilities with respect to the construction of Avenida del Sur. So Esencia Holdings is contributing \$2 million as their fair share contribution towards this construction project. As part of that they also are paying for the engineering design. The roadway, we're just about to hit 65 percent design on the road and that design is expected to be complete in November and then we can be put out to bid.

So Santa Fe County is a fully funded project I believe. Brian Snyder is back in the meeting virtually if there are any questions for Mr. Snyder from Public Works, but we're really excited about – we've had a really great collaboration with Santa Fe County to ensure that Avenida del Sur is constructed in a timely manner.

So there it is right there, and this shows – we also are dedicating right-of-way that will allow for a potential future connection to the south should that state land be developed there will be an opportunity to create that type of vehicular connectivity through our main north-south roadway here via Esencia.

COMMISSIONER GREENE: Mr. Chair, may I ask a question?

CHAIR HUGHES: Why don't you wait till she's done?

COMMISSIONER GREENE: Okay.

MS. JENKINS: I'm almost done.

COMMISSIONER GREENE: All right.

MS. JENKINS: And so when we did the conceptual plan of course we prepared a traffic impact analysis and so these are the intersections that were studied. So starting from the west we're at the Highway 14-599 and Vista del Monte intersection by the Allsup's, and then going up to number 2 was Rancho Viejo Boulevard and Highway 14, and then within Rancho Viejo we have Richards Avenue and Rancho Viejo Boulevard, Avenida del Sur and Rancho Viejo Boulevard. Then we have number five is A Van Nu Po and Avenida del Sur. And then lastly we have the proposed connection at Avenida del Sur and Via Esencia.

So I think most of you are familiar with how traffic studies and the data is analyzed and it's based upon a level of service. It's sort of like a grading system when you were in school. A means you have very little delay. It means an intersection functions incredibly well, all the way down to F, which is an unacceptable delay, meaning the intersection does not function well. So and everything in between. And there

are different standards for signalized intersections than there are for unsignalized intersection.

So in accordance with our conceptual plan approval we have to update our traffic study with each phase of development. So accordingly we did brand new traffic counts last April and we submitted an updated traffic study for these Phase 1 subdivisions, and as you can see here we have the existing conditions, so these are the levels of service at the morning peak hour, the morning rush hour and then in the late afternoon/early evening rush hour. And then we show once you put the Phase 1 vehicles on the roadways that is the new level of service, and then projecting forward to full build-out in 2033 we have new levels of service.

Now the full build-out, this is the part of this that's likely going to change as conditions change and so that is why with each phase of development we update our traffic counts, we look at other projects that may be being developed in the area, and so we can include those projects into our background traffic. So as we move forward through this, it's kind of an organic process. So it may be in Phase 3 for example, is there going to be potentially a new offsite improvement that might be warranted as part of the Phase 3 development? That is something that will be determined once we submit our updated traffic study for Phase 3. So we're taking this down in kind of small bites. So clearly the levels of service are really quite excellent for this initial phase and then when we come in with our next application we will analyze it again. And we will continue to analyze it to ensure that the roadway network has proper capacity for the project.

So from a scheduling standpoint, as I mentioned, the design for Avenida del Sur is slated to be wrapped up in November, which is again, a very exciting milestone, and it will go out to bid at that point. We're hoping to break ground on the backbone infrastructure by the end of the year, and then subsequently, early in 2025 starting the infrastructure work for the onsite, within the subdivisions themselves, and this spring is when they're planning to break ground on the Avenida del Sur extension project. And then we would wrap up the subdivision infrastructure at the end of 2025. Avenida del Sur would be slated to be complete in the spring of 2026, and then we would start building homes, also probably around Q1 of 2026.

So Avenida del Sur extension will be complete before we put one vehicle on the roadway.

And that completes my presentation. I'd be happy to answer any questions.

CHAIR HUGHES: Commissioner Greene, you have a question still?

COMMISSIONER GREENE: Two things. First one is going back to that site plan. So when we look at Phase 3 and we see a cul-de-sac, you mentioned that you were trying to avoid dead end streets. There's got to be cul-de-sac somewhere.

MS. JENKINS: It's a loop. Because we have to have an emergency turnaround right here.

COMMISSIONER GREENE: No, I understand. But there's a road that you're neighbor to the east or to the west is a road, and it seems like that should connect through as another potential –

MS. JENKINS: It is not a connection that is contemplated on the conceptual plan, and that neighborhood is a different development pattern than what we are proposing. It's one of the older, existing neighborhoods in the Community College

District – larger lots, a little more of a semi-rural community. And so with the construction of Avenida del Sur and all the other connections that we have going off to the northeast it did not feel like that was critical for us to send vehicles into that neighborhood.

COMMISSIONER GREENE: Okay. And then construction of all of the infrastructure, that happens before you start home construction, would be before Avenida del Sur is completed. So where would that – how would that be trucking through to get here, all the way through the Community College area?

MS. JENKINS: No. We actually are working with Santa Fe County Public Works in terms of coordinating that because obviously, when this is under construction we can't be on top of each other in that regard and so we are working on coordinating that and so that one of the coordination pieces that we are working with with Public Works.

COMMISSIONER GREENE: When you're saying not a single car would be there you're saying not a single residential car but all the construction traffic would go –

MS. JENKINS: They are County roads; there is a potential for some construction traffic through there. Because we just are having to –

COMMISSIONER GREENE: And it would go by the Community College or by IAIA and that way to get to the project?

MS. JENKINS: Technically.

COMMISSIONER GREENE: Okay. Just being clear.

MS. JENKINS: Yes. There are multiple connection points.

COMMISSIONER GREENE: Are you going to delineate a construction route?

MS. JENKINS: We will.

COMMISSIONER GREENE: What is it?

MS. JENKINS: That would have to be done prior to issuance of any development permit. So we would again, have to work through that with Santa Fe County Public Works, and all of the traffic control and the construction staging and the access and everything would be part of the development permit review process, prior to breaking ground.

COMMISSIONER GREENE: We have no say in that unless we decide to say that and come up with something right now.

MS. JENKINS: That would be my understanding because, yes, development permits are administratively reviewed.

COMMISSIONER GREENE: By our administrators.

MS. JENKINS: Yes.

COMMISSIONER GREENE: Okay. Thank you. Just to be clear.

MS. JENKINS: Thank you.

CHAIR HUGHES: Okay. I think one of our earlier conditions was that you complete Avenida del Sur so that there wouldn't be so much traffic through Rancho Viejo.

MS. JENKINS: That's correct.

CHAIR HUGHES: Any other questions?

COMMISSIONER BUSTAMANTE: Mr. Chair.

CHAIR HUGHES: Commissioner Bustamante first.

COMMISSIONER BUSTAMANTE: Thank you for this. Where is the water coming from for the ponds?

MS. JENKINS: You know, from a design standpoint those are – we are working – that’s a stormwater – we’re incorporating the stormwater, passive water harvesting in the landscaping within the park. So we’re not preparing to fill those ponds with any sort of potable water. So we’re passively irrigating and collecting stormwater within the park as really as a means to irrigate the landscape and also to support stormwater harvesting.

COMMISSIONER BUSTAMANTE: And the water for the community is coming from –

MS. JENKINS: Coming from Santa Fe County. There is an existing eight-inch waterline that we are connecting to to serve the project.

COMMISSIONER BUSTAMANTE: And there will not be potable water or groundwater in the ponds?

MS. JENKINS: No, there will not.

COMMISSIONER BUSTAMANTE: Thank you.

CHAIR HUGHES: Commissioner Hansen.

COMMISSIONER HANSEN: So you own this? Or who owns this Esencia?

MS. JENKINS: Esencia Holdings is the entity and it’s Price Land Development is the development entity that is essentially Esencia Holdings. So it is not JenkinsGavin.

COMMISSIONER HANSEN: So who is Price?

MS. JENKINS: Price Land Development? They are the development entity out of Albuquerque and they do work in Albuquerque as well as a lot of work in Santa Fe doing subdivision development.

COMMISSIONER HANSEN: Do they have names?

MS. JENKINS: Yes. Garrett Price.

COMMISSIONER HANSEN: So on this map that we’re looking at at the moment, there’s a black line that has – is this the first phase and this other section –

MS. JENKINS: So we are up here. This is all Phase 1 up here at the top. And my apologies. This does reflect the previous phasing before we tweaked the phasing a little bit, so my apologies for that. But yes, we’re all here.

COMMISSIONER HANSEN: Okay, so I don’t see the park on this.

MS. JENKINS: The park is right here.

COMMISSIONER HANSEN: No, I see that park. I’m talking about the neighborhood park.

MS. JENKINS: And there’s a neighborhood park here and the neighborhood park is here. Let me just go to a better slide. So this is – we’re on the east side, that’s the neighborhood park in Phase 1D.

COMMISSIONER HANSEN: And how big are they?

MS. JENKINS: That park is most – that one I believe is about an acre, a little over an acre.

COMMISSIONER HANSEN: Okay. It seems incredibly dense, very little parks. I know you have this nice big community park which six, seven acres is not really that big. Same size as Patrick Smith. But this is a very dense subdivision and seems that it would be good for people to have a little more open space.

MS. JENKINS: So we have 140 acres of open space.

COMMISSIONER HANSEN: I know you have open space outside the neighborhoods, but I'm talking about inside where it's like incredibly dense. I see the trailheads. I don't quite see how you would get to the open space. I see one place where there's a place for a pond. So I guess it's –

MS. JENKINS: Yes, we're showing trail connections, like for example there's one here. It's a corridor between the lots that gets you to the sidewalk network. We have another trailhead here that creates those connection opportunities, and then we have another one here in addition to there are sidewalks on both sides of every roadway. And so there's great access into a very robust trail network, and then great access into the community park itself.

COMMISSIONER HANSEN: And so these ponds that are going to have stormwater and non-potable water, are they going to be open?

MS. JENKINS: It depends on the depth of the pond. The shallower areas – the ponds will be reclaimed and vegetated so to the naked eye it just should look like a depression in the landscape. But any of the ponds that are deeper would be required to be fenced and I don't have the terrain management plans at my fingertips but our goal is to keep them as shallow as possible so they really blend into the landscape. But from a code requirement if anything's over three feet deep it would have to be fenced for safety purposes.

COMMISSIONER HANSEN: Yes, so I'm assuming there's going to be children in this subdivision.

MS. JENKINS: We certainly hope so.

COMMISSIONER HANSEN: So having ponds are a main attraction to children unless something has changed in the world. And so it concerns me, like the water's not potable, but how clean is the water if children are going to be playing in it?

COMMISSIONER GREENE: I think these are stormwater retention ponds really.

MS. JENKINS: They are stormwater retention ponds. And they are required – the water has to be gone in 24 hours. So that is a terrain management requirement that the water has to percolate into the ground within 24 hours. And so – and like I said, there should not be any form of any significant standing water in these ponds at all.

COMMISSIONER HANSEN: Okay. I'll hold the rest of my questions until after public hearing.

CHAIR HUGHES: Any other quick questions? Okay, let's go to a public hearing then.

MS. JENKINS: Thank you very much.

