



AGENDA

REGULAR MEETING OF
THE GOVERNING BODY
JANUARY 26, 2022
5:00 PM
ATTEND VIRTUALLY

SPECIAL PROCEDURES FOR GOVERNING BODY MEETING

Attendance: In response to the State's declaration of a Public Health Emergency and the Mayor's Proclamation of Emergency, the Governing Body meeting will be conducted virtually.

Viewing: Members of the public may view the meeting through the Government Channel on Comcast Channel 28 and Comcast HD928 or may stream the meeting live on the City of Santa Fe's YouTube channel at <https://www.youtube.com/user/cityofsantafe>. The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

The video recording of this and all past meetings of the Governing Body will also remain available for viewing at any time on the City's YouTube channel at <https://www.youtube.com/user/cityofsantafe>. Staff is available to help members of the public access pre-recorded Governing Body meetings on-line at any time during normal business hours. Please call 955-6521 for assistance.

Radio Broadcast: The meeting can be heard on radio station KSFR 101.1.

Agenda: The agenda for the meeting will be posted at <https://www.santafenm.gov>.

Written Comments: The public may submit written comments on any of the legislative items to be considered on the *Consent Agenda*, *Discussion Agenda*, *Public Hearings* or *Petitions From the Floor* through 1:00 p.m. the day of the meeting, via the virtual comment "button" at <https://santafe.primegov.com/public/portal>.

Public Comment: To provide live public comment during *Petitions from the Floor* or *Public Hearings*, you must join the Zoom meeting by internet or phone, as follows:

Internet: To join the Zoom meeting on the internet using a computer, laptop, smartphone, or tablet, use the following link: <https://santafenm-gov.zoom.us/j/89036724105?pwd=RUpxVUpqcHVLZXJ4c2MwMVNoeVZ5dz09>. **Passcode: 095895**

Attendees should use the "Raise Hand" function to be recognized by the Mayor to speak at the appropriate time.



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Phone: To join the Zoom meeting using a phone, use the following phone numbers and Webinar ID: **US: 1 (346) 248-7799 - Webinar ID: 890 3672 4105 - Passcode: 095895**
Phone attendees should press *9 to use the “Raise Hand” function to be recognized by the Mayor to speak at the appropriate time.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**

Councilor Cassutt

3. **SALUTE TO THE NEW MEXICO FLAG**

Councilor Lindell

4. **INVOCATION AND REMEMBRANCES**

Councilor Romero-Wirth

5. **ROLL CALL**
6. **APPROVAL OF AGENDA**
7. **APPROVAL OF CONSENT AGENDA**
8. **PRESENTATIONS**

- a. Update on Community Engagement Results and Analysis on the City’s America Rescue Plan Act (ARPA) Program and Distribution Feedback. Presented by Cerise Consulting: Molly Parsons and Kathleen Doll. (Kyra Ochoa, Director, Community Health & Safety Department, krochoa@santafenm.gov, 505-955-6603 and Rich Brown, Director, Community & Economic Development Department, rdbrown@santafenm.gov, 505-955-6625)
- b. **Midtown Progress Report:** Community Development Department Presentation (Alexandra Ladd, Director, Office of Affordable Housing, agladd@santafenm.gov, 505-955-6346; Rich Brown, Director of Community



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Development; rdbrown@santafenm.gov; 505-955-6625; Daniel Hernandez, Midtown Project Manager; daniel@proyecto.is and UNM DPAC & Midtown Engagement Partners – Community Development Project Team)

- c. FY21 Audit Status Update. (John Blair, City Manager: jwblair@santafenm.gov, 505-603-1267 and Mary McCoy, Finance Director: mtmccoy@santafenm.gov, 505-955-6171)

9. ACTION ITEMS: CONSENT AGENDA

- a. Request for Approval of the Special Governing Body Meeting Minutes for January 3, 2022. (Geralyn Cardenas, Assistant City Clerk: gfcardenas@santafenm.gov, 505-955-6519)

Committee Review:

Governing Body: 01/26/2022

- b. Request for Approval of the Governing Body Meeting Minutes for January 12, 2021. (Geralyn Cardenas, Assistant City Clerk: gfcardenas@santafenm.gov, 505-955-6519)

Committee Review:

Governing Body: 01/26/2022

- c. Request for Approval of Liquor Hearing Officer's Recommendation to Approve the Request from Vins des Verite Distributing, LLC, 2882 Trades West Road, Unit F, Santa Fe, New Mexico 87507, for the Following: (Geralyn Cardenas, Assistant City Clerk, gfcardenas@santafenm.gov, 955-6519)

1. Pursuant to §60-6B-10 NMSA 1978, Consideration of a Waiver of the 300 Foot Location Restriction to Allow the Sale of Alcohol at Vins des Verite Distributing, LLC, 2882 Trades West Road, Unit F, Santa Fe, which is within 300 Feet of Iglesia El Buen Pastor, 2884 Trades West Road, Santa Fe.
2. If the Waiver of the 300 Foot Location Restriction is Granted, Consideration of a Request for a Wine Wholesaler Liquor License, to be Located at Vins des Verite Distributing, LLC, 2882 Trades West Road, Unit F, Santa Fe.

Committee Review:

Liquor Hearing: 01/10/2022

Governing Body: 01/26/2022



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- d. Request for Approval of a Memorandum of Agreement between the City of Santa Fe and Santa Fe County Transferring One Million Dollars (\$1,000,000) of County of American Rescue Plan Act (ARPA) Funds to the City of Santa Fe for COVID 19 Cash Assistance Relief Funds. (Kyra Ochoa, Community Health and Safety Department Director; krochoa@santafenm.gov; 505-955-6603 and Julie Sanchez, Youth and Family Services Division Director; jjsanchez@santafenmgov; 505-955-6678)

Committee Review:

Finance Committee: 01/18/2022

Quality of Life Committee: 01/19/2022

Governing Body: 01/26/2022

- e. Request for Approval to Purchase a McCloskey 621REWT Trammel in the Total Amount of \$373,315. (Julian Gonzales, WWMD Plant Operator, jrgonzales@santafenm.gov,)
1. Request Approval of a Budget Adjustment/ Budget Increase in the Amount of \$373,315 from the Waste Water Management Department Cash Balance.

Committee Review:

Public Works and Utilities Committee: 12/13/2021

Finance Committee: 01/18/2022

Governing Body: 01/26/2022

- f. Request to Award Bid Number '22/15/B for the Richards Ave East and Campo Conejo Master Meter Vaults ITB, CIP # 960 to A.A.C. Construction, LLC. For an Estimated Cost of \$1,041,000 Including NMGRT. (Bill Huey, Engineer, bchuey@santafenm.gov, 505-955-4273)
1. Request approval of a BAR Budget Increase in the amount of \$1,041,000 from the Water Enterprise Fund Cash Balance.

Committee Review:

Public Works and Utilities Committee: 12/13/2021

Finance Committee: 01/18/2022

Governing Body: 01/26/2022

- g. Request for Approval of Amendment No. 2 to the Professional Services Agreement with Carollo Engineers, Inc. for Engineering Services During



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Construction and a Term Extension of Thirteen Months. (John Del Mar, Engineer Supervisor, jpdelmar@santafenm.gov, 505-955-4231)

1. Request for Approval of a Budget Adjustment Resolution (BAR) in the Amount of \$474,519 from the Water Enterprise Fund for Amendment No. 2 with Carollo Engineers, Inc Professional Services Agreement.

Committee Review:

Public Works and Utilities Committee: 12/13/2021

Finance Committee: 01/18/2022

Governing Body: 01/26/2022

- h. Request for Approval of a Sole Source Contract with the Santa Fe Watershed Associated to Provide Watershed Education to the General Public and Santa Fe Youth for a Term of 4 Years in the Amount of \$352,000. (Christine Chavez, Water Conservation Manager, cychavez@santafenm.gov, 505-955-4219)

Committee Review:

Public Works and Utilities Committee: 12/13/2021

Water Conservation Committee: 12/14/2021

Finance Committee: 01/18/2022

Governing Body: 01/26/2022

- i. Request for Approval of Amendment No. 1 to Valli Information System Inc. for the Monthly Electronic Bill Pay Services to Increase the Amount by an Additional \$84,000 for FY21/22. (Nancy Jimenez, Utility Billing Division Director, nljimenez@santafenm.gov, 505-955-4364)
 1. Request for Approval of a BAR (Budget Amendment Resolution) in the Amount of \$84,000 from Cash Balances.

Committee Review:

Public Works and Utilities Committee: 01/10/2022

Finance Committee: 01/18/2022

Governing Body: 01/26/2022

- j. Request for Approval of Wastewater Digester Project Engineering Contract with HDR Pursuant to NMSA 1978-13-1-150B.6(a)(b). for Amendment No. 6 with an Extension of Time and Funding in the Amount of \$125,000 Plus NMGRT to Revise and Complete the Digester Project Co-Generation Grid Connection Design. (Michael Dozier, WWM Division Director, mldozier@santafenm.gov)



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1. Request for Approval of a BAR (Budget Adjustment Resolution) in the Amount of \$135,547 from the WWMD Cash Balance.

