



AGENDA

SPECIAL MEETING OF
THE GOVERNING BODY
FEBRUARY 01, 2023
7:00 PM
COUNCIL CHAMBERS
CITY HALL
200 LINCOLNAVENUE

PROCEDURES FOR SPECIAL GOVERNING BODY MEETING

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.

Attend the Meeting Virtually: 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/87312292920>.

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

Phone: To join the Zoom meeting using a phone, use the following phone numbers and Webinar ID: **US: 1 (346) 248-7799 - Webinar ID: 873 1229 2920**

Phone attendees should press *9 to use the "Raise Hand" function to be recognized by the Mayor to speak at the appropriate time.

Written Public Comment: Members of the public may submit written comments on legislation by clicking on the comment bubble to the right of the meeting on the public portal at <https://santafe.primegov.com/public/portal> through 5:00p.m. the day before of the meeting.

The agenda and packet for the meeting will be posted at <https://santafe.primegov.com/public/portal>.



AGENDA

SPECIAL MEETING OF
THE GOVERNING BODY
FEBRUARY 01, 2023
7:00 PM
COUNCIL CHAMBERS
CITY HALL
200 LINCOLN AVENUE

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

Councilor Michael Garcia

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

Councilor Rivera

4. **INVOCATION**

Councilor Lee Garcia

5. **ROLL CALL**

6. **APPROVAL OF AGENDA**

7. **PUBLIC HEARINGS**

- a. **CONSIDERATION OF RESOLUTION NO.2023_____.**
Case #2021-4648. JenkinsGavin, Inc., Agent for Homewise, Inc., Applicant, Requests Approval of a Resolution to Amend the Designation on the General Plan Future Land Use Map for Approximately 19.54 Acres, Located at 3600 South Meadows Road and within the River and Trails Archeological Review Overlay District and the Suburban Archeological Review Overview District, from Park to Low-Density Residential (Residential: Three to Seven Dwelling Units Per Acre). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 505-955-6587)



AGENDA

SPECIAL MEETING OF
THE GOVERNING BODY
FEBRUARY 01, 2023
7:00 PM
COUNCIL CHAMBERS
CITY HALL
200 LINCOLNAVENUE

POSTPONED FROM THE JANUARY 25, 2023 REGULAR GOVERNING BODY MEETING.

- b. CONSIDERATION OF BILL NO. 2023-1. ADOPTION OF ORDINANCE NO. 2023-____.
Case #2021-4649. JenkinsGavin, Inc., Agent for Homewise, Inc., Applicant, Requests Approval of Bill 2023-1 to Rezone Approximately 19.54 Acres, Located at 3600 South Meadows Road and within the River and Trails Archaeological Review Overlay District and the Suburban Archaeological Review Overview District, from R-1 (Residential: One Dwelling Unit Per Acre) to R-6 (Residential: Six Dwelling Units Per Acre). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 505-955-6587) **POSTPONED FROM THE JANUARY 25, 2023 REGULAR GOVERNING BODY MEETING.**
- c. CONSIDERATION OF RESOLUTION NO. 2023-____.
Case #2021-4650. JenkinsGavin, Inc., Agent for Homewise, Inc., Applicant, Requests Approval of a Resolution to Amend the Designation on the General Plan Future Land Use Map for Approximately 2.66 Acres, Located at 3740 South Meadows Road and within the River and Trails Archaeological Review Overlay District and the Suburban Archaeological Review Overview District, from Park to High-Density Residential (Residential: 12 to 29 Units Per Acre). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 505-955-6587) **POSTPONED FROM THE JANUARY 25, 2023 REGULAR GOVERNING BODY MEETING.**
- d. CONSIDERATION OF BILL NO. 2023-2. ADOPTION OF ORDINANCE 2023-____.
Case #2021-4651. JenkinsGavin, Inc., Agent for Homewise, Inc., Applicant, Requests Approval of Bill 2023-2 to Rezone Approximately 2.66 Acres Located at 3740 South Meadows Road and within the River and Trails Archaeological Review Overlay District and the Suburban Archaeological Review Overview District, from R-1 (Residential: One Dwelling Unit Per Acre) to R-21 (Residential: 21 Dwelling Units Per Acre). (Dan Esquibel, Case Manager: daesquibel@santafenm.gov, 505-955-6587) **POSTPONED FROM THE JANUARY 25, 2023 REGULAR GOVERNING BODY MEETING.**