CHAIR HUGHES: If people can – raise your hand if you're going to speak on this issue. No one's going to speak? All right. One person. So come forward and you'll be sworn in to speak.

MR. FRESQUEZ: Mr. Chair, would you like me to have a timer for this?

CHAIR HUGHES: Yes. Sorry. Three minutes you get to speak.

[Duly sworn, Judy Petrick testified as follows:]

JUDY PETRICK: Judy Petrick, 30 Paseo del Fondo, Santa Fe. I am under oath. I just had a question. Are these going to be condos, primarily, or single-family homes, and how big will the dwellings be?

MS. JENKINS: So the homes will be single-family detached, and they are going to range in size from 1,200 probably upwards to 3,000 square feet. And then there will be some townhomes. I think that's in Phase 3 we're proposing some townhomes which will be an attached product. And then we have – we are proposing 200 multi-family units in one of the phases as well. Probably not going to be apartments. We are working with a partner right now to do actually individual like casitas that would not be like in a large apartment building. But they would be for rent, but they would be individual dwellings. But they would still be for rent. It's a little bit of a different model. But yes, it doesn't look like we're going to be going the apartment route on this.

MS. PETRICK: Do you have an estimation for the part that affordable housing what the cost would be?

MS. JENKINS: What the prices would be? They're going to range from probably the low \$200,000s to the low \$300,000 for the affordable units. And if somebody wants to tell me I'm not getting that right, please chime in but I think that's definitely – I just don't have the figures at my fingertips.

MS. PETRICK: Will there be any kind of financing to help people who need affordable housing?

MS. JENKINS: We'll be partnering with local affordable housing non-profits and they work with the homebuyers. They have to qualify them, because they have to be income qualified. You can't make too much money to qualify for the homes, and then they work with them on financing as well. So there's some really great organizations in Santa Fe that we'll be partnering with.

MS. PETRICK: And one last question, based on the issue of water, which is an ongoing issue in Santa Fe and the West in general, it sounds like a fair amount of City water will be demanded for this development.

MS. JENKINS: We're on County water, but we are – we have – the goal is using County water which protects our aquifer so we are not =

MS. PETRICK: What will be the water source?

MS. JENKINS: The water comes from the Buckman Direct Diversion and the Rio Grande.

MS. PETRICK: Okay. That's all. Thank you.

CHAIR HUGHES: So again, anyone else in the chambers who would consider making – Okay, Dan do we have anybody online?

MR. FRESQUEZ: Mr. Chair, we have Kristy T. wanting to speak.

CHAIR HUGHES: Okay, unmute and go ahead. We'll come back to her later. We'll close the public hearing and go back to Commission discussion. Commissioner Hansen.

COMMISSIONER HANSEN: So the traffic engineering study, it didn't look very good for the first phase. Is that correct?

MS. JENKINS: I think it looks really good but I'd be happy to pull it back up so we can refer to it.

COMMISSIONER HANSEN: Okay. Is C acceptable?

MS. JENKINS: There we go. So this is – in Phase 1 when Phase 1, these three sub-phases are complete, our two signalized intersections, which are 14 and 599, and 14 and Rancho Viejo Boulevard, in the morning we're operating at a level of service C as well as level of service in the pm, and then we have B and B. And then the other intersections, the unsignalized intersections operate at A and B. So we have fantastic levels of service.

COMMISSIONER HANSEN: So it's 14 and 599 where the problems are.

MS. JENKINS: Probably in later phases, what we're probably going to be looking at is probably some signal timing optimization, is probably going to be warranted at that intersection, at a little bit later in the process. I'm not sure which phase is going to necessarily trigger that, but that is really the solution there is to optimize that signal timing.

COMMISSIONER HANSEN: Any other suggestions for improving it?

COMMISSIONER GREENE: Commissioner Hansen, I know that the second intersection there, 14 and Rancho Viejo has one of your favorite traffic circles being proposed some time with one of the affordable housing projects across the way from a roundabout. Yes, that's right.

COMMISSIONER HANSEN: The second one is not the problem. I think 599 is the problem.

MS. JENKINS: So at this point I do have my traffic engineer on the Webex if he wants to add anything, Carl Vermillion, but the signal timing optimization is really – that's kind of the low-hanging fruit as far as more vehicles from Esencia are on the roadway and more vehicles from other surrounding developments are on the roadway. That's really the first thing you want to work on and you want to get that part handled, and then in the future if it turns out there's other physical improvements that might need to be made to the intersection that can be but the signal timing is where you want to start.

COMMISSIONER HANSEN: Okay. So the multi-family you were talking about, are you thinking about duplexes or are you thinking about –

MS. JENKINS: The project isn't designed yet for Phase 2, but we're looking at kind of what would be called a build to rent model, so they would be – there could be a combination of detached dwellings and maybe some duplexes, for example. And it's about creating a pedestrian environment, but it is rental product but it is not what you would call a traditional apartment project. So we feel like that really fits in. It's really something that I think is really needed. It is highly desirable. We're about to break ground on the first of its kind in the city in Las Soleras, and so this is something like I said, it's really desirable. It's great for people who want to down-size and stay in the community, and it's a really good housing option. And so that's the direction that we're going.

COMMISSIONER HANSEN: I've seen some of these in Rancho Viejo that Warren Thompson has been building, but they're duplexes.

MS. JENKINS: And that could be part of it. There could be a combination of single units as well as duplexes for sure.

CHAIR HUGHES: And all this denser housing is for Phase 2, right?

MS. JENKINS: That's Phase 2. Correct.

COMMISSIONER HANSEN: It already seems quite dense with not a lot of amenities. Just my observation.

CHAIR HUGHES: Supposedly that makes it affordable. Go ahead, Commissioner Greene.

COMMISSIONER GREENE: Thank you. Can we look at the park for a minute?

MS. JENKINS: Sure.

COMMISSIONER GREENE: Specifically when we look at the full site plan the park looks a little smaller than it could be. When we zoom out a little bit there's space to the north of it and space to the –

MS. JENKINS: Let me see if I have a bigger drawing here.

COMMISSIONER GREENE: Right there. That would be good enough.

MS. JENKINS: Actually here's the conceptual plan.

COMMISSIONER GREENE: Prefect. So that whole island in there where the community park is just a little part of it, egg yolk in the middle of that fried egg, that whole area could be a park.

MS. JENKINS: This whole area

COMMISSIONER GREENE: Yes. Right?

MS. JENKINS: Technically, yes. What we're proposing aligns with our approved conceptual plan. It also aligns with the park and open space requirements of the Community College District Ordinance, and so – and here's the thing. This neighborhood is 100 percent responsible for ownership and maintenance of this park. So bigger is not always better when you spread out the improvements. We're trying to preserve native open space here, create a very robust trail network, and with housing in this level of market rate housing, you have a 15-acre park, nobody's going to be able to afford to maintain that. So we're trying to build something that is appropriate, provides proper amenities for this community but is more low maintenance. So this park is beautiful and well cared for for years and years to come. Because Santa Fe County is not taking care of the roads. Santa Fe County is not taking care of the open space or the trails. So this one neighborhood has to foot the bill for all of it.

COMMISSIONER GREENE: So what amenities are in the park?

MS. JENKINS: Let go back –

COMMISSIONER HANSEN: So what phase are you building the park in?

MS. JENKINS: It's going to be built in two phases, so a portion of it is going to be built now and then a portion of it I think the rest of it gets built in Phase 3, I believe. So what we have here, we have a nature play area here. We have a lawn area. We have a little outdoor stage, so you could do programming here and then have music. Then we have a tot lot, so kind of a different play area for real – smaller children. Then we have stormwater harvesting that really serves kind of as even an educational opportunity and it also gets really lush in terms of the landscaping so it really creates a beautiful area. We have a pump track and walking trails. We have shade structure that overlooks the stormwater harvesting areas, and of course supplementing the existing landscaping with some additional vegetation.

COMMISSIONER GREENE: I hate to ask: no pickleball?

MS. JENKINS: We are not currently proposing pickleball.

COMMISSIONER GREENE: Just because I look at the demographic of 710 homes in the Community College District –

MS. JENKINS: This is probably very much a pickleball demographic. However, in our recent experience, the people living right there are not going to be thrilled about the pickleball, because it is incredibly noisy.

COMMISSIONER GREENE: I live near a pickleball. It's not noisy. It's not that bad. And it can be designed appropriately. But really it looks like this, while that is a park, it really looks like less than a quarter of it is even landscaped. Right? It's that lawn, the tot lot, the nature area and a little bit of street trees, and really that to me is the park. The rest of it is just open space with trails and ponds in it which is the rest of it, but you're talking about across the rest of the site.

MS. JENKINS: We're trying to strike a balance between passive outdoor recreation opportunities and more active recreational opportunities. So yes, this area here to the south is really focused on obviously children's play, which is really important, as well as the lawn area and the stage, and then we have passive and for biking and walking through the park, and then again, connecting out into the broader open space. And this is not final. It is something that we are working to finalize now because a portion of this is going to be constructed as part of the backbone infrastructure. So I appreciate your feedback and we're happy to incorporate your commentary for sure.

COMMISSIONER GREENE: I think – so a couple more questions about the park. So where's parking for the park?

MS. JENKINS: There is on street parking on all the roadways, so there's going to be – obviously, we're not parking on Via Esencia but on the adjacent roadways there's ample on-street parking.

COMMISSIONER GREENE: And so there's not going to be a single parking lot for –

MS. JENKINS: Not currently, but we could absolutely look at that, for sure. A small parking area could be advisable for – but, yes, we could absolutely look at that. I think that's a good suggestion.

COMMISSIONER GREENE: Especially when you have a stage and things like that you need some event space. If you're going to have an event thing you need more than the visitors and pissing off the neighbors. And you've talked about pissing off the neighbors, have all the people that come to the park go park in front of their house.

MS. JENKINS: Yes. Absolutely.

COMMISSIONER GREENE: And so having some neighborhood parking for that. And all of that area in this diagram is irrigated? This whole thing? Or is it just that little area around the lawn that's irrigated?

MS. JENKINS: For any new plantings, absolutely will be irrigated, some of the areas that we plant for temporary irrigation until the vegetation is established. Probably down here we would have more permanent irrigation, and then for the additional plantings around we would do temporary irrigation with the goal of we're using very native vegetation here, so we could pull that irrigation and those plants would thrive on their own.

COMMISSIONER GREENE: While I love native irrigation I do love a good shade tree too, and so finding ways to really have little oases along this, in this area, not just one singular spot –

MS. JENKINS: Exactly. And that's a big part of kind of the ponding areas as well is that really creates – collects water and feeds the vegetation in those areas as well.

COMMISSIONER GREENE: Okay. And then are there any other amenities that are planned for this that are public amenities or all the rest of it is just sidewalks?

MS. JENKINS: There are no other amenities planned.

COMMISSIONER GREENE: There's no clubhouse for 710, because –

MS. JENKINS: There is not a clubhouse planned.

COMMISSIONER GREENE: Okay. No commercial? Not a single lot available for the off chance that somebody wants to open a coffee shop for the neighborhood?

MS. JENKINS: No. There is no commercial available.