Committee Review:

Public Works and Utilities Committee: 01/10/2022

Finance Committee: 01/18/2022

Governing Body: 01/26/2022

- k. Request for Approval of Amendment No. 14 to Service Contract with Universal Protection Services, LP dba Allied Universal Security to Adjust the Hourly Rate Charged for Each Security Guard Level 1, 2, and 3 on Duty with No Charge to the Current Not to Exceed Amount of \$4,460,466.74 for Fiscal Year FY21/22 for Security Services at City Facilities. (Manuel Sanchez, Business Operations Manger, mnsanchez@santafenm.gov; 505-955-6868)

Committee Review:

Finance Committee: 01/18/2022

Quality of Life Committee: 01/19/2022

Governing Body: 01/26/2022

- l. Request for Approval of Contract in the Amount of \$909,479 with YouthWorks for Workforce Development Services for the Economic Development Department. (Janice Krish, Economic Development Specialist: jakrish@santafenm.gov, 505-955-6915 and Richard Brown, Director, Community & Economic Development: rdbrown@santafenm.gov, 505-955-6625)

Committee Review:

Finance Committee: 01/18/2022

Quality of Life Committee: 01/19/2022

Governing Body Meeting: 01/26/2022

- m. CONSIDERATION OF RESOLUTION NO. 2022-__. (Councilor Rivera, Councilwoman Villarreal, Councilor Chavez, Councilor Cassutt, and Councilor Romero-Wirth)

A Resolution Proclaiming Severe or Extreme Drought Conditions Exist in the City of Santa Fe; Imposing Fire Restrictions From January 27, 2022 to February 24, 2022; Restricting the Sale or use of Fireworks Within the City of Santa Fe and Prohibiting Other Fire Hazard Activities. (Geronimo Griego, Fire Marshal: gggriego@santafenm.gov, 955-3317)



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Committee Review:

Introduced: 01/12/2022

Public Works and Utilities: 1/24/22

Governing Body: 01/26/2022

- n. CONSIDERATION OF RESOLUTION NO. 2022-__. (Councilor Cassutt and Councilor Villarreal)

A Resolution in Support of the Appropriation of Funds by the New Mexico Legislature for New Mexico-Grown Fresh Fruits and Vegetables for School and Senior Meals Programs and Related Education Programs for Schools and Farmers. (Jesse Guillen, Legislative Liaison: jbg Guillen@santafenm.gov, 955-6518)

Committee Review:

Introduced: 1/12/2022

Public Works and Utilities: 1/24/22

Governing Body: 01/26/2022

- o. Request for Approval of a 2-Year Construction Contract for the Completion of 500 C (CWSRF 088)-Santa Fe River Repairs and Bank Stabilization: Ricardo Bridge to the Don Jose Outfall (ITB '22/21/B) in the Total Amount of \$1,561,109.16; Kimo Constructors, Inc. (Zoe Isaacson, zrisaacson@santafenm.gov, 505-955-6853)

1. Request for Approval of a BAR Transferring Revenues from Stormwater/CWSRF 088 (2310411/490190) to Expenditures Stormwater/WIP Construction (2310411/572970) in the Amount of \$1,561,110.

Committee Review:

Quality of Life: 01/19/2022

Public Works & Utilities: 01/24/2022

Governing Body: 01/26/2022

10. **ACTION ITEMS: DISCUSSION AGENDA**

- a. CONSIDERATION OF RESOLUTION NO. 2022-__. (Councilor Garcia, Councilor Villarreal, Councilor Cassutt, Councilor Romero-Wirth)
A Resolution Amending Resolution No. 2020-14 To Change The Location Of The Banners Commemorating "Hometown Heroes" Along The Cerrillos Road



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Corridor Between I-25 And Rodeo Road To Between I-25 And The Intersection Of St. Michaels Drive And Osage Avenue. (Jesse Guillen, Legislative Liaison, jbg Guillen@santafenm.gov)

Committee Review:

Governing Body: 01/12/2022 (Introduced)

Public Works & Utilities: 01/24/2022

Governing Body: 01/26/2022

- b. CONSIDERATION OF RESOLUTION 2022-____. (Mayor Webber)
A Resolution Extending the State of Emergency as Proclaimed by the Mayor on December 6, 2021, by Forty Days, Expiring at Noon on March 7, 2022, Pursuant to Section 20-1.3 SFCC 1987. (Erin K. McSherry, City Attorney, ekmcsherry@santafenm.gov, 505-955-6512)

Committee Review:

Governing Body: 01/26/2022

- c. Approval of Deputy City Manager Job Description Pursuant to Section 2-4.6(K). (John Blair, City Manager: jwblair@santafenm.gov, 505-603-1267 and Bernadette Salazar, Human Resources Director, bjsalazar@santafenm.gov, 505-955-6591)

Committee Review:

Governing Body: 01/26/2022

- d. Request for Approval to Create Two (2) New FTE in the ITT Department. (Manuel Gonzales, Interim ITT Director, mmgonzales@santafenm.gov, 505-955-5531 and Bradley Purdy, ITT Security Officer, bkpurdy@santafenm.gov, 505-955-5534)

Committee Review:

Governing Body: 01/26/2022

11. **MATTERS FROM THE CITY MANAGER**

12. **MATTERS FROM THE CITY ATTORNEY**

EXECUTIVE SESSION



AGENDA

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In Accordance with the New Mexico Open Meetings Act, NMSA 1978, Section 10-15-1, Part (H)(7), Quarterly Attorney-Client Privileged Discussion of Litigation, including, but not limited to *Rio Grande Foundation v. City of Santa Fe* and *Santa Fe Alliance for Public Health, Arthur Firstenberg and Monika Steinhoff v. City of Santa Fe, State of New Mexico and United States of America*. (Erin K. McSherry, City Attorney: ekmcsberry@santafenm.gov, 505-955-6512)

13. MATTERS FROM THE CITY CLERK

a. UPCOMING PUBLIC HEARINGS:

CONSIDERATION OF BILL NO. 2022-3. ADOPTION OF ORDINANCE 2022-____. (Councilor Romero-Wirth and Councilor Cassutt)

An Ordinance Amending Section 2-1.13 SFCC 1987 to Establish that the Mayor Pro Tempore Shall Serve on One City Council Standing Committee, Which Shall be the Finance Committee. (Jesse Guillen, Legislative Liaison: jbguillen@santafenm.gov, 955-6518)

Committee Review:

Introduced: 12/08/21

Finance Committee: 01/03/22

Public Works and Utilities Committee: 01/10/22

Governing Body (Request to Publish): 01/12/22

Quality of Life Committee: 01/17/22

Governing Body (Public Hearing): 02/09/22

Publication Date: January 25, 2022

CONSIDERATION OF BILL NO. 2022-4. ADOPTION OF ORDINANCE 2022-____. (Councilor Rivera)

An Ordinance Amending Exhibit B of Section 21-7 to Increase Residential and Commercial Rates for Services Provided by the Environmental Services Division. (Shirlene Sitton, Environmental Services Division Director: sesitton@santafenm.gov, 955-2209)

Committee Review:

Introduced: 12/08/21

Public Works and Utilities Committee: 01/10/22

Governing Body (Request to Publish): 01/12/22

Finance Committee: 01/18/22

Governing Body (Public Hearing): 02/09/22

Publication Date: January 25, 2022

14. COMMUNICATIONS FROM THE GOVERNING BODY

15. INTRODUCTION OF LEGISLATION



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-
- a. Introduction of Legislation for January 26, 2022
 - b. CONSIDERATION OF Resolution 2022-___ (Mayor Webber, Councilor Cassutt, and Councilor Chavez)
A Resolution Adopting Next Steps for the Reuse and Redevelopment of the Midtown Property Including Applying for Land Use Rezoning, General Plan Amendment, and a Master Plan; Adopting a Community Development Plan; Issuing Certain Requests for Proposals; Conducting Certain Studies and Assessments; and Seeking the Acquisition of Land Located Within or Adjacent to the Midtown Site. (Rich Brown, Community and Economic Development Director, rbrown@santafenm.gov, 505-955-6625)
 - c. CONSIDERATION OF A Resolution 2022-___ (Mayor Webber)
Establishing Additional Legislative Funding Priorities Based On The Potential Availability Of Additional Funding During The 2022 Legislative Session. (Rich Brown, Community Development Director, rbrown@santafenm.gov, 505-955-6625)
16. **PETITIONS FROM THE FLOOR**
 17. **PUBLIC COMMENT ON BILLS**
 18. **FINAL ACTION ON LEGISLATION**
 19. **PUBLIC HEARINGS**
 - a. **Case #2021-4375. 2868 Rufina Street General Plan Amendment.** Jennifer Jenkins of JenkinsGavin, Inc., Agent, for Homewise, Inc., Applicant, requests approval of a General Plan Future Land Use Map Amendment to change the Future Land Use Classification from Industrial to Community Commercial. The property is approximately 2.39 acres of land and is located at 2868 Rufina Street. (Donna Wynant, Case Manager, djwynant@santafenm.gov, 955-6325)
POSTPONED TO FEBRUARY 9, 2022 GOVERNING BODY MEETING
 - b. **Case #2021-4376. 2868 Rufina Street Rezoning.** Jennifer Jenkins of JenkinsGavin, Inc., Agent, for Homewise, Inc., Applicant, requests approval of a



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rezoning from I-1 (Light Industrial) to C-2 (Commercial) for future development of a mixed-use site development, including 12,237 square feet of commercial space and 68 dwelling units. The property is approximately 2.39 acres of land and is located at 2868 Rufina Street. (Donna Wynant, Case Manager, djwynant@santafenm.gov, 955-6325) **POSTPONED TO FEBRUARY 9, 2022 GOVERNING BODY MEETING**

- c. **Case #2021-4244.** 2190 West Alameda Street Los Canales Rezoning. JenkinsGavin, Inc., Agent, for Homewise Inc., Owner, Requests Approval of a Rezoning from R-5 (Residential – Five Dwelling Units Per Acre) to R-7 (Residential – Seven Dwelling Units Per Acre) for a Property Located at 2190 West Alameda Street. The property is Located within the West Santa Fe River Corridor Overlay District, and is Approximately 2.01 Acres. (Lee Logston, Case Manager, lrlogston@santafenm.gov, 505-955-6136)
 1. CONSIDERATION OF BILL NO. 2022-1. ADOPTION OF ORDINANCE 2022-____.An Ordinance Amending the Official Zoning Map of the City of Santa Fe and Changing the Classification from R-5 (Residential - Five Dwelling Units Per Acre) to R-7 (Residential - Seven Dwelling Unites Per Acre) with Respect to a Certain Parcel of Land Comprising Approximately 2.01 Acres Located at 2190 West Alameda Street (Case No. 2021-4244, 2190 West Alameda Street Los Canales Rezoning).
 2. Request for Approval of Written Findings of Fact and Conclusions of Law Regarding Case #2021-4244 in the Matter of the Property Located at 2190 W. Alameda Street; Los Canales Rezoning.

- d. **Case #2021-4245.** 2190 West Alameda Street Los Canales Final Development Plan. JenkinsGavin, Inc., Agent, for Homewise Inc., Owner, Requests Approval of a Final Development Plan for Fourteen Residential Units for a Property Located at 2190 West Alameda Street. The Property is Located within the West Santa Fe River Corridor Overlay District, and is Approximately 2.01 Acres. (Lee Logston, Case Manager, lrlogston@santafenm.gov, 505-955-6136)
 1. Request for Approval of Written Findings of Fact and Conclusions of Law Regarding Case #2021-4245 in the Matter of the Property Located at 2190 West Alameda Street Los Canales Final Development Plan.

20.