AGENDA

SPECIAL MEETING OF
THE GOVERNING BODY
FEBRUARY 01, 2023
7:00 PM
COUNCIL CHAMBERS
CITY HALL
200 LINCOLNAVENUE

- e. CONSIDERATION OF RESOLUTION 2023-____.
Case #2022-5618. JenkinsGavin, Inc., Agent for Homewise, Inc., Applicant, Requests Approval of Resolution 2023-____ to Adopt a Master Plan for a Residential Project on Approximately 22.2-Acres Located at 3600 and 3740 South Meadows Road to Include a Subdivision, Development Plan, and Construction of a Neighborhood Park for Dedication to the City. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 505-955-6587) **POSTPONED FROM THE JANUARY 25, 2023 REGULAR GOVERNING BODY MEETING.**

8. ADJOURN

**Governing Body
SUMMARY INDEX
FEBRUARY 1, 2023**

<u>ITEM</u>	<u>ACTION</u>	<u>PAGE</u>
1. Call to Order	Convened at 7:02 p.m.	1
2. Pledge of Allegiance	Led by Councilor Michael Garcia	1
3. Salute to the New Mexico Flag	Led by Councilor Rivera	1
4. Invocation	Led by Councilor Lee Garcia	1-2
5. Roll Call	Quorum Present	2
6. Approval of Agenda	Approved as presented	2
7. Public Hearings		
a. GPA at 3600 South Meadows	Approved	3
b. Rezoning 3600 South Meadows		
c. Future Land Use Amendment	Approved	
d. Rezone 3740 South Meadows		
e. Master Plan at 3740 So. Meadows		
8. Adjourn	Adjourned at 6:31 pm	

**Minutes of the
Special Meeting of the Governing Body
Monday, February 1, 2023
City Hall
Santa Fe, New Mexico**

1. CALL TO ORDER

A special meeting of the Governing Body of the City of Santa Fe, New Mexico, was called to order by Signe Lindell, Mayor Pro Tem, on Monday, February 1, 2023, at approximately 7:00 p.m., at the Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fe, New Mexico as a hybrid meeting.

2. PLEDGE OF ALLEGIANCE

Councilor Michael Garcia led the Pledge of Allegiance.

3. SALUTE TO THE NEW MEXICO FLAG

Councilor Rivera led the Salute to the New Mexico Flag.

4. INVOCATION

Councilor Lee Garcia gave the Invocation.

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

5. ROLL CALL

Roll call indicated the presence of a quorum in-person, as follows:

Members Present

Mayor Alan Webber
Mayor Pro Tem Signe Lindell
Councilor Jamie Cassutt
Councilor Amanda Chavez
Councilor Lee Garcia
Councilor Michael Garcia
Councilor Christopher M. Rivera
Councilor Renee D. Villarreal

Members Excused
Councilor Romero-Wirth

Other Participants Attending
Erin McSherry, City Attorney
Geraldyn Cardenas, Assistant City Clerk
John Blair, City Manager
Dan Esquibel, Case Manager
Carl Boaz, Council Stenographer

6. APPROVAL OF AGENDA

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

VOTE: The motion was approved on a unanimous voice vote with:

For: Mayor Webber, Councilor Cassutt, Councilor Chavez, Councilor L Garcia, Councilor M. Garcia, Councilor Lindell, and Councilor Villarreal.

Against: None.

7. PUBLIC HEARINGS

a. CONSIDERATION OF RESOLUTION NO.2023____.
Case #2021-4648. JenkinsGavin, Inc., Agent for Homewise, Inc., Applicant, Requests Approval of a Resolution to Amend the Designation on the General Plan Future Land Use Map for Approximately 19.54 Acres, Located at 3600 South Meadows Road and within the River and Trails Archeological Review Overlay District and the Suburban Archeological Review Overview District, from Park to Low-Density Residential (Residential: Three to Seven Dwelling Units Per Acre). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 505-955-6587)
POSTPONED FROM THE JANUARY 25, 2023 REGULAR GOVERNING BODY MEETING.

b. CONSIDERATION OF BILL NO. 2023-1. ADOPTION OF ORDINANCE NO. 2023-____.
Case #2021-4649. JenkinsGavin, Inc., Agent for Homewise, Inc.,

Applicant, Requests Approval of Bill 2023-1 to Rezone Approximately 19.54 Acres, Located at 3600 South Meadows Road and within the River and Trails Archaeological Review Overlay District and the Suburban Archaeological Review Overview District, from R-1 (Residential: One Dwelling Unit Per Acre) to R-6 (Residential: Six Dwelling Units Per Acre). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 505-9556587) **POSTPONED FROM THE JANUARY 25, 2023 REGULAR GOVERNING BODY MEETING.**