COMMISSIONER GREENE: It would be so nice to be able to walk to something if you lived here, right?

MS. JENKINS: It would be. It would be. Unfortunately, I do not believe that there are enough rooftops to make something like that viable.

COMMISSIONER GREENE: There's a college and there's a school and there's 710 homes. There are small towns in New Mexico that are smaller than 710 homes that have a coffee shop. So you can easily do that. It may not come with the first build-out but over time, reserving an opportunity for somebody to see the market evolve and reserving that one lot for that so that when dynamics change and people go, my god, this is such a great walkable community, if only, right? Whether it's mailboxes, a shipping location, a – something that becomes a commercial amenity that's changeable. Maybe it two lots, honestly, at the end of the day, that it's a doctor's office. It's something that allows for something to emerge and not be excluded from the development. I'm not saying mixed use, 15 lots a 10,000 square foot big box or a 40,000 square foot big box but two 3,000 square foot maximum commercial lots near the park so people could get a sandwich, go out to the park, get a coffee. Just make it more dynamic and not just a bedroom community. And give us gross receipts because we need gross receipts.

MS. JENKINS: Gross receipts. Yes.

COMMISSIONER GREENE: Anyway, just an idea. I really would love to see that. Maybe it's in the further phases, closer to the southern part of the park. It looks like most of your park costs are in the later phases, which I don't necessarily think I like either, but something to make it a more dynamic community would be –

MS. JENKINS: Thank you, Commissioner.

CHAIR HUGHES: Any other questions? Commissioner Hansen.

COMMISSIONER HANSEN: I agree with Commissioner Greene on this of the whole idea of the Community College District was to have mixed use, mixed neighborhoods. I know that it hasn't borne fruit in Oshara but at least we have the Pantry Dos, and that has become a very popular restaurant.

MS. JENKINS: And it's fantastic because Pantry Dos is on Richards Avenue and the amount of drive-by and vehicular traffic that Pantry Dos is exposed to – Pantry Dos does not rely on Oshara. The Oshara residents get the benefit of it but it by no means relies on those rooftops.

COMMISSIONER HANSEN: And it took a long time being there. But it is nice to have commercial ventures and that was part of the idea of the Community College District. So I'll drop it at the moment but I don't think I'll ever forget that.

CHAIR HUGHES: Okay. Any other questions or comments? Well, this is my district, I'll make the motion for the first one anyway. I make a motion that we approve Case #24-5130, Esencia Holdings, LLC, preliminary and final plat approval for Phase 1, Sub-Phase 1B, Esencia Holdings, LLC, applicant, JenkinsGavin, Incorporated, agents request: 1) preliminary and final subdivision plat approval for the proposed Esencia Development, Phase 1, Sub-Phase 1B of the four-phase Esencia Development; and 2) approval of the affordable housing agreement for Phase 1, Sub-Phase 1B and the approximately 49.9-acre parcel located within the Community College District. The subject property is located at 137 Camino Vista Grande, SDA-1 within Section 30, Township 16 North, Range 9 East (Commission District 5), with the exception that referral to Las Campanas in condition #3 be removed.

COMMISSIONER HAMILTON: Second.

MR. YOUNG: Mr. Chair, if I could interject one second before voting. I believe in the chat we did receive a public comment and I would ask that Daniel help us with that if he can, just before you vote.

CHAIR HUGHES: Sure. Go ahead and read the comment.

MR. FRESQUEZ: Mr. Chair, this is from Kristy T. She was having trouble with her audio.

CHAIR HUGHES: I'm wondering if we could accept her comment that she was not sworn in and we don't have her address.

CLERK CLARK: We don't have her address or her last name and she hasn't risen her hand to swear the oath.

MR. YOUNG: Now we're getting in the – Mr. Chair, she has raised her hand but it is difficult to communicate. It sounds like she's having a hard time with the speaker and mike.

MR. FRESQUEZ: She's unmuted now.

KRISTY THOMAS (via Webex): Can you hear me now?

[Duly sworn, Kristy Thomas testified as follows:]

MS. THOMAS: My name is Kristy Thomas. Address is 15 Lewis Lane, and I know I'm under oath. Can I start?

CHAIR HUGHES: Yes.

MS. THOMAS: I guess my concern is, and I would just like this to be addressed is just how all of the construction traffic is getting to this. As somebody earlier said, egg yolk. This is an egg yolk of a whole entire community around already developed properties. So my concern is how and has there been enough thought process put into the traffic that is going to amass to get to this project, and how it's going to disserve the actual neighbors and what's already existing here.

CHAIR HUGHES: Is that your comment?

MS. THOMAS: Yes. That's my question.

CHAIR HUGHES: Thank you. Would you care to address the question that she asked, Jennifer?

MS. JENKINS: Thank you, Chair Hughes, Commissioners. So as mentioned when discussing this particular item with Commissioner Greene, we are working through the details of the construction access with Santa Fe County. They're going to be out there building Avenida del Sur while we're doing our onsite work. There are – one of the options is Camino Vista Grande at our southwest corner. It's a County road, and a public roadway that we could use in a temporary fashion. That is one option. Options going out to the east, but I know that Rancho Viejo expressed – and when we were going through the conceptual plan process that they did not want any construction traffic coming through Rancho Viejo and so we are trying to drill down on that and doing that in collaboration with Public Works to identify the best solution.

MS. THOMAS: Could I ask a second question. If you're choosing to use Vista de Monte, which is the road coming off of Highway 14 all the way down to enter your development, which is right next to my house, are there plans to take care of that road prior to you doing construction?

MS. JENKINS: Absolutely. So we would be responsible, whichever roadway that is utilized for this purposes because unfortunately, you have to be able to get to your site. So you can't build a community without being able to access the community. And so we would be responsible for the maintenance of the roadway and any repair that would be necessary when construction is complete.

CHAIR HUGHES: Okay. We'll close public hearing again and I guess we'll go back to the vote. Are there any more comments before we vote?

COMMISSIONER GREENE: I guess we're not talking about Phase 3, where Phase 3 is adjacent to the park and most of the park is being delayed until a later phase. So is that going to be the – I guess my question is is the completed park going to be before Phase 2, as a part of Phase 2, or whatever the next phase is because there's some fungibility in your language here.

MS. JENKINS: Yes, so it is the intention right now is that the balance of the park – part of the issue with the park is that we have to have enough revenue in the homeowners association to maintain the park. So if you only have 30 percent of your residents, so you only have 30 percent of your revenue in the homeowners association, if you build the entire park day one then you don't have the revenue you need to maintain it. So that's why we're doing it in two phases. So the plan is to build the initial phase of the park now, so that will be complete before anybody's living there. That's important that we have these amenities available. And then the balance of the park would be in Phase 3.

COMMISSIONER GREENE: The amenities in the first phase of the park are just trails. There's no green space. There's no kids' tot area. There's no anything really. There's very little maintenance except for the trails in Phase 1. And I would say that prior to starting Phase 2, 3, or 4, the park should be completed. I know you don't like that, but –

MS. JENKINS: It is incredibly problematic because of the front end loading when you're doing a community like this.

COMMISSIONER GREENE: It's not front end. You've got all of three phases, I A, B, and C, or A, B, and D, whatever it is. You've got a couple hundred homes, half the project pretty much built out in Phase 1. You should be able to carry the park, or the developers have to carry the park, right? It's part of getting the park done before you do the two or three other phases, the other 50 percent of the project.

I guess this is a question, maybe not for you. Maybe it's a question for –

MS. JENKINS: I think it's a question for me.

COMMISSIONER HANSEN: I have a question also. The two smaller parks, do they have any amenities?

MS. JENKINS: I do have – do we have the design? Give me one second. I'm going to get you an answer to that.

COMMISSIONER HAMILTON: Just to be clear there's a motion and a second that has to be voted on as is.

MS. JENKINS: Thank you very much for allowing me to confer with my client. So the little smaller neighborhood parks, they do include play structures and other amenities, so it's not just a patch of grass. So those parks are being developed with play structures and amenities for the community, and then it was just clarified that actually the intent is to finish the park as part of Phase 2. So that was the clarification that I was just provided by my client. So if you would like to add a condition that the park be constructed as part of Phase 2.

COMMISSIONER GREENE: Phase 2 or whatever the subsequent phase would be, because there's some language here that says Phase 3 or Phase 2 might happen first. So whatever the next phase is as a condition of approval.

CHAIR HUGHES: Okay. The motion is as is.

COMMISSIONER HAMILTON: Yes.

CHAIR HUGHES: Okay, so motion by Hughes, seconded by Commissioner Hamilton.

The motion to approve item 12. A passed by unanimous [4-0] voice vote with Commissioner Greene abstaining.

COMMISSIONER GREENE: I'm going to abstain for now because I wish I had the opportunity to get that, they were offering. Thank you.

CHAIR HUGHES: And we have one more. Does anybody else want to make this motion?

COMMISSIONER GREENE: I will make this motion then. I will make a motion to approve Case No. 24-5090, Esencia Holdings, LLC preliminary and final plat approval for Phase 1, Sub-Phases 1C and 1D-Esencia Holdings, LLC., applicant, JenkinsGavin Inc., agent, request: 1) preliminary and final subdivision plat approval for the proposed Esencia Development, Phase 1, Sub-Phases 1C and 1D of the four-phase Esencia Development; and 2) approval of the affordable housing agreement for Phase 1, Sub-Phases 1C and 1D. The approximately 51-acre parcel is located within the Community College District. The subject property is located at 137 Camino Vista Grande, SDA-1 within Section 30, Township 16 North, Range 9 East, Commission

District 5, with an added condition that the park be completed before any additional phases are approved.

COMMISSIONER HANSEN: In the next phase.

COMMISSIONER GREENE: Any additional phases are approved for development.

MS. JENKINS: If I may, Chair Hughes, my apologies. May I offer a slight amendment to that?

COMMISSIONER GREENE: Please.

MS. JENKINS: From a standpoint of the development generating revenue working with our builders, if we could have that condition be as part of the development of the subsequent phase, as opposed to prior, because it's way more workable if that's –

COMMISSIONER GREENE: Would you like to restate that for me, please?

MS. JENKINS: Yes. So the community park shall be completed as part of the development of the next phase of development.

COMMISSIONER GREENE: I'm great with that. Thank you very much.

COMMISSIONER HANSEN: I'll second that.

CHAIR HUGHES: Okay. I think the motion should also approve the removal from condition three, the part about transfer to any other plats associated with the Village of Las Campanas. Is that okay?

COMMISSIONER GREENE: That is okay. Thank you very much.

CHAIR HUGHES: Okay, so we have a motion by Commissioner Greene, seconded by Commissioner Hansen. Any other comments?

The motion to approve item 12. B passed by unanimous [5-0] voice vote.