APPOINTMENTS



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- a. Children and Youth Commission (Christa Hernandez, Youth and Family Services Program Manager: chernandez@santafenm.gov, 505-955-6728)
 - William Perdue – Appointment – Term Ending 01/2024
 - Sergeant Erik Ramirez – Appointment – Term Ending 01/2024
- b. Human Services Committee (Christa Hernandez, Youth and Family Services Program Manager: chernandez@santafenm.gov, 505-955-6728)
 - Michal Anne Pepper – Appointment – Term Ending 03/2023
 - Carrie Thielen – Appointment to Chair – Term Ending 03/2024
- c. Community Development Commission (Alexandra Ladd, Director, Office of Affordable Housing: agladd@santafenm.gov, 505-303-9868)
 - Anne Watkins – Appointment – Term Ending 03/2023

21. **ADJOURN**

Pursuant to the Governing Body Procedural Rules, in the event any agenda items have not been considered prior to 11:30 p.m. and the Governing Body does not vote to extend the meeting, such items shall be postponed to a subsequent meeting, provided that the date, time and place of such meeting is specified at the time of postponement.

NOTE: New Mexico law requires the following administrative procedures be followed when conducting “quasi-judicial” hearings. In a “quasi-judicial” hearing all witnesses must be sworn in, under oath, prior to testimony and will be subject to reasonable cross-examination. Witnesses have the right to have an attorney present at the hearing.

Closed captions are provided for this meeting. Persons with disabilities in need for additional accommodations, contact the City Clerk’s office at 505-955-6521, five (5) working days prior to meeting date.

**Governing Body
SUMMARY INDEX
January 26, 2022**

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**Minutes of the
Special Meeting of the Governing Body
Monday, January 26, 2022
Virtual Meeting**

1. CALL TO ORDER

A special meeting of the Governing Body of the City of Santa Fe, New Mexico, was called to order by Mayor Alan Webber, on Wednesday, January 26, 2022, at approximately 5:03 p.m., at the Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fe, New Mexico as a virtual meeting.

2. PLEDGE OF ALLEGIANCE

Councilor Cassutt led the Pledge of Allegiance.

3. SALUTE TO THE NEW MEXICO FLAG

Councilor Lindell led the Salute to the New Mexico Flag.

4. INVOCATION

Councilor Romero-Wirth gave the Invocation.

Councilor Lindell remembered Fred Rowe who died this week. He had a long history of volunteering. He was an attorney and had an amazing background, CBS did a sizable piece on 60 Minutes on the Ritchie Boys, and he was one of them. He was a WWII veteran and a sizable heart in the trials held after WWII in the Nuremburg Trials. He had a part in that. He started the Neighborhood Law Center here and was very active in our community as a true treasure.

Councilor M Garcia honored and remembered Bill Rivas, known by many as Wild Bill. He was a great artist and had line drawings. He was a newspaper vendor on Don Diego downtown and a Pittsburgh Steelers fan. He had a positive impact on many people in Santa Fe.

The Governing Body observed a moment of silence for those struggling with COVID and those who have recently died and their grieving families.

5. ROLL CALL

Roll call indicated the presence of a quorum remotely, as follows:

Members Present

Mayor Alan Webber
Councilor Jamie Cassutt
Councilor Amanda Chavez
Councilor Lee Garcia
Councilor Michael J. Garcia
Councilor Signe Lindell
Councilor Christopher M. Rivera
Councilor Carol Romero-Wirth
Councilor Renee D. Villarreal

Members Excused

Other Participants Attending Remotely

Erin McSherry, City Attorney
Kristine Bustos-Mihelcic, City Clerk
John Blair, City Manager
Rich Brown, Economic Development Director
Kyra Ochoa, Community Health & Safety Department Director
Geraldyn Cardenas, Assistant City Clerk
Manuel Gonzales, ITT Director
Jesse Guillen, Legislative Liaison
Bernadette Salazar, Human Resources Director
Carl Boaz, Council Stenographer

6. APPROVAL OF AGENDA

Councilor Lindell moved, seconded by Councilor Chavez, to approve the agenda as published.

Councilor M Garcia moved to remove Item 10a and send it to the QOL Committee and the Finance Committee for review.

Councilor Lindell withdrew her motion and Councilor Chavez withdrew her second.

MOTION: Councilor M Garcia moved, seconded by Councilor Villarreal, to amend the agenda by removing Item 10-a and refer that matter to the Quality-of-Life Committee and Finance Committee for their review.

VOTE: The amendment was approved on the following Roll Call vote:

For: Mayor Webber, Councilor Cassutt, Councilor Chavez, Councilor L. Garcia, Councilor M. Garcia, Councilor Lindell, Councilor Rivera, Councilor Romero-Wirth, and Councilor Villarreal.

Against: None

MOTION: Councilor Lindell moved, seconded by Councilor Chavez, to approve the agenda as amended with Item 10-a removed.

VOTE: The motion was approved on the following Roll Call vote:

For: Mayor Webber, Councilor Cassutt, Councilor Chavez, Councilor L. Garcia, Councilor M. Garcia, Councilor Lindell, Councilor Rivera, Councilor Romero-Wirth, and Councilor Villarreal.

Against: None

7. APPROVAL OF CONSENT CALENDAR

MOTION: Councilor Villarreal moved, seconded by Councilor Cassutt, to approve the Consent Calendar as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Mayor Webber, Councilor Cassutt, Councilor Chavez, Councilor L. Garcia, Councilor M. Garcia, Councilor Lindell, Councilor Rivera, Councilor Romero-Wirth, and Councilor Villarreal.

Against: None

8. PRESENTATIONS

- a. Update on Community Engagement Results and Analysis on the City's America Rescue Plan Act (ARPA) Program and Distribution Feedback. Presented by Cerise Consulting: Molly Parsons and Kathleen Doll. (Kyra Ochoa, Director, Community Health & Safety Department, krochoa@santafenm.gov, 505-955-6603 and Rich Brown, Director, Community & Economic Development Department, rdbrown@santafenm.gov, 505-955-6625)

Ms. Bustos-Mihelcic read the caption for this presentation.

Director Ochoa described the report prepared by Cerise Consulting, a local firm. Kathleen Doll presented the results with Mollie Parsons.

Ms. Doll shared her screen to provide the results, which she said was a truncated version of the full report which was in the Governing Body packet. She walked through the design and methodology in which they chose a three-pronged approach. They designed a survey which was open to public in October and November in English and Spanish. They received 738 completed responses with 121 in Spanish. There were also opinions expressed at the Governing Body meeting on October 27 and November 10, 2021.

From the results, five priorities were evident: 1 – Community Health and Safety; 2 – Children/Youth Support Services; 3 – Economic Health, 4 – Infrastructure (City Services) and 5 – Arts, Culture, and Recreation. She commented on each of them and shared further details about the responses in each category.

Director Brown shared ideas on them, including funding for those five priorities but felt the City didn't have the capability to respond to all of them. The funds for Job Training & Workforce Development were part of Economic Health and he noted that funding must be spent by 2024 and projects end by 2026.

He presented an aggressive timeline ending January 31, 2022 and said he would sit with Manager Blair on January 31 to work out the implementation and follow the requirements for funding, which would be accomplished by issuing RFPs. The timeline for Governing Body review went up to February 16, 2022 on the ARPA (American Rescue Plan) budget.

Director Ochoa added that these are all proposed. She said they formulated ideas and proposed a timeline to get input and get the funds out to the community.

Mayor Webber added that the Governing Body put a significant emphasis for that kind of community listening before starting. The results show it was worth the time and energy to guide what we do next.

Councilor Romero-Wirth asked Director Brown about the ARPA Grant Management and whether the \$15 million was a grant to be managed.

Director Brown said the City is allowed to manage the funding but to make sure we will have impact reports to be submitted at some points and assurance we are following the guidelines. We can use a portion for the grant management.

Councilor Romero-Wirth asked if it is all a grant - both external and internal.

Director Brown agreed. It is all grant management.

Councilor Romero-Wirth thought some of this could be used to backfill money used during the pandemic.

Director Brown clarified that was the first grant and to get it, we filled in 10 pages to show the impact of that replacement. It is the same money that came to the City in the General Fund.

Director McCoy added that we had to be over 50,000 population to get the \$15 million and we applied directly to HUD. We got money as a subgrantee New Mexico. We submitted the application and got half of the \$15 million for allocation over 2022, 2023 and 2024. The City will be submitting regular reports to HUD on how it is being rewarded and how it is being spent to prove we are spending it in accord with the requirements. We are allowed to charge the overhead to the grant at 5-10% of the grant.

Councilor Villarreal thanked the consulting team for the information. It was helpful to get information on the allocations. She asked how the direct proposals will mesh with what public and partners are saying and which directors are connected to the funding allocation.

Director Ochoa the Community Engagement was their first stop. They can schedule broad buckets on what can be done with procurements and timelines. There is an internal process for voicing wishes and desires. They are working with all department heads on it already.

Director Brown clarified the buckets were based on the community feedback and they will use them as broad categories for allocations, based on those categories.

Councilor Villarreal preferred to help people directly and have the money go out the door and wanted to make sure Staff can do that. She mentioned getting good feedback on how the CARES Act funding helped. She asked if final approval would be on February 16 and mentioned a conflict on that date with the QOL meeting and the next Governing Body meeting is on February 23.

Director Brown clarified the revenue replacement is all done.

Councilor Villarreal asked then if the \$15 million was for community-based projects.

Director Brown agreed.

Councilor Lindell observed we have a way to go yet on it. There are three parts to this and wanted to know more about the data collection. She didn't put much value on a community meeting with only 15 people present. She wanted to know how it was advertised and the target for it. Fifteen people and only one meeting is hardly helpful for data. She did not find that acceptable.

Councilor Cassutt thanked Staff for the presentation. She pointed out the City potentially has other dollars coming and she wanted to hear more about ARPA and other federal sources. The Governing Body needs to make sure that is spent the best way possible. Is there added information on that?

Director McCoy responded that the State would offer ARPA money for our application. Some of the ARPA funding has been allocated to the state agency and we are allowed to apply for it.

Director Brown said we just want to make sure Santa Fe receives a portion of that.

Councilor Cassutt suspected it was probably a constantly moving target.

Councilor Rivera had the same concerns as Councilor Lindell. It is frustrating to have such a small number of respondents.

Mayor Webber reiterated what Councilor Villarreal said. The Cares Act process put Santa Fe in good stead with ARPA. There were good responses from non-profits, and we were able to demonstrate the way the CARES Act training will help us going forward. He thanked the presenters.