- c. CONSIDERATION OF RESOLUTION NO. 2023-_____.
Case #2021-4650. JenkinsGavin, Inc., Agent for Homewise, Inc., Applicant, Requests Approval of a Resolution to Amend the Designation on the General Plan Future Land Use Map for Approximately 2.66 Acres, Located at 3740 South Meadows Road and within the River and Trails Archaeological Review Overlay District and the Suburban Archaeological Review Overview District, from Park to High-Density Residential (Residential: 12 to 29 Units Per Acre). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 505-955-6587) **POSTPONED FROM THE JANUARY 25, 2023 REGULAR GOVERNING BODY MEETING.**
- d. CONSIDERATION OF BILL NO. 2023-2. ADOPTION OF ORDINANCE 2023-_____.
Case #2021-4651. JenkinsGavin, Inc., Agent for Homewise, Inc., Applicant, Requests Approval of Bill 2023-2 to Rezone Approximately 2.66 Acres Located at 3740 South Meadows Road and within the River and Trails Archaeological Review Overlay District and the Suburban Archaeological Review Overview District, from R-1 (Residential: One Dwelling Unit Per Acre) to R-21 (Residential: 21 Dwelling Units Per Acre).
(Dan Esquibel, Case Manager: daesquibel@santafenm.gov, 505-9556587) **POSTPONED FROM THE JANUARY 25, 2023 REGULAR GOVERNING BODY MEETING.**
- e. CONSIDERATION OF RESOLUTION 2023-_____.
Case #2022-5618. JenkinsGavin, Inc., Agent for Homewise, Inc., Applicant, Requests Approval of Resolution 2023-_____ to Adopt a Master Plan for a Residential Project on Approximately 22.2-Acres Located at 3600 and 3740 South Meadows Road to Include a Subdivision, Development Plan, and Construction of a Neighborhood Park for Dedication to the City. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 505-955-6587) **POSTPONED FROM THE JANUARY 25, 2023 REGULAR GOVERNING BODY MEETING.**

Ms. Cardenas read the captions for these five cases.

Mayor Pro Tem Lindell identified the sequence of the consideration of this project.

Disclosures

There were no disclosures from the Governing Body.

Staff Report

Mr. Esquibel presented the Staff Report for the Commission.

He shared the history of this property on South Meadows, first as a Santa Fe County property and in 2007, under the Southwest Area Master Plan, the subject property was identified as an open space park. In 2013, this area was annexed into the City as a park but under the usual R-1 zoning. Later, the County sold the property to Homewise in 2021 with three ENN meetings scheduled in 2021. The Staff recommended denial because there was no Master Plan that tied all parts together and it was based on a concept plan which was not sufficient.

Homewise acquired the property in 2022 and created a Master Plan. It was discussed at an ENN meeting. All three ENN meetings were well attended.

The proposal was to reduce the amount of park area and proposed high density residential development, which was established in Section Five of the City Economic Development Plan.

Mr. Esquibel said the Applicant's Development Plan was consistent with the criteria as demonstrated in their application. Mr. Esquibel briefly reviewed each of the criteria and commented on their compliance with them.

Next, Mr. Esquibel reported on the Rezoning criteria and the justification for rezoning the subject property. He identified each of the six criteria and described how the Applicant addressed each one sufficiently.

Mr. Esquibel described how the proposed project was consistent with Code in the Master Plan.

In November 2021, the Planning Commission found the project in compliance for approval and recommended to the Governing Body approval of this project and the five cases it comprised.

The Governing Body paused while a Spanish translation was shared with those present.

Mr. Esquibel reviewed the five potential motions with the Governing Body regarding these five cases and concluded his presentation

Applicant Presentation

The Applicant's team members were sworn as a group.

Jennifer Jenkins with JenkinsGavin and Homewise to request approval of the rezoning and master plan. She shared slides on screen as she presented.

She introduced the Homewise Team members who were present and others. She estimated need for about 30 minutes of time for her presentation.

She summarized some of the history presented by Mr. Esquibel in her presentation. Homewise began working on this in the summer of 2021 and determined a need to develop a Master Plan and a fourth ENN.

Ms. Johanna Gilligan presented the entitlement process 20 months ago and began hearing what residents wanted through four ENN meetings, door-to-door inquiries, group meetings and gathering input with Chainbreaker. They set a 50% AH percentage for this project. She

pointed out a 33% rise in housing increase while wages increased 2.7%. And 100% of the homes will be offered below market rates.

Ms. Jenkins next presented the justification for rezoning this property from the default of R-1 and clarified the character of the surrounding area of the 22 acre subject property. She explained in the Master Plan, they put multi-family condominiums on the south end and moved toward single-family homes north of multi-family area and at the 5.1 acre park on the north end. She identified the trail connections for the site.