12. C. **Case No. 22-5130 Robus Development, LLC (Conejo Hills Estates), 16-Lot Major Subdivision- Robus Development LLC, Applicant, Liaison Planning Services, Inc., Agent, Request a Major-Subdivision Approval to Create a 16-Lot Residential Subdivision (2.5 to 2.865 Acres per-Lot) of a Parcel of Land Consisting of 40.66 (±) Acres of Land, within the Residential Estate (RES-E) Zoning District which Allows for one Single-Family Residence per 2.5 Acres. The Proposed Subdivision is a Type-Three (Major), which Consists of 6-24 Parcels, Where Any Parcel is Less Than Ten (10) Acres in Size. The Applicant Also Requests Approval of the Affordable Housing Agreement for One Required Affordable Lot. The Subject Property Will Be Served by Shared Wells and Each Lot Will Have Its Own Individual Septic Sewer Systems. The Property is Located at 11, 12, 17, 18 Sendero de Ensueño, SDA-2 (Commission District 2) [Exhibit 1: Photographs provided by RUEMA; Exhibit 2: Photographs Provided by Applicant; Exhibit 3: Vicinity Map Provided by Applicant]**

CHAIR HUGHES: And that would be Ken Quintana.

MR. QUNTANA: Good afternoon, Commissioners, Mr. Chair. [Mr.

Quintana read the case caption.] Summary: The current owner of the property (applicant) acquired the property by warranty deed recorded as Instrument #1966917 in the Santa Fe County Clerk's records dated September 27, 2021. The four parcels of land were created by approved survey plat book 463 page 9 in the Santa Fe County Clerk's records dated December 19, 2000. The applicant requests a major subdivision approval to create a 16-Lot residential subdivision of a parcel of land consisting of 40.66 acres of land, within the Residential Estate Zoning District which allows for one single-family residence per 2.5 acres. The applicant also requests approval of the affordable housing agreement for one required affordable lot.

This application has been reviewed for compliance with the applicable standards as set forth in Chapter 7 of the Sustainable Land Development Code and Ordinance 2017-7 as follows: access, fire protection, landscape and buffering, lighting, signs, parking and loading, water supply, wastewater and water conservation, open space, protection of historic and archaeological resources, terrain management, flood prevention and flood control, solid waste, operation and maintenance of common improvements, affordable housing.

Staff's recommendation: Staff has determined that this application for preliminary and final plat to allow a 16-lot residential subdivision known as Conejo Hills Estates to be developed in a single phase is in compliance with the subdivision and design standards set forth in the SLDC and therefore recommends approval of the applicant's request, subject to the following conditions. Mr. Chair, may I enter these conditions into the record.

COMMISSIONER BUSTAMANTE: Mr. Chair stepped away. I will ask are there any questions initially, or do we have public comment. Enter them please, yes.

The conditions are as follows:

1. The boundaries of the development area shall be clearly marked on site with limits of disturbance (LOD) and fencing or construction barriers to be approved by Staff prior to any grading or clearing and before starting construction in accordance with submitted engineered Grading & Drainage Plan.
2. Applicant must provide an approved Storm Water Pollution Prevention Plan (SWPPP) with the permit application for infrastructure construction.
3. Mass grading of the site will be prohibited and noted as "Special Building Condition" on recorded Final Plat and transferred to any other plats associated with Conejo Hills Estates.
4. Limits of grading shall be shown on Final Grading & Drainage Plan.
5. Applicant must comply with all Review Agency's Comments and Approval Conditions.
6. Applicant must build all roads within Conejo Hills Estates to an SDA-2 "Cul-de-sac" standard.
7. Final Plat shall be recorded within twenty-four (24) months after its approval or conditional approval or the Plat shall expire. Prior to the expiration of the Final Plat, the subdivider may request, from the Board. An extension of the Final Plat for a period of time not exceeding thirty-six (36) months.

8. Applicant must submit a Financial Guarantee prior to Final Plat recordation.
9. Accessory dwelling units are prohibited on lots 1, 2 and 5. All other lots will be allowed accessory dwelling units with compliance section 10.4 of the SLDC. Water allocation for all residence shall not exceed that of 0.25-acre feet per year. This shall be noted on the Final Plat.
10. Water allocation for all lots shall be no more than 0.25-acre feet per year per single-family residence and Accessory dwelling units with compliance to section 10.4.2.4. Water meters shall be installed in all homes on all lots with monthly readings showing compliance to HOA.
11. All staff redlines and comments shall be addressed prior to plat recordation.
12. The Applicant shall enter into a Subdivision Improvement Agreement with the County for completion of all subdivision improvements on-site and off-site, this agreement shall be signed by the Administrator, recorded and referenced on the plat.
13. Water restrictions and conservation covenants shall be filed in the County Clerk's office and referenced on the plat.
14. All roads/easements being created with the subdivision plat shall be named and rural addresses shall be obtained prior to plat recordation.
15. The Preliminary and Final Plat is subject to all the conditions of approval listed above.

[See Page 79 for additional conditions]

MR. QUNTANA: Thank you. I stand for any questions.

COMMISSIONER BUSTAMANTE: Are there any questions? Okay. Go ahead.

COMMISSIONER HANSEN: Okay, let's see. I'm going to wait for my questions until the applicant does their presentation.

MR. QUNTANA: Thank you.

COMMISSIONER BUSTAMANTE: Do we have any other questions from the Commission? Okay, the applicant. Go ahead.

[Duly sworn, Dolores Vigil testified as follows:]

DOLORES VIGIL : My name is Dolores Vigil, with Liaison Planning Services. My address is P.O. Box 1835, Santa Fe, New Mexico, 87504, and I am under oath. Shall we wait till Mr. Chair gets here or shall I begin? Okay. Thank you.

Good evening. As you know, my name is Dolores Vigil. I'm with Liaison Planning Services. I represent the applicant, Randy Edwards who is with Robus Development, LLC. For the record, Mr. Edwards is in agreement with the conditions of approval as stated in the staff report and I would like to turn your attention to the vicinity map so I can show you where the property is actually located. It's located and addressed as 1112-17 and -18 Sendero de Ensueño, Santa Fe, New Mexico. It is approximately five minutes north of Camino La Tierra as shown on the vicinity map. The actual way to get there is you would take New Mexico 599 from 285 West to Camino La Tierra and then on, and then you would take a right going north to Fin del Sendero, and then from there you would take a west on Paseo del Paisano, and then north to Paseo de Pajaro.

The property is currently comprised of four lots. Those – each parcel is vacant. Each parcel is approximately 10 acres in size and a total of 40.66 acres and lies within the Residential Estate zoning district and Commission District 2. For the record, this request is for an approval of a 16-lot type 3 major subdivision with each lot less than 2.5 acres, which is the minimum lot size for this area. Access to each lot will be provided by three privately owned internal easements.

To the south is one located and accessed by Paseo de Pajaro which will be a 38-foot access and utility easement. Then there are also two driveway easements that will be accessed on the east side of the property off of Camino Hasta Mañana which will be a 24-foot access and utility easement. Each road will be built to County standards and will be maintained by the homeowners.

Utility easements will be established and located along these roads. Building envelopes will be designated on the recorded final subdivision plat and are shown on the site plan. The lot coverage is expected to be less than 20 percent of each lot because they are quite large and there is some slope issues so we have designated those building areas as you see on the site plan.

No signage other than what is required is proposed, for example, we'll have stop signs of course and we'll have directional signs. But there's no monument sign for the project. The name of the project or the subdivision will be Conejo Hills Estates. There is no subdivision lighting being proposed but the lots and all building permit applications will be subject to the County standards for lighting and all dark sky requirements.

The open space that is proposed exceeds the requirement of 20 percent. The requirement amount is 12.198 acres and the proposed is 13.733 acres. All lots shall be served by shared wells to be drilled pursuant to New Mexico Office of the State Engineer's requirements. None exist on the property at this time. Each lot will have their own individual septic sewer system upon completion of the homes on each lot and those will also be pursuant to New Mexico State Environmental design standards. Also none exist on the lots at this time.

The affordable housing, the component for that is the applicant has consulted with the County affordable housing coordinators and they determined that the affordable housing requirements would be met by providing one offsite .22-acre lot located nearby at 31 Paseo del Pajaro. No phasing of this development is expected. The applicant will meet County bonding requirements upon executive of the recorded plat. Parking – there are no common parking areas required. So guest and visitor's parking will be handled within each individual lot as each home site is applied for and developed. These parking areas will meet all County requirements.

Solid waste for the project will be handled through the same regional subcontractor that picks up waste and recycling for all neighbors within this area. It's important to note that there are no variances required. In addition and also an important note is the applicant and their consultants met with TAC members at least twice prior to making their submittal, once on June 17, 2021, and then again on March 3, 2022. We did – the TAC members did provide guidance so that the proposed project that you have before you meets all the requirements for a type 3 major subdivision.

Also the neighborhood Zoom meeting was held on May 25, 2022. In conclusion, the applicant has taken time and consideration in creating a subdivision that provides the

least amount of impact to the neighborhood and which meets all the requirements within the Santa Fe County codes. Also, in light of the fact that the applicant is not requesting any variances from the County, the applicant, Robus Development, LLC, graciously requests the approval of this major subdivision application of the existing four tracts to create a total of 16 residential lots of approximately 2.5 acres each.

Mr. Edwards and his development team of experts is available to answer any questions that you may have. At this time we thank you for your time and I ask for questions.

CHAIR HUGHES: Okay, do we have any questions? Commissioner Hansen.

COMMISSIONER HANSEN: Thank you, Dolores. Thank you, Kenneth. So one thing I'm wondering about is the affordable housing agreement. How come there's 16 units and then get an extra lot to build an additional affordable housing on?

MR. QUNTANA: Mr. Chair, Commissioners, the SLDC allows the applicant a choice to do the affordable housing onsite or an optional to do an offsite meeting requirements of the SLDC. In this instance the offsite directly south from this project meets the SLDC requirements for the affordable housing component.

COMMISSIONER HANSEN: So they get all their 16 lots plus an extra lot.

[Duly sworn, Karl Sommer testified as follows:]

KARL SOMMER: My name is Karl Sommer, and my address is Post Office Box 2476, Santa Fe, New Mexico, and I acknowledge that I'm under oath in speaking to the Commission. Mr. Chair, Commissioner Hansen, the affordable housing lot is already created. We're not creating another lot for that. It is already created and is being dedicated to affordable housing, and it's 2.75 acres.

COMMISSIONER HANSEN: Okay. I don't quite understand – it doesn't say there are 17 lots in this subdivision.

MR. SOMMER: It is not within the subdivision. It is directly south of, I think less than 100 yards and it is a lot that's already created in the adjoining subdivision. It's been purchased and it's being dedicated for the affordable housing and put in the program.

COMMISSIONER HANSEN: And are you going to build a house on it?

MR. SOMMER: Yes, we are.

COMMISSIONER HANSEN: Okay. So then my main question is have you reached out to the Las Campanas Co-op to connect to their sewer and water system?

MR. SOMMER: The answer is no, we have not. They're not within any distance or availability to this property for sewer service.

COMMISSIONER HANSEN: Okay. How far away are they?

MR. SOMMER: I think the closest Las Campanas connection is down Fin del Sendero, and then along La Tierra. I mean it is miles and miles away.

COMMISSIONER HANSEN: Okay. Fin del Sendero Road needs work, especially coming right off of La Tierra. Does maybe Public Works want to – the more houses we put in that area the more traffic we have on Fin del Sendero. So what is our plan to fix Fin del Sendero because it clearly needs roadwork.