- b. **Midtown Progress Report:** Community Development Department Presentation (Alexandra Ladd, Director, Office of Affordable Housing, agladd@santafenm.gov, 505-955-6346; Rich Brown, Director of Community Development; rdbrown@santafenm.gov; 505-955-6625; Daniel Hernandez, Midtown Project Manager; daniel@proyecto.is and UNM DPAC & Midtown Engagement Partners – Community Development Project Team)

Ms. Bustos-Mihelcic read the caption for this presentation.

Director Brown invited Director Ladd to present and noted Mr. Hernandez was also present.

Director Ladd said it was a great honor to work with this group and she was excited with the great information provided at QOLC. Although they have all the information, this report was shortened for today.

She said Tomás Rivera will help with the report. She mentioned others who were also present who helped navigate this work. Since the Midtown effort is not capturing lots of community voices, we need to find a better way to attract them. We have talked with many of them on how we can get those people to share in leadership. We decided part of it was to give them money and ask them to design a process they feel comfortable with. Some of the lack is because they don't speak English, or they have a job that keeps them away. We need an entity to manage that and bring in more people. We are using UNM because we also wanted academic data.

Mr. Rivera, with Chairbreaker, spoke next and said the conversation dovetails well into the partnership. Chainbreaker started in 2018 working on the resolution that led to this. And many groups have joined with us.

He shared many of those partners on his screen and commented that it is a very diverse group and we have come a long way from the one-on-one early meetings. The Partner representatives introduced themselves.

Mr. Rivera invited the Councilor to feel free to reach out to them. He briefly commented on the data received and some of the activities. He expressed gratitude from all partners for the investment in community who were proud to say that will be a worthy investment. He said the Partnership should include people from all walks of life and make the investment together.

A video was shown created by Little Globe.

Michaela Pride said she was honored to be part of this process. It was months in the making. She showed responses with actual quotes from some of the 1,783 surveyed. Over 7,000 attend partner activities and over 20,000 via email, phone or social media. 53% were Hispanic. 40% were ages 35-64. 42% were renters and almost half have lived in Santa Fe for over 20 years. Nearly 1000 attended the Block Party on October 23. She shared other participation data. "We are stronger and more effective together than the sum of separate efforts." It was community-driven, UNM

DPAC facilitated, the City of Santa Fe sponsored as well as National Endowment for the Arts.

Councilor Villarreal noted lots of praise at the QOL meeting, and she was still inspired. "The video makes me want to dance."

Mayor Webber agreed and we will await the March event.

- c. FY21 Audit Status Update. (John Blair, City Manager: jwblair@santafenm.gov, 505-603-1267 and Mary McCoy, Finance Director: mtmccoy@santafenm.gov, 505-955-6171)

Ms. Bustos-Mihelcic read the caption.

Manager Blair presented this matter to the Governing Body. Our effort is to work as quickly as possible to have 2021 audit done and in the books. Our goal is for relitigating what was done in the past in these biweekly updates. It does present what we got done and where we are going to get the audit done. The fourth weekly check-in was on Monday and are excited with the great work of Director McCoy and her team to doing financial work better and faster.

Director McCoy introduced two new key members: Ricky Bejarano and Stephanie Woodruff, to help us meet target deadlines. She shared her screen and noted the presentation has a very lengthy appendix.

She updated the action plan, including the FY21 Audit status update and the preparation for the FY22 audit. She added that they are continuing to fill vacant positions (40% now filled). The Finance Department positions are fully funded now and were unfrozen in December. A new Accounting Analyst and Accounting Manager are now on board. She was excited to be actively recruiting now. She shared the background of these two now staff members. She was also please to have a contract with four financial four firms to help catch up on the audit. The Trial Balance will be finished by March 31.

Director McCoy said the next step is to do a current review on monthly closes. She will make recommendation for "Framework For Success" to address weaknesses identified in our financial system and will also interview current staff on the processes. The results of her analysis will be presented to the Governing Body. She shared eight practices on daily, monthly, and annual closes they will use. She then listed the items that will be completed and the tasked related to the fund accounting. Confirmation of debt has been initiated on approximately 30 debt accounts. Cash

reconciliation has started. AR and AP monthly closeouts are being done and they have completed the final reconciliations. All of that will come back to PWU Committee.

She identified the target dates including the Trial Balance and SEFA by 3/31; and the external audit to start April 1 and completion by June 30.

Manager Blair said they are doing everything possible to leverage the work and help audit work to happen as fast as possible to complete it by 6/30.

9. ACTION ITEMS: CONSENT AGENDA LISTING

- a. Request for Approval of the Special Governing Body Meeting Minutes for January 3, 2022. (Geralyn Cardenas, Assistant City Clerk: gfcardenas@santafenm.gov, 505-955-6519)
Committee Review:
Governing Body: 01/26/2022
- b. Request for Approval of the Governing Body Meeting Minutes for January 12, 2021. (Geralyn Cardenas, Assistant City Clerk: gfcardenas@santafenm.gov, 505-955-6519)
Committee Review:
Governing Body: 01/26/2022
- c. Request for Approval of Liquor Hearing Officer's Recommendation to Approve the Request from Vins des Verite Distributing, LLC, 2882 Trades West Road, Unit F, Santa Fe, New Mexico 87507, for the Following: (Geralyn Cardenas, Assistant City Clerk, gfcardenas@santafenm.gov, 955-6519)
 1. Pursuant to §60-6B-10 NMSA 1978, Consideration of a Waiver of the 300 Foot Location Restriction to Allow the Sale of Alcohol at Vins des Verite Distributing, LLC, 2882 Trades West Road, Unit F, Santa Fe, which is within 300 Feet of Iglesia El Buen Pastor, 2884 Trades West Road, Santa Fe.
 2. If the Waiver of the 300 Foot Location Restriction is Granted, Consideration of a Request for a Wine Wholesaler Liquor License, to be Located at Vins des Verite Distributing, LLC, 2882 Trades West Road, Unit F, Santa Fe.**Committee Review:**
Liquor Hearing: 01/10/2022
Governing Body: 01/26/2022

- d. Request for Approval of a Memorandum of Agreement between the City of Santa Fe and Santa Fe County Transferring One Million Dollars (\$1,000,000) of County of American Rescue Plan Act (ARPA) Funds to the City of Santa Fe for COVID 19 Cash Assistance Relief Funds. (Kyra Ochoa, Community Health and Safety Department Director; krochoa@santafenm.gov; 505-955-6603 and Julie Sanchez, Youth and Family Services Division Director; jjsanchez@santafenmgov; 505-955-6678)
- Committee Review:**
 Finance Committee: 01/18/2022
 Quality of Life Committee: 01/19/2022
 Governing Body: 01/26/2022
- e. Request for Approval to Purchase a McCloskey 621REWT Trammel in the Total Amount of \$373,315. (Julian Gonzales, WWMD Plant Operator, jrgonzales@santafenm.gov,)
1. Request Approval of a Budget Adjustment/ Budget Increase in the Amount of \$373,315 from the Wastewater Management Department Cash Balance.
- Committee Review:**
 Public Works and Utilities Committee: 12/13/2021
 Finance Committee: 01/18/2022
 Governing Body: 01/26/2022
- f. Request to Award Bid Number '22/15/B for the Richards Ave East and Campo Conejo Master Meter Vaults ITB, CIP # 960 to A.A.C. Construction, LLC. For an Estimated Cost of \$1,041,000 Including NMGRT. (Bill Huey, Engineer, bchuey@santafenm.gov, 505-955-4273)
1. Request approval of a BAR Budget Increase in the amount of \$1,041,000 from the Water Enterprise Fund Cash Balance.
- Committee Review:**
 Public Works and Utilities Committee: 12/13/2021
 Finance Committee: 01/18/2022
 Governing Body: 01/26/2022
- g. Request for Approval of Amendment No. 2 to the Professional Services Agreement with Carollo Engineers, Inc. for Engineering Services During Construction and a Term Extension of Thirteen Months. (John Del Mar, Engineer Supervisor, jpdelmar@santafenm.gov, 505-955-4231)
1. Request for Approval of a Budget Adjustment Resolution (BAR) in the Amount of \$474,519 from the Water Enterprise Fund for Amendment No. 2 with Carollo Engineers, Inc Professional Services Agreement.
- Committee Review:**
 Public Works and Utilities Committee: 12/13/2021

Finance Committee: 01/18/2022
Governing Body: 01/26/2022

- h. Request for Approval of a Sole Source Contract with the Santa Fe Watershed Associated to Provide Watershed Education to the General Public and Santa Fe Youth for a Term of 4 Years in the Amount of \$352,000. (Christine Chavez, Water Conservation Manager, cychavez@santafenm.gov, 505-955-4219)

Committee Review:

Public Works and Utilities Committee: 12/13/2021

Water Conservation Committee: 12/14/2021

Finance Committee: 01/18/2022

Governing Body: 01/26/2022

- i. Request for Approval of Amendment No. 1 to Valli Information System Inc. for the Monthly Electronic Bill Pay Services to Increase the Amount by an Additional \$84,000 for FY21/22. (Nancy Jimenez, Utility Billing Division Director, nljimenez@santafenm.gov, 505-955-4364)

- 1. Request for Approval of a BAR (Budget Amendment Resolution) in the Amount of \$84,000 from Cash Balances.

Committee Review:

Public Works and Utilities Committee: 01/10/2022

Finance Committee: 01/18/2022

Governing Body: 01/26/2022

- j. Request for Approval of Wastewater Digester Project Engineering Contract with HDR Pursuant to NMSA 1978-13-1-150B.6(a)(b). for Amendment No. 6 with an Extension of Time and Funding in the Amount of \$125,000 Plus NMGRT to Revise and Complete the Digester Project Co-Generation Grid Connection Design. (Michael Dozier, WWM Division Director, mldozier@santafenm.gov)

- 1. Request for Approval of a BAR (Budget Adjustment Resolution) in the Amount of \$135,547 from the WWMD Cash Balance.