She said the density would be slightly less than 8.5 du/acre.

Ms. Jenkins next went through the traffic analysis for the intersections surrounding the property with all operating at acceptable levels of service. She also noted the extension of the Acequia Trail in that area.

Mr. Carlos Zamora from Sites Southwest shared the plans for the park amenities. He pointed out that the neighborhood has a very large population of children who need the park for their recreation and safety with the usual amenities for all ages. He compared the design of this park with Las Acequias Park and Patrick Smith Park. He emphasized the design would be coordinated with community input and listed some of the amenities mentioned by them.

Public Comments

All who wanted to make comments were sworn and get 2 minutes each. No clapping or booing were allowed.

Marie Casido was sworn, She said the entire length of South Meadows has four neighborhoods and parks already. She has lived there for 9 years. The area already cannot handle the traffic. This won't help the value of our homes. The Developers here are the true beneficiaries here. It barely met muster. This meeting is already a finality but "please don't approve this."

Victor Rios on Sunshine Way was sworn. City and County jointly zoned this as park land after approval for open space under a bond issue and to be open space in perpetuity. That was in the bond description. It was not zoned R-1 for 25 years. But it was open space by the bond. Just because the County didn't maintain it, it is the taxpayers and cannot just be ignored. It must be protected. The applicant did not own the property when they held the hearing – not until afterward. The County never held the hearing.

Davin Lert was sworn. He was trained as a geologist , focused at LANL In his professional opinion, no decision to rezone should be made until cleanup of Eberline underlying property has been done. He was asked to do an analysis. Homewise defied the results at the Eberline sites. He described how they left radioactive materials there. None was done at regulatory standards. The test results are only a snapshot. My biggest concern was that results were inadequate >>> Eberline handled over 700 radioactive spills. time.

Martin Herrera was sworn. He was interested in being in a Homewise home. His obligation is to reach back. His home will be paid off when he is 90 years old. He had his retirement and social security to make sure he could pay for it after he couldn't work anymore. The apartments on South Meadows wanted \$1200 per month and that's not AH. He agreed with others that AH should be available over all of Santa Fe. Maybe we should do away with in lieu of fees.

Kurt Cron, Executive Director of Habitat for Humanity, was sworn and said he and his organization were in support of AH in Santa Fe .

Miles Conway, Executive Director of Santa Fe Homebuilders, was sworn. He said he just flew in from the National Conference of Homebuilders in Las Vegas. He asked how we support AH which is more and more difficult to build these days. Labor, materials, land costs and efficiency codes are killing them. The Red States are creating infrastructure plans so builders can knock 20% off of home costs.

Cindy Alpert was sworn and here in opposition. This project is wrong because it pits two values against each other in underhanded deals. What a red flag it should have raised. All parties should be ashamed of

themselves. It is wrong to call it NIMBY. These units will be out of sight for those making \$15 per hour. And these 22 acres are a thriving ecosystem now. We have become ultimate consumers. She asked the Governing Body to please save it for open space.

Ellen Stone was sworn. She said her testimony was in the packet. She drove by Desert Sage to check it out. It is only open space and not really a park. And she drove by the Homewise projects and by Las Campanas which has over 50% open space and only open space per acre.

Christopher Adavedo was sworn and said he was Head Administrator of a large school on south side. Last year that had a crisis of teacher recruitment. They found two of the best in Las Cruces, including a teacher of the year. But they lost both of them inability to live here. So they are thinking they need to build a teacherage. Think about the teacher for our students.

Stephanie George was sworn. She worked as a physical therapist assistant and was paid \$1,400/month for housing. Her company is down to one nurse who comes from the outside. Affordable housing is needed.

Ms. Lopez de Vargas was sworn. She asked the Governing Body to approve this proposal. She described her background as a Native background but today her people were being pushed out of our city because we cannot afford to live here.

Shawn Duncan, an educational leader, was sworn. She could see the writing on the wall for them at a small school. They won't be able to staff the school in a couple of years because of costs of living here. They have seen a number of families needing to relocate because they could not live in a multi-family dwelling that was not conducive to learning. There would be more in the future.

Jeremy Smalteen was sworn. He was also an educator and had worked at three west side elementary schools as a certified bilingual educator. He had learned a lot from his students. The open space was linked closely to the school. Open Space is not just nice to have. During the pandemic, he was aware of the importance of the walkability of this

space. We don't need to choose between AH and the land set aside for open space.