MR. SOMMER: I'm not familiar with what the County's plans are. I'm not sure Fin del Sendero is a County road.

COMMISSIONER HANSEN: It is.

MR. SOMMER: So I don't know what the plans are to improve it.

COMMISSIONER HANSEN: Is Brian online?

BRIAN SNYDER (Public Works Director via Webex): I am, Commissioner. Mr. Chair, Commissioner Hansen, Santa Fe County has a state LGRF funding to improve the section of Fin de Sendero from Camino La Tierra as you go down the hill, we're going to be improving that this year.

COMMISSIONER HANSEN: Okay. So then in the application, it also says the Fire Code that you're complying with is 2015, but I thought we updated the Fire Code to 2021. Is that not true? Am I correct?

CHAIR HUGHES: We did update the Fire Code. Yes.

COMMISSIONER HANSEN: So I think that we need to – that needs to be updated in the application. And then I did say that you are going to have some additional dwelling units but it was specified to certain lots. Is that correct?

MR. SOMMER: Mr. Chair, Commissioner Hansen, the answer is yes, that is correct. There will be three lots that will not be allowed to have accessory dwelling units and they will be designated on the plat as the lots not being allowed to have that.

COMMISSIONER HANSEN: Okay. And then I noticed there was an arroyo running through this property, and I don't see that on any of the drawings.

MR. SOMMER: If I'm correct, if you see that swath down the middle of that site plan in front of you, that's the approximate location of the arroyo.

COMMISSIONER HANSEN: Okay, so right down the middle by the road, so to speak? Okay. That's all the questions I have at the moment.

CHAIR HUGHES: Any other questions before we go to the public hearing? Commissioner Greene.

COMMISSIONER GREENE: I'll ask are there any trails or any inner connectivity in the open space to get between the three driveways or roads?

MR. SOMMER: I'll leave that to – I'll get our planner up here to answer that question.

[Duly sworn, Randy Edwards testified as follows:]

RANDY EDWARDS: I'm Randy Edwards. I live at 6 Sunflower Circle, Santa Fe, New Mexico, and I am under oath. So the question was regarding trails, I think we asked if we needed to that. We're happy to do that. All of the open space is set up to be able to be used. People use it all the time, so we'd be happy to do that.

MR. SOMMER: One thing to clarify, this is all private open space and so it's not public open space like the last project. It has a fair amount. So there is no, one, no trail requirement and no trail connections, but you're saying that –

MR. EDWARDS: We'd be happy to allow pedestrian traffic through the open space.

COMMISSIONER GREENE: For your future constituents.

MR. EDWARDS: The neighbors use it all now anyway so it would be pretty horrible to take that away from them.

COMMISSIONER GREENE: It would be nice to keep that. Thank you. Then the next question is you have that on your property on that southeast corner, you

have that hard 90 and then another hard 90. Is there a way that you can make that, within your site plan, a slightly less hard 90?

MR. SOMMER: He's asking if you could cut the corner on the southeast to make the curve a little, the radius a little wider.

MR. EDWARDS: We're not making any improvements to the road on Hasta Mañana at the time but we could definitely do whatever revisions we need to get into the property. But those are out on – that's not part of our improvements at time.

MR. SOMMER: I think what he's asking is on the existing roadway where Hasta Mañana cuts that curve, goes north, is there – I don't know what the location of the road is, but he's asking can you create the arc so that it does not come to a 90, to a sharp 90. Is that the question?

COMMISSIONER GREENE: Yes. Basically.

MR. EDWARDS: I think we can, yes.

COMMISSIONER GREENE: I think you're adding a 36-foot easement there. It could easily be turned into a 60-foot easement and a new design to allow for not a hard 90 and another hard 90 and you could then exist at that Hasta Mañana area in a more polite way.

MR. EDWARDS: Absolutely. Yes. We definitely should be able to figure that out.

COMMISSIONER GREENE: Okay. We leave it as a 60-foot easement so you can sort of maneuver it whichever way you can and then it's not taking up a building site. Hopefully it's not in an arroyo of if it is you'll figure it out.

MR. EDWARDS: It's fairly flat there I think so we should be able to do that.

COMMISSIONER GREENE: That's great. Those are road conditions that I see. You're going to have people who are going to – it's a blind corner. It's two blind corners and it would be better to have a more gentle curve at both of those if you could help that. And since it's on your property.

MR. EDWARDS: That's right. We can.

CHAIR HUGHES: Okay. Any other questions or comments. We'll go to the public hearing. Okay, this is a public hearing so we're going to give you three minutes.

[Previously sworn, Ms. Petrick testified as follows:]

MS. PETRICK: Judy Petrick. What I wanted to know is how many wells will there be shared between each house. How many wells will be shared? Four houses? Three houses?

MR. SOMMER: There will be four wells for 16 houses, so there will be four lots on each well.

MS. PETRICK: Okay. And all houses I presume are going to meet the standards for having fire suppression. They will have the –

MR. SOMMER: There will be sprinklers, yes.

MS. PETRICK: Because there's no close fire station.

MR. SOMMER: Correct. Fire Code requires it and it's on the plat.

MS. PETRICK: And I think it might be wise for you to inform people how expensive the insurance is going to be. Because we live very much in that area and many

insurance companies have canceled the whole area so they're going to be saddled with a fairly high homeowners insurance.

MR. SOMMER: Yes.

MS. PETRICK: What happened is some insurance companies have moved totally out of New Mexico. We're not as bad as California yet [inaudible] problematic

CHAIR HUGHES: Let's speak your comments into the microphone.

MS. PETRICK: It's just problematic, and also, the idea of the traffic that he brought out, the curves and the danger of driving in that area. It really is. And maybe Fin del Sendero will be fixed which will make everybody happy and this will be a lot more driving to do all this. That's your basic access from Fin del Sendero I know. Okay. That's all I wanted. Thank you.

CHAIR HUGHES: Okay. Anybody else in the chambers who wished to comment? Would you come forward?

[Duly sworn, Anita Warren testified as follows:]

ANITA WARREN: Anita Warren, 21 Paseo del Halcon. I understand that I am under oath. Good evening and thank you for this opportunity to speak with you. My name is Anita Warren. I live in Tierra Preciosa community in the Santa Fe County, developed in 1995 under a RUEMA agreement. RUEMA stands for Road Utility and Easement Management Agreement. I am part of a three-person management committee whose sole responsibility is the maintenance and repair of the 2.7 miles within our community which are a combination of paved and unpaved roads. I am a secretary representing Gary Katz, our president, Dennis Snyder, our treasurer, both of whom are out of town, although I do understand that Gary is with us joining the meeting virtually.

Going forward I will refer to us RUEMA. RUEMA is not opposed to the proposed 40-acre Conejo Hills development of 16 homes. However, RUEMA's main concern is the durability of the roads up to the entrance of the Conejo Hills development with regard to maintenance and emergency access. We are currently working closely with Robus to come to a written agreement regarding the specific roads leading to the development. This evening RUEMA is bringing its concerns before the County Commission so that you understand what needs to be agreed upon before we can sign an agreement with Robus and that all is settled before the final County sends in their approval.

There are three areas we'd like to address: traffic impact, paving materials and damage repair. Traffic impact, Mr. Edwards did present his traffic study to us indicating there were 100 cars that would daily impact the roads. In fact, based on our own calculations, there could be up to 144 daily residential trips, plus additional commercial vehicles including trash trucks on the road per day. The 144 trips is based on 16 homes in Conejo Hills, 20 homes in the Hasta Mañana neighborhood, each with two people per house making two daily trips which results in four passes on the road, equaling 144 trips. The section of intersecting roads we are discussing is unpaved and totals .4 mile. RUEMA is requiring that because of the construction traffic and subsequent residential traffic this section be paved by Robus.

Paving materials, number two. Presently, RUEMA has not received specifics from Robus regarding the paving materials it is planning to use. RUEMA therefore would like to go on record stating that it requires that asphalt be used and not chip seal for

paving, especially since there's only one access road into Conejo Hills. Chip sealing is fragile and requires higher maintenance. All paved roads within our community are indeed asphalt.

Damage repair, number three. RUEMA and Robus need to come to an agreement that Robus is responsible for repairing any damage during the entire construction process and not limited to a specific date. Regarding the paving materials and using quality road materials, we have passed out photos of the roads taken by Tracy Tregeagle who is our RUEMA neighbor and I would defer to him now to talk about that. Thank you.

CHAIR HUGHES: Thank you.

[Duly sworn, Tracy Tregeagle testified as follows:]

TRACY TREGAAGLE: My name's Tracy Tregeagle. My address is 41 Paseo del Pajaro, Santa Fe, New Mexico, and I am aware I'm under oath. I want to add to what Anita said about the roadway. I've been a local resident of RUEMA now for six years. I've lived there six winters. I live at the end of Paseo del Pajaro where all the traffic funnels in from Hasta Mañana and this new Conejo Trails Subdivision. It's all going to come together at the end of Pajaro.

My construction background is 50 years in the construction industry, 20 years of that in vertical building and 30 years in road construction. The last 30 years of highway construction industry, I ended my career as an operations manager for Staker Parson Companies in Salt Lake City, Utah. As a large paving contractor we paved about 600,000 tons of asphalt a year, just to give you a little idea of my background.

Our main concern is the wear and tear of this road after we add this additional traffic to it, okay? Presently, it's a hard pack road-base road. I don't know how deep, I'm going to guess one, two feet deep. I don't know. But in my opinion the roadway is adequate now, but it's underdesigned for the future traffic that we want to put on it. Okay, the axels: if you understand that, the axels of the heavy trucks and the passenger cars is going to increase double. Right now, an example of last winter, kind of a normal winter for around here, if the road – if the snow sits on the road for a while and then starts to melt it will obviously seep down in the road and get saturated. I've seen passenger cars using the road creating about one- to two-inch ruts in the existing roadway presently.

The commercial vehicles, the garbage trucks, Fedex, UPS, and you can't really tell if they're loaded or not, the put two- to three-inch ruts in the present road right now. If we increase the traffic by two fold, we're going to have issues.

I recently tried to apply for homeowners insurance through State Farm and was denied. I was denied, one, and they don't understand the road. One, they said it was a private road. Okay, it's not a private road. It's a private road but for public access. Okay? And two, they wouldn't ensure us because of the wildfire danger. I've got a couple aspen trees up against my house and they disqualified us for it. But that is something coming out. During a normal storm cycle, when the snow's not plowed, and RUEMA does a good job of plowing it for us, anything over four inches gets a grader plow. But anything under four inches doesn't get plowed. So the road going up to Conejo Trail, which is not asphalt, but Pajaro and Paisano are dirt, the asphalt, obviously, with the heat from the sun and the dark color melts a lot faster. The dirt road doesn't melt as fast. It takes four-wheel drive to get up to the top of that road and I saw a lot of vehicles last winter either run off the road or get stuck on that road. Okay?

CHAIR HUGHES: Are you almost done, because your time is up.