Committee Review:

Public Works and Utilities Committee: 01/10/2022

Finance Committee: 01/18/2022

Governing Body: 01/26/2022

- k. Request for Approval of Amendment No. 14 to Service Contract with Universal Protection Services, LP dba Allied Universal Security to Adjust the Hourly Rate Charged for Each Security Guard Level 1, 2, and 3 on Duty with No Charge to the Current Not to Exceed Amount of \$4,460,466.74 for Fiscal Year FY21/22 for Security Services at City Facilities. (Manuel Sanchez, Business Operations Manager, mnsanchez@santafenm.gov; 505-955-6868)

Committee Review:

Finance Committee: 01/18/2022

Quality of Life Committee: 01/19/2022

Governing Body: 01/26/2022

- i. Request for Approval of Contract in the Amount of \$909,479 with YouthWorks for Workforce Development Services for the Economic Development Department. (Janice Krish, Economic Development Specialist: jakrish@santafenm.gov, 505-955-6915 and Richard Brown, Director, Community & Economic Development: rdbrown@santafenm.gov, 505-955-6625)

Committee Review:

Finance Committee: 01/18/2022

Quality of Life Committee: 01/19/2022

Governing Body Meeting: 01/26/2022

- m. CONSIDERATION OF RESOLUTION NO. 2022-05. (Councilor Rivera, Councilwoman Villarreal, Councilor Chavez, and Councilor Cassutt) A Resolution Proclaiming Severe or Extreme Drought Conditions Exist in the City of Santa Fe; Imposing Fire Restrictions From January 27, 2022 to February 24, 2022; Restricting the Sale or use of Fireworks Within the City of Santa Fe and Prohibiting Other Fire Hazard Activities. (Geronimo Griego, Fire Marshal: gggriego@santafenm.gov, 955-3317)

Committee Review:

Introduced: 01/12/2022

Public Works and Utilities: 1/24/22

Governing Body: 01/26/2022

- n. CONSIDERATION OF RESOLUTION NO. 2022-06. (Councilor Cassutt and Councilor Villarreal) A Resolution in Support of the Appropriation of Funds by the New Mexico Legislature for New Mexico-Grown Fresh Fruits and Vegetables for School and Senior Meals Programs and Related Education Programs for Schools and Farmers. (Jesse Guillen, Legislative Liaison: jbguillen@santafenm.gov, 955-6518)

Committee Review:

Introduced: 1/12/2022

Public Works and Utilities: 1/24/22

Governing Body: 01/26/2022

- o. Request for Approval of a 2-Year Construction Contract for the Completion of 500 C (CWSRF 088)-Santa Fe River Repairs and Bank Stabilization: Ricardo Bridge to the Don Jose Outfall (ITB '22/21/B) in the Total Amount of \$1,561,109.16; Kimo Constructors, Inc. (Zoe Isaacson, zrisaacson@santafenm.gov, 505-955-6853)

1. Request for Approval of a BAR Transferring Revenues from Stormwater /CWSRF 088(2310411/490190) to Expenditures Stormwater/WIP Construction (2310411/572970) in the Amount of \$1,561,110.

Committee Review:

Quality of Life: 01/19/2022

Public Works & Utilities: 01/24/2022

Governing Body: 01/26/2022

10. **ACTION ITEMS: DISCUSSION AGENDA**

- a. CONSIDERATION OF RESOLUTION NO. 2022-___. (Councilor Garcia)
A Resolution Amending Resolution No. 2020-14 To Change The Location Of The Banners Commemorating "Hometown Heroes" Along The Cerrillos Road Corridor Between I-25 And Rodeo Road To Between I-25 And The Intersection Of St. Michaels Drive And Osage Avenue. (Jesse Guillen, Legislative Liaison, jbg Guillen@santafenm.gov)

Committee Review:

Governing Body: 01/12/2022 (Introduced)

Public Works & Utilities: 01/24/2022

Governing Body: 01/26/2022

This item was removed from the agenda under Approval of the Agenda.

- b. CONSIDERATION OF RESOLUTION 2022-07. (Mayor Webber)
A Resolution Extending the State of Emergency as Proclaimed by the Mayor on December 6, 2021, by Forty Days, Expiring at Noon on March 7, 2022, Pursuant to Section 20-1.3 SFCC 1987. (Erin K. McSherry, City Attorney, ekmcsherry@santafenm.gov, 505-955-6512)

Committee Review:

Governing Body: 01/26/2022

Ms. Bustos-Mihelcic read the caption for this resolution.

MOTION: Councilor Lindell moved, seconded by Councilor Cassutt, to approve the Resolution as presented.

Discussion on the Motion

Councilor M Garcia asked, to inform the public knowledge, what the City is doing with this most recent emergency proclamation.

Ms. McSherry said the City will continue requiring masks be worn in City buildings for now and the eviction moratorium continues. The order adjusts

the look-back for quarantines to five rather than fourteen days. It updates policies for City employee quarantines. The City Manager authorizes COVID-related leave. The policy continues to encourage vaccinations and social distancing. Some changes were just the result of changes in the pandemic. This policy just tries to reflect the changing recommendations from State and CDC.

Manager Blair issued recommendations on meetings to decrease the number of them without affecting City services. And to encourage recognition of symptoms and stay home when symptoms are seen.

Ms. McSherry said there might be others. She strongly recommended KN 95 masks for better protection.

Mayor Webber noted this is the 15th such order he has signed, and we have traveled a long distance but continue to monitor the developments. Omicron, by all accounts, has not yet peaked in Santa Fe. The City Manager's directive to work remotely and avoid in-person meetings has a way to reduce the spread of the variant.

Councilor Villarreal requested he consider a modification next time to prohibit camping at City Parks.

Councilor Rivera added no encampments along roadways. He road with the Police today and saw places where safety was a big concern because of people camping there.

Ms. McSherry added that we are recognizing the update on vaccination status of 2 + booster for better protection.

Councilor Rivera added that other municipalities were going to mandate vaccinations and we are not mandating them. However, the City is mandating that for new hires.

Director Salazar agreed. That topic has come up and we are monitoring, and it appears to not be a big issue for those hired on. They are fully vaccinated.

Councilor Rivera asked then if we are allowing people to come in unvaccinated and fall into the weekly testing requirement.

Director Salazar said all new employees must be fully vaccinated when they start except for possible medical or religious exemptions. It is not a problem at this time, and she will continue to monitor it.

Councilor Rivera knew some law enforcement officers were not happy with it.

Director Salazar said she will get an update on that, including recruitment and lateral transfers from other departments.

VOTE: The motion was approved on the following Roll Call vote:

For: Mayor Webber, Councilor Cassutt, Councilor Chavez, Councilor L. Garcia, Councilor M. Garcia, Councilor Lindell, Councilor Rivera, Councilor Romero-Wirth, and Councilor Villarreal.

Against: None

At 6:52, Mayor Webber asked if there was a desire to go to Petitions now.

Councilor Cassutt asked that it wait at least until 7 pm. Since some petitioners might not yet be present.

MOTION: Councilor Cassutt moved, seconded by Councilor Villarreal, to hear Petitions from the Floor immediately after Item 10-c.

VOTE: The motion was approved on the following Roll Call vote:

For: Mayor Webber, Councilor Cassutt, Councilor Chavez, Councilor L. Garcia, Councilor M. Garcia, Councilor Lindell, Councilor Rivera, Councilor Romero-Wirth, and Councilor Villarreal.

Against: None

- c. Approval of Deputy City Manager Job Description Pursuant to Section 2-4.6(K). (John Blair, City Manager: jwblair@santafenm.gov, 505-603-1267 and Bernadette Salazar, Human Resources Director, bjsalazar@santafenm.gov, 505-955-6591)

Committee Review:

Governing Body: 01/26/2022

Ms. Bustos-Mihelcic read the caption for this item.

Manager Blair said he was at the middle of his second full week and was grateful for the time. He said, "I have up to 60 days to appoint a Deputy City Manager. I would like to not waste any time in trying to make that a reality." His intention was to have HR post the vacancy position now. He

had no candidate in mind but wanted someone smart and capable as an at-will employee. He did research over the weekend and found there was some conversation with the former City Manager and the Governing Body decided to wait until Manager Blair was on board. He looked at nine other New Mexico large communities and Santa Fe County and Los Alamos City-County to see what they had. He found that all but Hobbs have at least one deputy or Assistant Staff to the City Manager. "The sheer volume of things on my plate every day is simply exhausting. The demands are enormous." He offered to share the job description he put together. The goal for a Deputy City Manager is to do the proactive work to change the way we do our work and update it. Right now, he signs every single personnel action. There are other significant administrative duties he would share with the Deputy Director. His vision of the job description would be to have this person focus on the internal activities to ensure we are improving the way these departments' functions. Director Salazar is a rock star, and we are lucky to have her. But we need to make things work better in the City. He was taking the time to deal with the Deputy City Manager as the point person for City Hall. That person will be the focal point to get things done quickly and make sure that the projects are on track. His immediate goal was to get it posted and get someone hired.

Councilor Romero-Wirth raised a Point of Order and clarified that the Governing Body doesn't normally approve job descriptions. And this position is already created and in the budget. She was unclear what Manager Blair wanted. She asked if he was asking for comments on the duties of this person.

Ms. McSherry explained that this is an unusual position. The City Manager position is in the City Ordinance, and it was contemplated the Deputy City Manager would be in the Ordinance, as well. The position description is required to be approved by the Governing Body by ordinance.

Councilor Romero-Wirth asked when that was adopted.

Ms. McSherry said it was in Section 2-4 – the Administration Section of the Code. It was initially adopted in 1954 and last amended in 2007. She read the section on appointing a Deputy City Manager that requires approval by the Governing Body.

MOTION: Councilor Romero-Wirth moved, seconded by Councilor Lindell, to approve the Deputy City Manager job description as presented.

Discussion of the Motion:

Councilor Rivera asked Manager Blair “would have the public believe that in the last two weeks, you have determined you are overworked. Is that correct?”

Manager Blair disagreed with that characterization. “I love this job. But the work is not sustainable with one City Manager. I’m not complaining but have witnessed that I’m working 12-15 hours each day and recognize more could be done with more people working in City Hall.”

Councilor Rivera acknowledged the previous City Manager had an Administrative Assistant. He asked if Manager Blair determined that would not work for him.

Manager Blair said the job descriptions are not mutually interchangeable. “We are looking for an Administrative Assistant for the front office, but this is not a person who would keep track of my schedule, etc. Different capacity. That position was moved out of the City Manager Office.

Councilor Rivera had a hard time believing he had figured that out in two weeks. He asked Director Salazar about “may” and if it would change week to week.

Director Salazar did not envision week to week change but would continue to go forward.

Councilor Rivera asked him what this would oversee.

Manager Blair pointed out the Deputy City Manager was anticipated in the law. He had thought about it since the job was offered to him. He said the Deputy City Manager would oversee the improvements in HR, Finance and Budget but the person would help get things done on time.

Councilor Rivera asked him more details on the education requirements and in what fields.

Manager Blair thought perhaps a background in law, business, political science, etc.

Director Salazar agreed with those areas.

Councilor Rivera asked him to explain to explain what was meant by management in the required 3 years’ experience in management.

Manager Blair emphasized managing relationships and gave some examples of other management experience.

Councilor Rivera asked why that was not included in the experience requirement – not all of them but at least some of them.

Director Salazar asked Councilor Rivera if he wanted a definition added. She said she could make that section clearer.

Councilor Rivera understood what Councilor Romero-Wirth's question was originally. When we talked about raises for contract employees at the last PWC meeting and to talk about this is more appropriate than what we did in the past. He wished Manager Blair would have taken more time to evaluate and ask Councilors what had helped most in the past and in post-COVID everyday City business.

Manager Blair appreciated his question and clarified the requirement was not 60 days to post a job, but the law provides only 60 days to appoint someone.

Councilor L Garcia said constituents have come to him with questions about it. He asked why they were discussing it since we had it already. He was all for getting additional help but wondered how many deputies the City needs.

Mayor Webber recalled when he became Mayor, there was a Deputy City Manager. He didn't know whether there was a review of the job description. The way it was filled was with specific duties and Manager Blair sees it as more flexible than that. So there has been a deputy in the past and that position has been vacant, and Manager Blair is trying to fulfill the legal requirements to get one. In the period before COVID, Manager Hill recruited and almost hired one, but the City had a hiring freeze on all positions, and it didn't make sense to freeze all except the one that reported to her, so no one was hired to fill that position.

Councilor L Garcia asked if this position was budgeted.

Director McCoy said the position was not budgeted and she will bring a BAR forward to Council for it.

Councilor Chavez said, as a new Councilor, she was shocked there was not a Deputy City Manager. It serves to support stakeholders and promotes responsibility. Many have wanted transparency and follow through. That kind of leadership is important for our Community. She was pleased that the Deputy would support those departments and get things done. In

speaking with many department heads, she heard they felt a Deputy would offer some needed help and support.

Councilor M Garcia commented on the government structure in other cities that have a Deputy City Manager. Las Cruces has one but not a full-time Mayor and the City Manager is the Executive Director for the City. The position was in place before we had a full-time mayor and now, we have this crazy structure with a full-time Mayor, so he had the same concerns. He recommended looking at the whole structure when comparing Santa Fe with other similar cities.

He thought the salary range for a Deputy City Manager was based on no full-time Mayor.

Director Salazar said the range included a full-time Mayor.

Councilor M Garcia encouraged that we should offer a salary that is comparable. He also asked what would happen if Manager were unable to find a competent individual to serve as Deputy City Manager within sixty days.

Ms. McSherry said the effort doesn't have to be prohibited after 60 days. We don't want to be in a position that it could never be done after first 60 days.

Councilor M Garcia thanked her for that. Manager Blair should not feel undue pressure to have accomplished it by then. We want the strongest person possible.

Councilor Cassutt added that Santa Fe is not such a small city anymore. We have public utilities and not every city has public utilities. She listed all the amenities offered in our City. So, although she has frequently heard from my constituents about being overstaffed or top-heavy, she also hears from someone who didn't get anyone to answer their call. We need to fill that position. This hiring is important to fill out the management direction to drive the car and someone to fill the gasoline and have capability to fully operate day-to-day in all the ways we need to serve the community.

She added that we are burning out City Managers and that is not good. How do we provide high quality services to our citizens? It is important now to find the support needed and the budget to do it.

Councilor Villarreal remembered the Deputy City Manager was in place before the reorganization and that was supposed to help the City Manager operate more efficiently. She recognized the need for these positions such

as Deputy City Manager. We need to have a healthier internal system and we are not there yet. She hoped this position would lead us toward that. She really wanted to see diversity, equity, and inclusion explicitly stated as experience. Those never have been in our descriptions. It is a gap, and she has asked for training in cultural sensitivity. She knew other jurisdictions have added that and would like to add it for this position.

She asked Manager Blair how he intended to provide support to Councilors.

Manager Blair replied he was in the information gathering phase now and it was not really clear to him what the Governing Body needs. He recognized the need for personal support from someone who can provide non-partisan help. He offered to do an anonymous survey perhaps and use the results to find out what would be best.

Councilor Romero-Wirth thanked Councilor Villarreal for bring up the need of support for Councilors. We may need more people drafting bills and amendments. We all found out how great it was to have a policy analyst in Jennifer. We need to get city government moving and do the administrative stuff that is sent over to the City Manager and we need more depth in the Departments. She supported this position and pushed back on the idea we are top heavy. We are years behind in many of our systems. We need much more horsepower- more gas in the car as we go forward and must get rid of outdated thinking and help people understand why mid-managers are important.

Councilor Lindell looked at this as principles before personalities. Does adding a Deputy City Manager allow us to operate better? She thought it does. We had two deputy fire chiefs and two deputy police chiefs and soon will have two deputies in the Land Use Department. Probably the size budget being overseen points to how many are used for management. This will make us better. Putting personalities before principles does us no good. she hoped we can get a really good Deputy City Manager.

Councilor Rivera said it appeared it will go forward. He just wanted the public to understand the benefits that will be better with the hiring of a Deputy City Manager.

Councilor Cassutt believed no single position in city government will fix the problems we have. She would not put that out to the residents that the Deputy will fix these complicated issues but that it helps us move forward and be more effective in internal processes as well as the complex policies. It is part of the solution and a silver bullet.

Councilor Rivera also hoped the constituents will look at your vote tonight and how it translates into more services for them.

Councilor L Garcia hoped Manager Blair would take enough time to get the best person for our constituents.

Manager Blair thought it was urgent. There is a great amount of work to do. He noted the Governing Body was not discussing whether they approve of the job description, but whether a Deputy City Manager was needed. He would rather get a great person in here and get them to work.

Councilor L Garcia reiterated his view that what the Community wants is a better functioning government.

Mayor Webber relished this conversation – because it took the Governing Body in so many important directions. Management books say the Mayor’s job is leadership and City Manager and Deputy City Manager’s job is management. We are having a dialogue on the structure and function of City Government and that doesn’t happen often. We are significantly larger and more complex than we used to be. We are a large, complex organization. People are frustrated. They want their potholes filled and Councilor M Garcia’s point is right. We need a bench of talented people and there is not a bench behind Manager Blair. We need to build a modern, productive City government that serves people now and into the future. We don’t have time to waste by taking several years to study it. We need to seize the moment and improve it now. We are not putting more gas in the car but shifting to an electric car for sound government.

VOTE: **The motion was approved on the following Roll Call vote:**

For: Mayor Webber, Councilor Cassutt, Councilor Chavez, Councilor M. Garcia, Councilor Lindell, Councilor Romero-Wirth, and Councilor Villarreal.

Against: Councilor L Garcia and Councilor Rivera.

At 8:07 pm, the Governing Body went to Petitions from the Floor

PETITIONS FROM THE FLOOR

Stefanie Beninato said in this conversation about modernization and “new” systems put in that are not fully functional and hope modernization works, that the City now has a supervisor open the pool. We never had that before and Gino Rinaldi said it is now a rule. We had no pool supervisor at Perez

for a year and a half. And now it is underused. This is an area that needs more employees. The HDRB now requires the Applicant's designer come to the HDRB meeting to present and that costs the owner more money when the owner could explain the design. That definitely increases cost. She also wondered regarding the programs using the federal funds, if the same people who come for them are the same ones coming to Governing Body meetings. She said she was referring to the Midtown campus.

There were no other petitioners.

The Governing Body went back to Item 10 d.

- d. Request for Approval to Create Two (2) New FTE in the ITT Department. (Manuel Gonzales, Interim ITT Director, mmgonzales@santafenm.gov, 505-955-5531 and Bradley Purdy, ITT Security Officer, bkpurdy@santafenm.gov, 505-955-5534)

Committee Review:

Governing Body: 01/26/2022

Ms. Bustos-Mihelcic read the caption for this request.

MOTION: Councilor M Garcia moved, seconded by Councilor Lindell, to approve the request.

Discussion on the Motion:

Director Gonzales explained the request was to enhance the IT security structure. They did assessment in October with a vendor and now are requesting these two FTEs to deal with the security inadequacy.

Councilor Villarreal clarified this was not done with a financial assessment.

Director Gonzales said they would be using savings from the budget to pay for these two positions. It would be \$180,000 this year and \$220,000 next year.

VOTE: The motion was approved on the following Roll Call vote:

For: Mayor Webber, Councilor Cassutt, Councilor Chavez, Councilor L. Garcia, Councilor M. Garcia, Councilor Lindell, Councilor Rivera, Councilor Romero-Wirth, and Councilor Villarreal.

Against: None

11. **MATTERS FROM THE CITY MANAGER**

Manager Blair said he would have a more robust report in the future. He was grateful for approving the Deputy position and welcomed recommendations on people to consider. He hoped to have a timeline on the search for a Police Chief and a robust way for the Committee to weigh in and for public engagement. He asked Councilors to please contact him with concerns. He will make sure Councilors are notified when there are issues affecting constituents in their district so they would be in the loop going forward.

12. **MATTERS FROM THE CITY ATTORNEY**

Ms. McSherry thanked everyone who attended the orientation session.

She was glad the Policy Analyst position feedback came before the announcement was posted. She will try to post it next week.

She recommended an executive session pursuant of the allowance in the OMA, Section 10-15-1 (H)(7) for a litigation update on two cases which she identified as listed in the agenda.

EXECUTIVE SESSION

In Accordance with the New Mexico Open Meetings Act, NMSA 1978, Section 10-15-1, Part (H)(7), Quarterly Attorney-Client Privileged Discussion of Litigation, including, but not limited to *Rio Grande Foundation v. City of Santa Fe* and *Santa Fe Alliance for Public Health, Arthur Firstenberg and Monika Steinhoff v. City of Santa Fe, Station of New Mexico, and United States of America*. (Erin K. McSherry, City Attorney: ekmcsberry@santafenm.gov, 505-955-6512)

MOTION: Councilor Rivera moved, seconded by Councilor Romero-Wirth, to enter an executive session, pursuant to the Open Meetings Act, Section 10-15-1 (H) (7) for discussion of threatened or pending litigation in which the Governing Body is or may become a participant.