MR. TREGAGLE: So that's it? End of story? That's all I get to present a case of – and I want to say something. I want to say Randy's been real accommodating. You're shaking your head. For the record, I don't think that's right that a homeowner only gets three minutes to make a case on something as important as this.

CHAIR HUGHES: Thank you. Is there anybody else in the room? Anybody online?

MR. FRESQUEZ: No, Mr. Chair. I do not see any other users online raising their hands, wanting to speak.

CHAIR HUGHES: Okay, we have one in the back. Two more people?

[Duly sworn, Randy Weber testified as follows:]

RANDY WEBER: My name is Randy Weber. I live at 32 Camino Hasta Mañana, Santa Fe, and I realize I'm under oath. Thank you. As you can hear from my address I am in the neighborhood of this development and only part of our road is involved in the interest of the other association. The other association has the bulk of the road traffic coming into this new development. Camino Hasta Mañana only has a small amount but we are watching very anxiously on how that traffic is going to be managed because it's going to double the traffic in the area presently. Because right now, our group has 12 houses and now they're going to add 16 more so it's going to double the traffic on these dirt roads leading into this development, which are already stressed. They have to grade them twice a year already, the dirt roads. We have to grade ours. Every few years we spend thousands of dollars doing so.

So the roads are the main concern for our group as well as RUEMA, and I don't think you can underestimate what is going to happen to these roads when the traffic increases by two. So everyone wants to see them paved up to the development or even part of Camino Hasta Mañana. I know Randy Edwards is considering doing that as part of the development but it has to be codified I think in a more realistic fashion so that everyone's happy about it. So everyone here is concerned about the roads. The development's presence isn't really a concern, it's the roads. So anyway, that's what I wanted to say. Thank you very much.

CHAIR HUGHES: Thank you. I think we had one other person. Come forward.

[Duly sworn, Julie Tregagle testified as follows:]

JULIE TREGAGLE: My name is Julie Tregagle, 41 Paseo de Pajaro. I am under oath. My inquiry is of course we're concerned with the roads. That's our number one concern but we're also concerned with the fire danger, adding more homes in the area. We don't have any fire hydrants that are in close proximity. We're very concerned about that. Insurance is an issue and probably the biggest concern I think is the brush. We are surrounded with a piñon forest, a beautiful piñon forest. And the area that Mr. Edwards is going to be building is pristine open space area.

I am also concerned about the area and the green space. Our property overlooks all of the 40 acres and we've been enjoying that open space for six years. This development will greatly impact our lives, not so much the other neighbors. They are indirectly impact but we are directly impacted and I'm very concerned about that. Mr.

Edwards is very accommodating and we don't object to him coming in. We don't object to what he's trying to do because he's been very compliant with what we want.

But I am a spokesman for the environment. I know that I don't have a very loud voice but I'm one in probably a few people that feel the same way I do about protecting our environment and trying to deserve what open space we have and eliminating all of this development. Just listening to the Estancia [sic] development and all this is going on in Santa Fe. We are the City Different. We want to remain the City Different. We moved here because it was different. Please don't allow all of this commercial building and this residential building to destroy what a beautiful environment that we have here.

CHAIR HUGHES: Thank you.

MS. TREGEAGLE: Thank you.

CHAIR HUGHES: Anybody else in the chamber? You already spoke.

Anybody else?

MR. TREGEAGLE: Who do I appeal to?

CHAIR HUGHES: Anybody online? I think we got the point. We're going to move to the Commission. You need to be quiet. We're going to discuss this on the Commission level.

COMMISSIONER HANSEN: So this was one of the issues that I had circled was the road agreement. This seems to be one of the big issues that are facing continually when we're doing this subdivisions that are especially inside of other subdivisions. So I want to know what kind of agreement have you made with the neighbors surrounding this development. Because I do see that one road, there's five or six houses but the main road down at the bottom has nine houses. So there seems to be three different entry points. So what kind of roads are you going to be building in the subdivision? What kind of agreements have you made with the neighbors, especially with construction because that is one of the big issues that we constantly hear about?

MR. SOMMER: If I may, I have a sort of map off of the County's Assessor's map that gives a good graphic. May I hand that out to you all? I also have the photographs that were emailed of the roads.

CHAIR HUGHES: I think we got those already.

COMMISSIONER HANSEN: We got these in black and white.

MR. SOMMER: You raise a very interesting question and I have watched your all's meetings over the course of the last three years in which this very issue has come up over and over again. And it came up most pointedly when Mr. Herdman's client was asked to do a road maintenance agreement with an association. They had no obligation to do so. They did that and you all – I think they agreed to do that. This is not one of those situations. In those instances that you all have been struggling with over and over again, the developer has been developing a piece of property that did not have an obligation to maintain the roadways to its development, and that was creating problems for the people who were living there already and having to maintain those roadways.

You all are familiar with it. I just bring that to mind because that's not this situation. Mr. Edwards' property is subject to a road maintenance agreement and he pays for road maintenance on the roadways that go to his lot now. He will be required to continue and all of the owners within his development will be required to continue to pay

dues for the improvement, the maintenance and repair of the roadways. So this is not a situation where Mr. Edwards is going to be driving through scot free as they say.

COMMISSIONER HANSEN: Has he made an agreement with the RUEMA?

MR. SOMMER: He's already subject to an agreement, required to pay for the continued maintenance.

COMMISSIONER GREENE: So is he subject to four lots or would he be subject to 16 lots?

MR. SOMMER: That agreement is based on the number of ultimately divided lots. So it's not just four lots it's every lot within that subdivision is going to be paying its share of the maintenance on the roadways that were just talked about, Paisano and Pajaro. So this is not your situation that you've been dealing with and he is already obligated.

COMMISSIONER HANSEN: And Paseo Hasta Mañana?

MR. SOMMER: That's an interesting question. Mr. Weber who just got up here and told you that they're concerned about the maintenance of the roadways, well, Hasta Mañana does not pay. The owners within Hasta Mañana, the 12 lots that he just talked about, they travel through Pajaro and Paisano. They don't pay. They don't pay at all. They're not required to pay and they've continued to refuse to be subject to the RUEMA. They don't want to pay. I understand that but they are not required to pay. They're concerned that we're not going to pay. We are going to pay because we're already obligated to pay.

COMMISSIONER HANSEN: Okay. You have an agreement.

MR. SOMMER: There is an agreement that is subject to –

COMMISSIONER HANSEN: It's part of this agreement and part of what we're going to approve?

MR. SOMMER: This agreement is in place already. It's not subject to us doing anything. We're already required to maintain and share in the maintenance. What we have been working on is the potential for Mr. Edwards to do improvements to the roadway. He's not required to do improvements, either by County code or by the agreement. He has been considering doing improvements. What they're saying to you is this: We want you to require him to pave these roadways. The code does not require that. The code – you could not under the code impose that on him. The neighbors would like it paved.

Let me tell you what paving will require. These are roadways are basecourse roadways. You've seen the pictures there; you see what they are. They are typical of roadways in Santa Fe County. In fact they're probably a lot better than many, many roadways in the districts that you all represent. These are improved roadways. They're maintained roadways. Paving these roadways would require an entire re-engineering. You can't just go throw pavement down on a roadway. You have subsurface requirements. You have compaction requirements. You have drainage requirements, and you saw already in the photographs given to you somebody has damaged the culverts on this roadway because they were installed improperly.

Paving this roadway would require an entire re-engineering and reconstruction of these roadways to put down what was necessary to meet your standards for paving. That

is not either required by code or required of the subdivider under the agreement that we have. What we are willing to do is to consider how can we make sure that our construction does not damage these roadways? How can we consider – and that’s the kind of agreement we’ve been working on. We were thinking that paving would be practical; it’s not practical.

What we are thinking about doing is entering into an agreement that for the period in which construction is going on in our development for the infrastructure itself as well as up to – I think we said the ninth building permit. That’s after homes are being built. That Mr. Edwards would maintain these sections of the roadway at his cost alone, not with the road maintenance contributing but at his cost alone. And that he would repair damages done by construction vehicles that might damage the roadway during that time period.

COMMISSIONER HANSEN: Do you have that agreement in place?

MR. SOMMER: We’ve been working on that. We’ve come to kind of an impasse because they would like us – when I say they, the committee would like us to maintain this roadway at our expense all the way through the end of any construction in the development. We’re not going to do that. We’re not required to do that. But we are willing to do it during the construction that the developer does and up to the ninth building permit. I will say to you this: This is a unique situation in many, many, many instances that come in front of you, particularly in this area. You have a developer who does his development and sells off lots to builders and you’re not dealing with the same person or the same company. You have three or four or five or six or maybe 16 different developers.

COMMISSIONER HANSEN: So are you going to build all the houses?

MR. SOMMER: He’s going to build all the houses. So they will be dealing with one party who is accountable to them throughout the construction. That is the model that he has done and he has done it successfully in other parts of the county. So Mr. Edwards’ company and his partner, they do the development, they build the houses, and they sell them, all the way through. So you not dealing with 16 different builders who you can’t get a hold of and you don’t know what’s going on. So this situation is very unique compared to the ones that you’ve run into before.

This is not a developer who’s coming and selling lots. He’s coming building houses. And I say that’s not a promise that he’s doing – he’s doing that in other developments right now. That’s what he’s doing.

COMMISSIONER HANSEN: And what I’m understanding is that all the homeowners have a road maintenance agreement for inside this development. Do they have a road agreement with RUEMA?

MR. SOMMER: Yes. Everybody who lives in this development will be required to contribute to the road maintenance dues of the roads leading up to this development and they will be required to solely maintain their roadways inside the development.

COMMISSIONER HANSEN: Okay. I would like to see that agreement to be part of this approval but I don’t know if that’s available.

MR. SOMMER: I can tell you this. You heard several people say that Mr. Edwards is accommodating. He is accommodating and he intends fully to take

responsibility for the impacts that his construction will have on this roadway. Why do we know that? One, he's done it before in other developments, but two, he's going to be building this out. He wants to make sure these roadways are accessible. They're not trashed going to the houses that he's selling. So he's got every interest in fulfilling that commitment and we just need to pin down with the RUEMA particular specifics. And we'll continue to work to do that. It's not required of us but we're willing to do that and I say here on behalf of Mr. Edwards that we'll get that done.

CHAIR HUGHES: It seems that eventually paving of this road would be a good idea. Do you have any idea how that would happen?

MR. SOMMER: It would take – I don't know the exact number of owners that will be subject to assessments on this roadway but it would take a complete re-engineering and that means, as you know, Mr. Chair, the road construction and paving as you all are in that business, the depth of the subsurface and that compaction is going to have to be rebuilt. You cannot put paving over this roadway. It doesn't have the right materials. It doesn't have the right depth. So it would be re-engineered completely, and then it would be an assessment by all the people who use it except for Hasta Mañana. They're not required to do anything so probably won't participate in that.

CHAIR HUGHES: And how many, including these 16 people, how many people depend on this road?

MR. SOMMER: The roadways, you can see the lots on the graphic that I passed out to you.

COMMISSIONER HANSEN: So are all these other roads paved?

MR. SOMMER: No. Hasta Mañana is not paved. Pajaro is not paved, and neither is the Paisano paved.

COMMISSIONER HANSEN: Okay, so all the roads are the same standard, basically.

MR. SOMMER: Correct. It's paved up to the intersection of Paisano and Paseo Conejo.

COMMISSIONER HANSEN: So Fin del Sendero is paved. We know that.

MR. SOMMER: Yes.

COMMISSIONER GREENE: Is Paseo de Paisano paved?

MR. SOMMER: Part of Paseo de Paisano is paved up to the intersection with Conejo, which is further south.

COMMISSIONER GREENE: I'm cheating. I'm using a Google map which is much clearer than what you've got up here.

MR. SOMMER: There you go.

COMMISSIONER HANSEN: Okay. Well, I just want to make sure that residents around this development don't feel overly impacted by this development.

MR. SOMMER: And we intend fully to both meet our obligation under the existing agreements which he's met his obligation thus far, and to, in addition, supplement that while the construction is going on and even up to the ninth home being built in this development which probably years out.

COMMISSIONER HANSEN: And so the other question that, like with Las Campanas, one of the things that I worked on with them was making sure that the waste company that picked up all the waste was the same waste company for all of Las

Campanas so that you didn't have 100 different haulers. And so when you contract with the hauler for the waste it will be on the same day as everybody else in the neighborhood and the same – I heard Dolores say that they would be using the same waste hauler as the surrounding neighborhood.

MR. SOMMER: That is fully our intention. Better price, efficiency, all of that.

COMMISSIONER HANSEN: Right. So less impact. There's already the impact of them being picked up but it will all be harmonious so to speak.

MR. SOMMER: Right.

COMMISSIONER HANSEN: Okay. So what about, Kenneth, what about changing the Fire Code in the –

MR. SOMMER: Commissioner, the Fire Code change, the recent adoption of the 21 Code has not changed with respect to the requirements for this subdivision. They're all the same, so the difference in the code with respect to sprinklers, fire access roads, and wildland-urban are all the same.

COMMISSIONER HANSEN: Okay, but it doesn't say that. It says 2015 and it needs to say 2021. So we need to update that in the documents.

MR. SOMMER: Okay. I understand. I misunderstood. I just was making it clear.

COMMISSIONER HANSEN: As everyone knows, I read these things.

MR. SOMMER: Thank you.

MR. QUNTANA: Mr. Chair, Commissioner, I will make that update.

COMMISSIONER HANSEN: Okay. Thank you.

CHAIR HUGHES: Commissioner Greene.

COMMISSIONER GREENE: Thank you very much, and just as a point, I'm sure that that would come up when somebody was getting a building permit as opposed to getting a development plan, but good catch. So when we look at the site plan, and we talk about that dog-leg little road that goes from Paseo de Pajarito makes a hard right turn, and then ends up making a hard left turn and becomes Camino Hasta Mañana. At that very southeast corner of your property is an arroyo. And if I – I'm cheating again; I'm using a Google map that sort of shows me a lot more detail than what you're able to provide here, it looks like one, both of those turns are pretty sharp turns.

MR. SOMMER: They actually are not hard rights like that. They're not a T- intersection.

COMMISSIONER GREENE: Okay. Maybe it's good for traffic calming. But the arroyo that goes under the road that's on your property, are the culverts on that, does that need to be rebuilt? Is that in good condition? Is that something that is something that –

MR. SOMMER: The engineering for that has been done by our civil engineer and he sized it exactly for wherever there are culverts for the drainage calculations that were made and those were reviewed and approved by staff. But I don't have the specifics. I could ask him to come up and answer your questions.

COMMISSIONER GREENE: That's fine. You could refer to your experts. That would be wonderful. The question I have really has to do with there is a culvert there, correct? Already? It's not a low-water crossing.

MR. SOMMER: I don't think that that arroyo flows across Hasta Mañana. It flows the other direction.

COMMISSIONER GREENE: It probably goes from north to the south.

MR. SOMMER: No, I think it goes from south to north.

COMMISSIONER GREENE: South to the north?

MR. SOMMER: Yes. So you're looking at the top of the arroyo that flows south to north into the main arroyo. It does not cross the roadway there.

COMMISSIONER GREENE: Interesting. Okay.

MR. SOMMER: Obviously, you can't tell by that but that's what it does. It flows north and into the main arroyo.

COMMISSIONER GREENE: Okay. Nonetheless, it flows across the road on your property, so –

MR. EDWARDS: I think that we've already turned in our CDs to staff to review and approve and I don't think we've gotten any comments back on that intersection. It may be that we weren't even required to fix that but we will.

MR. SOMMER: Let me be specifically. He's asking where Hasta Mañana, you get to Hasta Mañana and you take a left turn going north, correct?

COMMISSIONER GREENE: A hard left that turns you north.

MR. SOMMER: So it's this area here. Are there culverts under this roadway for this drainage and this drainage?

MR. EDWARDS: I'm certain that there are culverts under the road on both of those locations but I don't know which direction that water is flowing.

COMMISSIONER GREENE: Okay. I'm going to, if I may refer to the neighbor who drives that all the time.

MR. WEBER: I'm also the road manager for Camino Hasta Mañana. I handle all our road maintenance so I'm very familiar with these roads. Very. There's a culvert under the first turn. There is a culvert under the second right turn. The first right turn is a very hard right. The second one is a very sweeping turn. It's actually pretty nice. And there's culverts under both. The first culvert is starting to collapse on the first turn. The second one is fine. There's no problem there. Was there any other question you had?

COMMISSIONER GREENE: No. Thank you for clarifying. Part of my concern is that hard turn.

MR. WEBER: That hard turn is a very hard turn. In fact that turn gets deteriorated very quickly because it's such a hard turn. People take off when they make it. They come to a full stop, turn, and then tear off and that road gets torn up right there, so if they can make it a nice sweeping turn there it will make it a lot – like the second one is a sweeping turn and it's banked. It's actually pretty nice.

COMMISSIONER GREENE: Nice. Sounds like fun. I would hope that there was an opportunity for you to re-engineer that portion of the road that along your southeastern border to make that first turn much more safer, less blind corner, especially because it becomes an intersection too. Because you're adding nine homes to that.

MR. EDWARDS: I don't think it's part of what we're turned into staff to engineer it but we will do that.

COMMISSIONER GREENE: That's what we're here to do. Thank you.

CHAIR HUGHES: Okay. Anybody else, over on this side? Questions?

COMMISSIONER HANSEN: Okay, I'm going to make a motion.

CHAIR HUGHES: Go ahead.

COMMISSIONER HANSEN: Okay. I move to approve Case No. 22-5130 Robus Development, Conejo Hills Estates, 16-lot major subdivision, Robus Development LLC, applicant, Liaison Planning, etc., request a major subdivision approval to create a 16-lot residential subdivision, 2.5 to 2.865 acres per lot of a parcel of land consisting of 40.66 acres of land, within the Residential Estate Zoning District which allows for one single-family residence per 2.5 acres. The proposed subdivision is a type three major) which consists of 6-24 parcels, where any parcel is less than ten (10) acres in size. The applicant also requests approval of the affordable housing agreement for one required affordable lot. The subject property will be served by shared wells and each lot will have its own individual septic sewer systems. The property is located at 11, 12, 17, 18 Sendero de Ensueño, SDA-2, with many of the agreements that we have talked about here.

MR. SOMMER: Why don't I take a crack at telling you what I understood and you can tell me if that's correct. One, just turning first to the roadway issue that you talked about, Commissioner Greene, which is that when we submit our offsite engineering for these intersections, that we make sure, one, that the culvert sizes are adequate and functional and that the turns, especially that first turn as described by Mr. Weber, has a more sweeping or curve to it rather than a hard, hard turn, and then making sure that the culvert under the Hasta Mañana portion is adequately sized and working at the time and if need be, make that curve more functional there. So that's what I understood there and Mr. Edwards has agreed to that.

And then second of all, we agreed that we would do what we said which was, we will do the maintenance on Pajaro and Paisano during our infrastructure construction and up to the ninth building permit being built. We will maintain and repair damages created by our vehicular traffic. Those are the things that I understood that we had talked about.

COMMISSIONER GREENE: And I'll second that with those conditions. And just to reiterate I would also say that 36 or 38 foot accessing utility easement that is on Plat Book 248, page 41, be expanded to 60 feet along that southeast side just to allow for whatever sweeping that you need to do and it doesn't take up any buildable lots or anything like that –

MR. SOMMER: It would benefit the Hasta Mañana folks. It would be an easement across that portion of the –

COMMISSIONER GREENE: Absolutely.

MR. SOMMER: Okay, we understand that.

COMMISSIONER GREENE: Is that a friendly amendment?

COMMISSIONER HANSEN: Yeah, I accept that.

MR. QUINTANA: Mr. Chair, I don't mean to interrupt but that type of request, also the owners, whoever that easement impacts also needs to be in agreement. So I'm not 100 percent certain that that can be condition that can be applied today.

MR. SOMMER: It's just us. We own that southeast corner.

MR. QUINTANA: Okay, just wanted to make that clear.

COMMISSIONER GREENE: I was not saying anything offsite. Just on this site plan.

MR. SOMMER: It's the internal arc that we need to expand.

COMMISSIONER HANSEN: That's right. We are only talking about their land. We're not trying to put conditions on anybody else.

CHAIR HUGHES: And they're including the staff conditions as well.

COMMISSIONER HANSEN: And including staff conditions.

COMMISSIONER GREENE: Yes.

CHAIR HUGHES: Did you get enough of that? Or should we restate it. You got it? Okay. Motion by Commissioner Hansen. Seconded by Commissioner Greene. All in favor say aye.

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

13. Concluding Business

A. Announcements

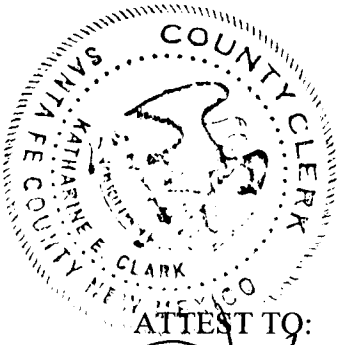
B. Adjournment

Commissioner Bustamante moved to adjourn and Commissioner Hamilton seconded. With no further business to come before this body, Chair Hughes declared this meeting adjourned at 8:04 p.m.