VOTE: The motion was approved on the following Roll Call vote:

For: Mayor Webber, Councilor Cassutt, Councilor Chavez, Councilor L. Garcia, Councilor M. Garcia, Councilor Lindell, Councilor Rivera, Councilor Romero-Wirth, and Councilor Villarreal.

Against: None

The Governing Body went into executive session at 8: 30 p.m., after a brief recess that started at 8:21 pm.

The Governing Body ended the executive session at 9:07 p.m.

MOTION: Councilor Rivera moved, seconded by Councilor Romero-Wirth, pursuant to the Open Meetings Act Section 10-15-1 (J) to reconvene in open session, stating for the record that the only matters discussed in closed session were those specified in the motion for closure.

VOTE: The motion was approved on the following Roll Call vote:

For: Mayor Webber, Councilor Cassutt, Councilor Chavez, Councilor L. Garcia, Councilor M. Garcia, Councilor Lindell, Councilor Rivera, Councilor Romero-Wirth, and Councilor Villarreal.

Against: None

13. **MATTERS FROM THE CITY CLERK**

Ms. Bustos-Mihelcic said hard copies of the procedural rules have been placed in every Councilors' boxes and are available online and she encouraged everyone with suggested applicants for the Redistricting Commission refer them to her.

She gave a shout-out to the Community Engagement Department for finding additional funding to extend the shopping cart pilot program.

a. **UPCOMING PUBLIC HEARINGS:**

CONSIDERATION OF BILL NO. 2022-3. ADOPTION OF ORDINANCE 2022-____. (Councilor Romero-Wirth and Councilor Cassutt)

An Ordinance Amending Section 2-1.13 SFCC 1987 to Establish that the Mayor Pro Tempore Shall Serve on One City Council Standing Committee, Which Shall be the Finance Committee. (Jesse Guillen, Legislative Liaison: jbg Guillen@santafenm.gov, 955-6518)

Committee Review:

Introduced: 12/08/21

Finance Committee: 01/03/22

Public Works and Utilities Committee: 01/10/22

Governing Body (Request to Publish): 01/12/22

Quality of Life Committee: 01/17/22
Governing Body (Public Hearing): 02/09/22
Publication Date: January 25, 2022

This item was informational.

CONSIDERATION OF BILL NO. 2022-4. ADOPTION OF ORDINANCE 2022-____. (Councilor Rivera)

An Ordinance Amending Exhibit B of Section 21-7 to Increase Residential and Commercial Rates for Services Provided by the Environmental Services Division. (Shirlene Sitton, Environmental Services Division Director: sesitton@santafenm.gov, 955-2209)

Committee Review:

Introduced: 12/08/21

Public Works and Utilities Committee: 01/10/22

Governing Body (Request to Publish): 01/12/22

Finance Committee: 01/18/22

Governing Body (Public Hearing): 02/09/22

Publication Date: January 25, 2022

This item was informational.

14. **COMMUNICATIONS FROM THE GOVERNING BODY**

Councilor M Garcia wished everyone to stay safe and warm.

Councilor L Garcia expressed thanks to all City Staff and to other Councilors who were helpful to get him acclimated to his role as a City Councilor.

Councilor Villarreal thanked the folks that organized the ribbon-cutting of new benches at the Plaza and was grateful for the public/private partnership and cooperation of Roybal's and Chamber of Commerce. She also thanked Ms. McDonald for installing the benches.

Councilor Rivera was not able to attend the ceremony because he was doing a ride along and thanked Officer Garcia. She was a great host and what he saw from her, the future of our Department looks great.

Councilor Cassutt echoed Councilor Villarreal's thanks for everyone involved in the new benches ribbon cutting. And it was wonderful to get to see her colleagues, members of City Staff, and Chamber of Commerce folks.

During this wave of Omicron variant, she encouraged people to reach out to friends and family and do what is needed to get through it. Don't use those cloth masks but use the KN 95 masks, get up to date on vaccinations, and take care of mental and emotional health during this time.

Councilor Chavez agreed with Councilor Lee Garcia. She was thankful for the best support and lots of great helpful comments from City Staff. She loves being here and seeing the passion to do things right for the City is ever better. She felt lucky to be here.

Councilor Lindell gave a big shout out to Park Ranger Jason Sharp, who is doing exceptional work along the river and heard from constituents what a great job he is doing and having him around. The event downtown was great and fun. The aluminum benches are really cold. She encouraged everyone to take something to sit on at the Plaza. This has been another week of daunting COVID numbers for Santa Fe County. Let's not let our guard down. It is okay for people to change their mind and get vaccinated.

Councilor Romero-Wirth said it was great to see everyone at the ribbon cutting on the Plaza. It was very cold but good to get out.

Mayor Webber noted that Councilor Lindell made off with the cut ribbon, but she can't keep it. The Roybal's were there, and the Chamber was present and the workers who installed them were there. He identified those who installed those 32 benches and one more to come. It is the heart of the City.

He shared kudos for the City - named #7 in the world as an Art City in company with Venice and Paris. Santa Fe finished ahead of San Francisco and Seattle. The Five Graces was written up in New York Times. Santa Fe was #3 in the country for filmmaking against such other small cities as New Orleans. Albuquerque was best among large cities for filmmaking. WE need to pat ourselves on the back for those kudos.

On a less happy note, he saw COVID numbers are continuing to grow and still not yet peaking. The good news is while it spreads more easily, the cases are usually not as severe. Please be careful and safe. We care about everyone here and your safety. Make sure to do the best practice. Thanks to our health care, police, firefighters and first responders.

15. INTRODUCTION OF LEGISLATION

- a. Introduction of Legislation for January 26, 2022

- b. CONSIDERATION OF Resolution 2022- _____. (Mayor Webber)
A Resolution Adopting Next Steps for the Reuse and Redevelopment of the Midtown Property Including Applying for Land Use Rezoning, General Plan Amendment, and a Master Plan; Adopting a Community Development Plan; Issuing Certain Requests for Proposals; Conducting Certain Studies and Assessments; and Seeking the Acquisition of Land Located Within or Adjacent to the Midtown Site. (Rich Brown, Community and Economic Development Director, rdbrown@santafenm.gov, 505-955-6625)

Ms. Bustos-Mihelcic read the caption for this item.

Ms. McSherry explained the sponsor gets up to 3 minutes to introduce the legislation and any co-sponsors have a minute to say why they are cosponsoring. This is not the hearing but next time, we will go through the regular process. This is the only additional step in the process.

Mayor Webber said this Resolution moves to the next Midtown phase, which is action. He identified specific items for rezoning and infrastructure and community development plan to move forward by requesting proposals of projects.

Co-sponsor Councilor Cassutt signed on to get the groundwork moved to action. The property is in her district and very important because of the potential for the future. She looked forward to discussion in committee.

Co-sponsor Councilor Chavez signed on because we now owe the community some action. She saw the potential and the community's belief in that property to do great things.

- c. CONSIDERATION OF A Resolution 2022-____ (Mayor Webber)
Establishing Additional Legislative Funding Priorities Based On The Potential Availability Of Additional Funding During The 2022 Legislative Session. (Rich Brown, Community Development Director, rdbrown@santafenm.gov, 505-955-6625)

Ms. Bustos-Mihelcic read the caption for this item.

Mayor Webber said this is from the Legislative Breakfast scoping out priorities the Council approved in Resolution form. What we heard from the Delegation and the Governor was a greater amount of money to distribute this year and is a time to “go big.” This introduces a supplemental resolution that does not diminish or overshadow the prior requests, but requests from the additional streams and volumes of funds, what big allocations could make a transformational difference. Using proposals from our department heads, should the Governor decide to look at big shovel-ready projects we want to get in line for that funding.

16. **PETITIONS FROM THE FLOOR**

Petitions were heard earlier in the meeting.

17. **PUBLIC COMMENT ON BILLS**

There were no public comments on Bills.

18. **FINAL ACTION ON LEGISLATION**

There was no final action on legislation.

19. **PUBLIC HEARINGS**

- a. **Case #2021-4375. 2868 Rufina Street General Plan Amendment.** Jennifer Jenkins of JenkinsGavin, Inc., Agent, for Homewise, Inc., Applicant, requests approval of a General Plan Future Land Use Map Amendment to change the Future Land Use Classification from Industrial to Community Commercial. The property is approximately 2.39 acres of land and is located at 2868 Rufina Street. (Donna Wynant, Case Manager, djwynant@santafenm.gov, 955-6325)

POSTPONED TO FEBRUARY 9, 2022 GOVERNING BODY MEETING

- b. **Case #2021-4376. 2868 Rufina Street Rezoning.** Jennifer Jenkins of JenkinsGavin, Inc., Agent, for Homewise, Inc., Applicant, requests approval of a rezoning from I-1 (Light Industrial) to C-2 (Commercial) for future development of a mixed-use site development, including 12,237 square feet of commercial space and 68 dwelling units. The property is approximately 2.39 acres of land and is located at 2868 Rufina Street.

(Donna Wynant, Case Manager, djwynant@santafenm.gov, 955-6325)
POSTPONED TO FEBRUARY 9, 2022 GOVERNING BODY MEETING

- c. **Case #2021-4244.** 2190 West Alameda Street Los Canales Rezoning. JenkinsGavin, Inc., Agent, for Homewise Inc., Owner, Requests Approval of a Rezoning from R-5 (Residential – Five Dwelling Units Per Acre) to R-7 (Residential – Seven Dwelling Units Per Acre) for a Property Located at 2190 West Alameda Street. The property is Located within the West Santa Fe River Corridor Overlay District and is Approximately 2.01 Acres. (Lee Logston, Case Manager, lrllogston@santafenm.gov, 505-955-6136)

1. CONSIDERATION OF BILL NO. 2022-1. ADOPTION OF ORDINANCE 2022-01.

An Ordinance Amending the Official Zoning Map of the City of Santa Fe and Changing the Classification from R-5 (Residential – Five Dwelling Units Per Acre) to R-7 (Residential - Seven Dwelling Units Per Acre) with Respect to a Certain Parcel of Land Comprising Approximately 2.01 Acres Located at 2190 West Alameda Street (Case No. 2021-4244, 2190 West Alameda Street Los Canales Rezoning).

2. Request for Approval of Written Findings of Fact and Conclusions of Law Regarding Case #2021-4244 in the Matter of the Property Located at 2190 W. Alameda Street; Los Canales Rezoning.

- d. **Case #2021-4245.** 2190 West Alameda Street Los Canales Final Development Plan. JenkinsGavin, Inc., Agent, for Homewise Inc., Owner, Requests Approval of a Final Development Plan for Fourteen Residential Units for a Property Located at 2190 West Alameda Street. The Property is Located within the West Santa Fe River Corridor Overlay District and is Approximately 2.01 Acres. (Lee Logston, Case Manager, lrllogston@santafenm.gov, 505-955-6136)

1. Request for Approval of Written Findings of Fact and Conclusions of Law Regarding Case #2021-4245 in the Matter of the Property Located at 2190 West Alameda Street Los Canales Final Development Plan.

These cases for 2190 West Alameda Street were considered together by the Governing Body. Ms. Bustos-Mihelcic read the captions for these cases at 9:37 p.m.

Pat Feghali, Assistant City Attorney, and Lee Logston, Case Manager, were present for these cases.

Mayor Webber reviewed the process for considering them in the Governing Body's quasi-judicial role, and he asked the City Attorney to explain that role for the public.

Ms. McSherry provided an explanation for the quasi-judicial role of the Governing Body applying existing ordinances to these cases submitted.

Mayor Webber reviewed the steps in the process: Disclosures, Staff Report, Applicant opening statement, Questions to Staff, Sworn Public Comment, Discussion by Governing Body with testimony by witnesses, Closing of public hearing, Motion, Debate of motion, and Voting on the motion.

Disclosures

There were no disclosures.

Staff Report

Lee Logston presented the report and shared his screen. This is a two-part action of rezoning and final development plan. The Development Plan was triggered by the R-7 rezoning request. The subject property, just off Alameda near Calle Nopal is now R-5 and R-7. They want to add five more buildings to the nine existing buildings for 14 total, with grading, parking arrangements and converting some to affordable housing. This proposal meets the requirements of Chapter 4 and provision of the West Santa Fe River Corridor Overlay. The Planning Commission recommended approval on November 4, 2021 and Staff recommended the Governing Body approve the R-7 rezoning and the Final Development Plan. Sample motions were in the packet.

Applicant's Presentation

Ms. Jennifer Jenkins, JenkinsGavin, on behalf of Homewise was sworn and shared her screen.

She stated this subject property is just over two acres and the Santa Fe River and trail run through the property. This project complies with the City General Plan and does not trigger a General Plan amendment. Current

zoning is R-5 and requesting R-7. Most surrounding property is R-5 or R-7. It is within the West Santa Fe River Overlay Corridor and complies with all those standards.

She pointed out the traditional development of the area in long narrow parcels that were agricultural with access to the Santa Fe River. They have developed over time with a consistent development pattern, and this development is like that pattern.

There were nine residences on the property, three detached homes, one duplex and one fourplex at the back with a few storage or other buildings. It slopes gently down to the river.

She showed the proposed development plan with a drive that needs raised elevation at West Alameda and complying with all parking requirements. They propose two new buildings – one with two dwelling units and the other with three dwelling units. They will formalize the trail with improvements. It will have the requisite emergency turnaround and sidewalks with an extension of the West Alameda sidewalk. The property to the west is under redevelopment so that sidewalk can get extended to the west. And over time, that will be improved.

All existing homes will be renovated. Homewise acquired it and did an assessment on specific improvements needed. Open space must be at least 10% and this plan provides 15% and 29 parking spaces while 20 are required.

After subtracting the flood plain area, the density is 12.53 du/ac on the property. This project has been tentatively approved for a grant from the Santa Fe Trust Fund so it will have 100% affordability. Homewise is thrilled to achieve that and has worked closely with the residents there to make their purchase achievable.

Applicant Questions to Staff

There were none.

Public Testimony

Ms. Sarah Delvechio, residing on the property at 2190 W Alameda, Unit A. was sworn.

She said she moved to Santa Fe in 1993 to go to college and lived here since. "Homewise buying the property is a huge blessing in my life, allowing me to purchase a home. I am a working artist with three jobs and working for myself. I will be able to purchase a home for the first time in my life. They have already taken care of some things in my house. They are extremely responsive and that makes me excited."

There was no other public testimony.

Questions from Governing Body to Staff or Applicant.

Councilor Villarreal was glad to see this partnership - excited to see Homewise doing an infill project and glad for all the Long-Range Staff involved in the West River Overlay and see it working on the infill project. She wanted to hear more about the sidewalk. It appeared to be an "at each end sidewalk" but Ms. Jenkins talked about that, and she knew a detour sign was needed at the end. What happens if some went there and what is the detour information?

Ms. Jenkins understood they had to have signage that indicated an accessible route was ending. That is what happens with piecemeal sidewalk development. It is common on old routes. She was not sure what else would be required. There is no sidewalk across the street either. But constructing a sidewalk is required. They are doing what was necessary for safety.

Mr. Logston agreed. Little by little, the sidewalk would be extended. Dee is here and could speak to ADA requirements.

Dee said the developer was responsible for putting in the sidewalk and signage.

Councilor Villarreal thought the City must maintain it. She asked that to be clarified.

Councilor Villarreal asked about the HOA and private covenants. We have had issues on that in the past.

Ms. Jenkins noted there are limitations in the Homes Program for Affordable Housing. The owner cannot be pushed out of their affordability. The road and drainage structures must be maintained so it is about efficiency and keeping fees as low as possible. As that budget is established, the pricing might need to increase to accommodate the fees.

Councilor Villarreal noted there has been confusion in the past about allocation of fees with affordable units and asked how it would work and how long the fees would be subsidized.

Daniel Slavin, representing Homewise, was sworn. He explained, with the allocation of fees, that Homewise sets up a Condo Association to make it an HOA. The fees have yet to be determined to cover the maintenance on roadways, trails, and sidewalks. The owners will be the owners of the open property. It is done by lowering the price just a little to accommodate those fees. Adding \$25 or \$30 to mortgage payments is not much. Homewise wants to make it the right size to keep it affordable.

Councilor Villarreal asked Director Ladd about the time span for keeping homes affordable.

Director Ladd said there is no time limit. It is in perpetuity for affordability. This is 100% affordable. And as such can set up individual homeowners to be able to budget for those costs. Homewise escrows the fees with the mortgage to make it easier to manage. They also help educate homeowners on maintenance costs and insurance, etc.

There were no other questions.

Mayor Webber closed the public hearing.

Action of the Governing Body

MOTION: Regarding Case #2021-4244 at 2190 West Alameda Street Los Canales Rezoning, Councilor Cassutt moved, seconded by Councilor Villarreal, to approve the rezoning request from R-5 to R-7 for 2190 West Alameda Street, and to adopt the Findings of the Planning Commission as outlined in Section 2.C of the Staff Report.

Discussion on the Motion:

Mayor Webber asked the maker why she made this motion.

Councilor Cassutt said this is an exciting project.

Councilor Romero-Wirth raised a point of order to ask if the reason for the motion was required.

Mayor Webber said it was what the City Attorney note to him said he was to ask.

Ms. McSherry said that was needed for the Findings of Fact.

Councilor Romero-Wirth felt it just seemed a little much to ask.

Councilor Cassutt said she moved to approve because she liked what was proposed.

VOTE: The motion was approved on the following Roll Call vote:

For: Mayor Webber, Councilor Cassutt, Councilor Chavez, Councilor L. Garcia, Councilor M. Garcia, Councilor Lindell, Councilor Rivera, Councilor Romero-Wirth, and Councilor Villarreal.

Against: None

Motion on Final Development Plan:

MOTION: Regarding Case #2021-4245, 2190 West Alameda Street Los Canales Final Development Plan, Councilor Cassutt moved, seconded by Councilor Villarreal, to approve the Final Development Plan as presented and to adopt the Findings as approved by the Planning Commission as outlined in Section 2.D in the Staff Report.

VOTE: The motion was approved on the following Roll Call vote:

For: Mayor Webber, Councilor Cassutt, Councilor Chavez, Councilor L. Garcia, Councilor M. Garcia, Councilor Lindell, Councilor Rivera, Councilor Romero-Wirth, and Councilor Villarreal.

Against: None

Ms. Jenkins thanked the Governing Body for the approval.

20. **APPOINTMENTS**

- a. Children and Youth Commission (Christa Hernandez, Youth and Family Services Program Manager: chernandez@santafenm.gov, 505-955-6728)
 - William Perdue – Appointment – Term Ending 01/2024
 - Sergeant Erik Ramirez – Appointment – Term Ending 01/2024

Ms. Bustos-Mihelcic read the caption for the Commission, listing the nominees.

MOTION: Councilor Villarreal moved, seconded by Councilor Lindell, to approve the appointments to the Children and Youth Commission as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Mayor Webber, Councilor Cassutt, Councilor Chavez, Councilor L. Garcia, Councilor M. Garcia, Councilor Lindell, Councilor Rivera, Councilor Romero-Wirth, and Councilor Villarreal.

Against: None

- b. Human Services Committee (Christa Hernandez, Youth and Family Services Program Manager: chernandez@santafenm.gov, 505-955-6728)
- Michal Anne Pepper – Appointment – Term Ending 03/2023
 - Carrie Thielen – Appointment to Chair – Term Ending 03/2024

Ms. Bustos-Mihelcic read the caption for this appointment and listed the nominees.

MOTION: Councilor Lindell moved, seconded by Councilor Cassutt, to approve the appointments to the Human Services Committee as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Mayor Webber, Councilor Cassutt, Councilor Chavez, Councilor L. Garcia, Councilor M. Garcia, Councilor Lindell, Councilor Rivera, Councilor Romero-Wirth, and Councilor Villarreal.

Against: None

- c. Community Development Commission (Alexandra Ladd, Director, Office of Affordable Housing: agladd@santafenm.gov, 505-303-9868)
- Anne Watkins – Appointment – Term Ending 03/2023

Ms. Bustos-Mihelcic read the caption for this appointment.

MOTION: Councilor Villarreal moved, seconded by Councilor Romero-Wirth, to approve the appointment to the Community Development Commission as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Mayor Webber, Councilor Cassutt, Councilor Chavez, Councilor L. Garcia, Councilor M. Garcia, Councilor Lindell, Councilor Rivera, Councilor Romero-Wirth, and Councilor Villarreal.

Against: None

21. **ADJOURN**

Having completed the agenda and with no further business to come before the Governing Body, the meeting was adjourned at 10:24 p.m.

Approved by:



Mayor Alan Webber

ATTESTED TO:



Kristine Bustos Mihelcic, City Clerk

Respectfully submitted by:



Carl G. Boaz, Council Stenographer