Approved by:



Hank Hughes, Chair
Board of County Commissioners



ATTEST TO:



KATHARINE E. CLARK
SANTA FE COUNTY CLERK

Respectfully submitted:



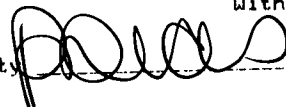
Karen Farrell, Wordswork
453 Cerrillos Road
Santa Fe, NM 87501

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

BCC MINUTES
PAGES: 88

I Hereby Certify That This Instrument Was Filed for
Record On The 12TH Day Of September, 2024 at 03:59:41 PM
And Was Duly Recorded as Instrument # **2041708**
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark

Deputy  County Clerk, Santa Fe, NM



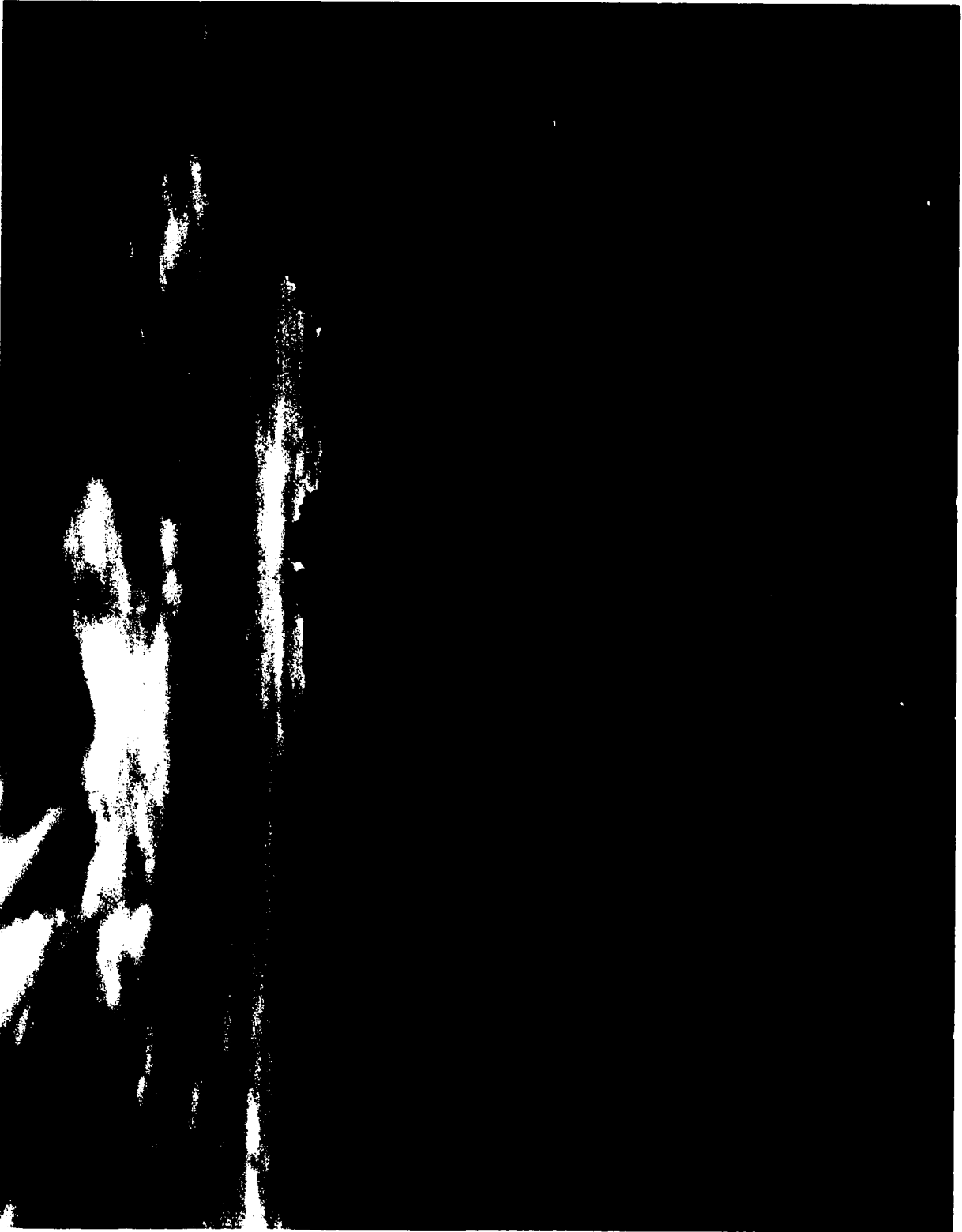
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EXHIBIT

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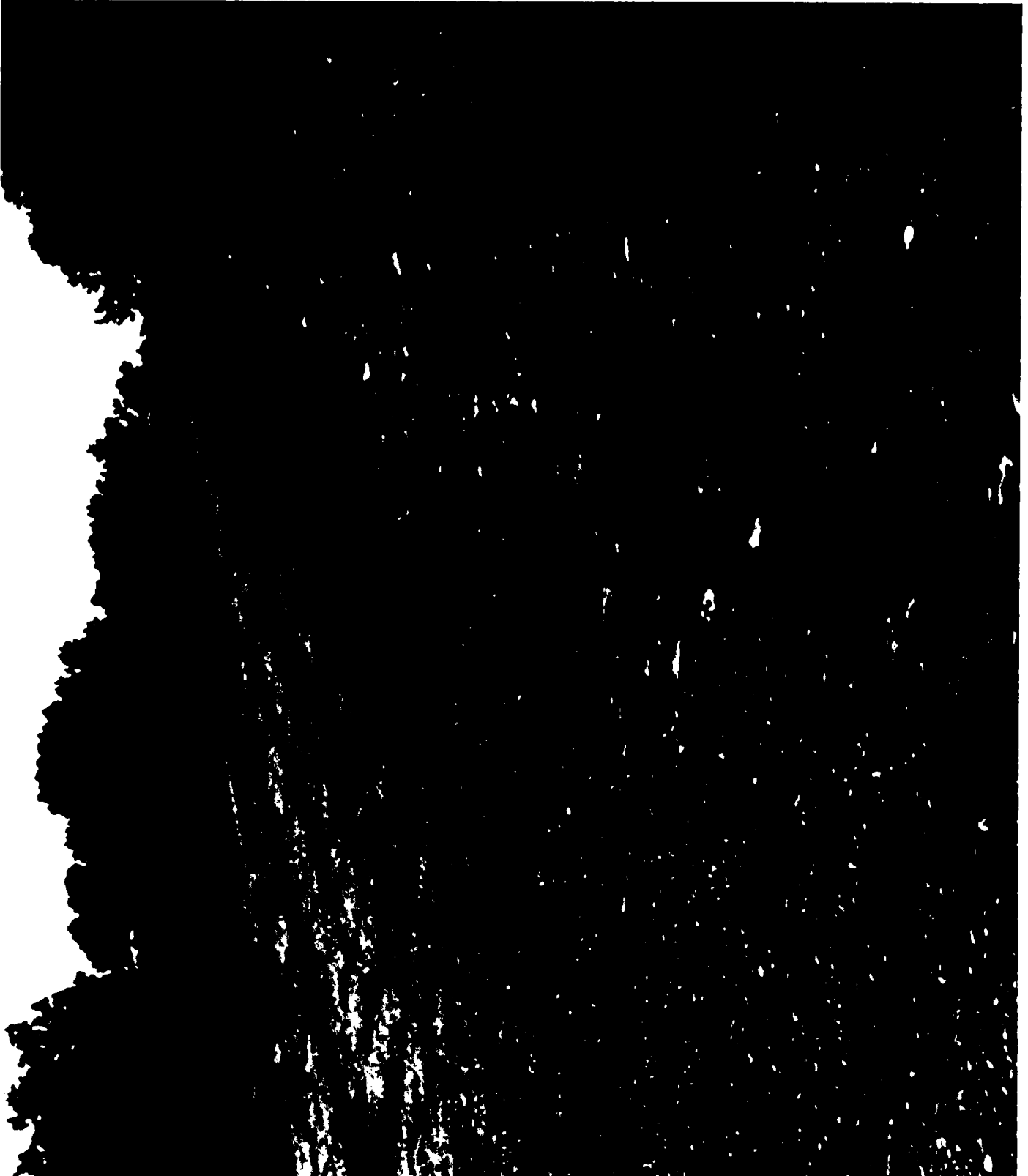
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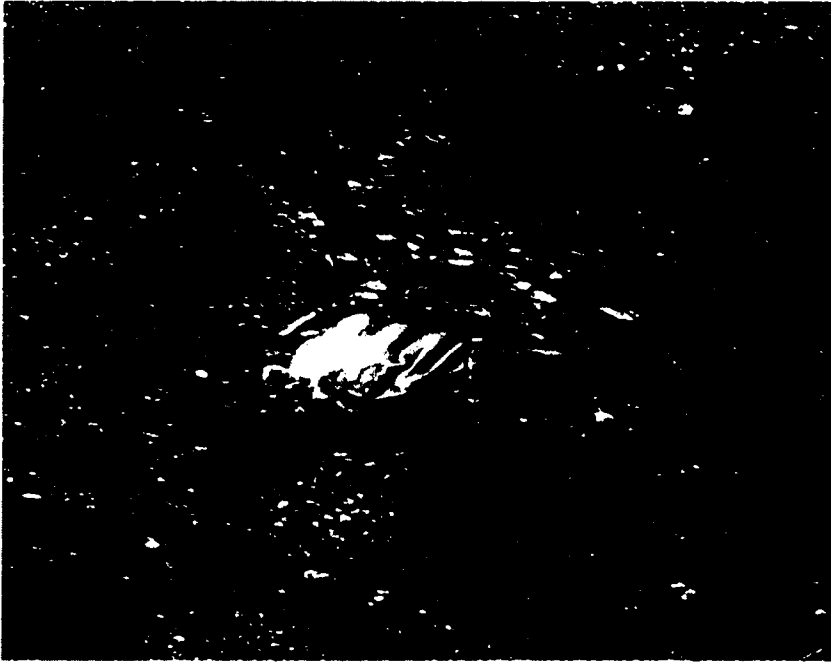


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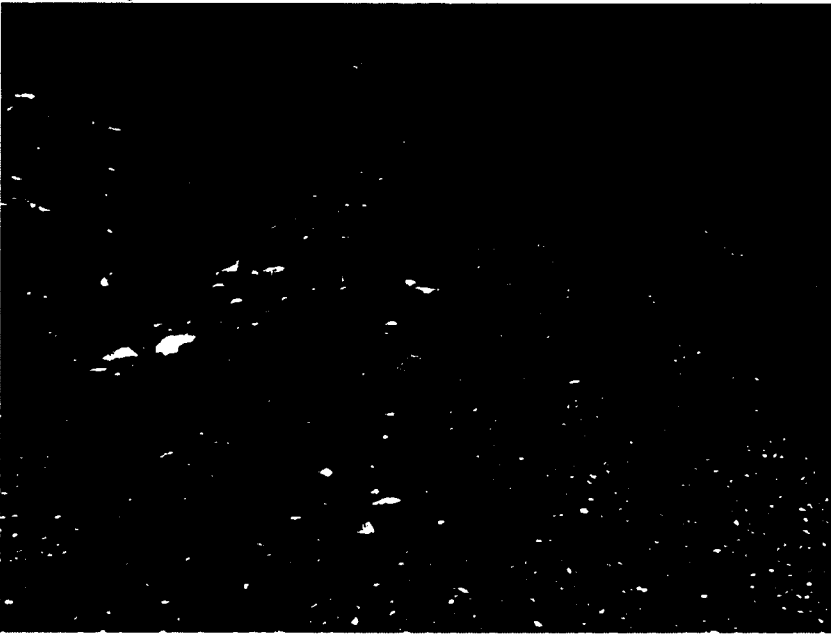


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Anita Warren
Secretary



RUEMA Management Committee

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Tierra Preciosa



630-803-7593

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