Ms. Reina was sworn. She is an organizer for Chainbreaker and for the last six months organized for determining the impact on our neighborhood. We believe this project will help homeless and help other parts of the City. What gets built here we will support for the strengths of the proposal. We encourage you to vote in favor of this project tonight.

The next speaker was sworn in and testified in Spanish.

Mila Bernard Translated the previous testimony I am part of the rental partnership for twenty years. Member of Chainbreaker, she has made visits to homes and helped people achieve home ownership to stay in Santa Fe and have a decent life. Others must live elsewhere and commute.

Mary Aguilar also spoke in Spanish after being sworn. The translator read the translation of her testimony. She urged the Governing Body to approve this project.

Mario Echevarria was sworn and also testified in Spanish. He was also in Chainbreaker and living on south side for 15 years. He has lived there for 13 years since moving from AZ. We haven't had luck finding AH in Santa Fe. My dream is to be a homeowner in Los Prados. He encouraged the Governing Body to approve zoning of this project.

Rick Martinez was sworn and said he doesn't live in the neighborhood but can't stay silent. He addressed transparency in this process and said it wasn't, and still the answer is no. The conceptual plan for that park was done in 2012 and the Governing Body had a chance to discuss it but didn't. The City denied the public a voice just like the County did. The rules you have turned it into Quasi-judicial which doesn't allow public access.

Ruben Macias was sworn and here to ask the Council to approve. He was an employee with Homewise and a proponent of AH. We are in a housing crisis. There are two houses on Zillow under \$350,000. You can

postpone or delay it and it will be a crisis waiting to happen. Many here don't have the courage to come here to show support.

People have a fear to be persecuted if they are in a government building. He hoped Michael Garcia would help them live here. He said the same to Councilor Cassutt and Councilor

Rafael Garcia was sworn. He lives just down the road from this property. We try to hire people to work for us and they cannot afford to live her. In support – vote for it.

Mr. Martinez has lived in Santa Fe for last 30 years and have seen a change. We deserve to have AH to be able to stay here. I remember how hard it was for us to get a home. Please give them a chance to stay and enjoy the benefits of the City. He was in favor of affordable housing.

Lou Scott was sworn. She had many concerns about access to the health issues and access to outdoors. Her concerns were all documented in the southside green space in the packet. She said the applicant had a year to seek rezoning before purchasing. The publicly owned property chose no public notice to get the sale. She opposed the application.

Ray Herrera was sworn and said though he lives on east side, most of his family lives on the south side. He was involved in the Agua Fria and South Meadows intersection negotiations and was appalled at the way the City handled it. The City was against the public in those improvements. That is a major intersection. He felt our Mayor has sold the community down the drain.

Joanie Ahrens was sworn and said she was here tonight to share her concern about the possibility here if the Eberline property ever gets cleaned up. Eberline is a dump with plutonium. We had a meeting with NMED, Radiation Control Bureau and learned that the building is unstable and may be leaking radioactive material and will take at least two years to get the recommendation approved so we recommend a tent be put over the building and vote no until that is cleaned up. The NMAD was a Manhattan project dump that has been cleaned up at least 12 feet down removing contamination but didn't make the boundaries big enough. She submitted that in Prime Gov.

Joanna Garcia was not sworn but gave her statement opposing this project. This property is zoned a park. National geographic said we need more open space for our kids. She was not against AH. This is not going to help the AH need. It is all getting congested on the south side, She asked why not have AH throughout the City. And the developer doesn't want to address that there will be serious ramifications if Eberline is not cleaned up in time.

Barbara Setters was sworn. She talked about the traffic intersection of South Meadows and Agua Fria which was most accessible, the intersection nearly failed the TIA and has had accidents and fatalities. She was against the development proposed with more pollution, fatalities, lower quality of life. She supported denial of the rezoning. We need more open space. If Homewise could give more than five acres, they could use it for outside schoolwork. They also need to pay a fee for it.

Alia Grant was sworn and said she was not against AH but objected to this open space being developed. It should never have been open space and that was paid for by taxpayers 20 years ago. It makes sense to reconfigure it but not the way they proposed. They need to avoid exposure to radioactive waste. It would have a negative impact.

Shelby was sworn and not against Homewise. She supported their mission and support Chainbreaker Collective and their goals and speak ad nauseum about this. But it should be in another location. It was supposed to be protected forever. She was concerned about the radiation and lack of proper testing of the Eberline property. The MD5 commissioned for the testing. This is a housing crisis, not a property crisis. Why did Homewise want it so much and how did they get it? Do they care that it will be built on a contaminated site? She was scared for her family and their health. She begged the Governing Body to wait for the testing and clean up.

Anthony Perez was sworn. As a financial professional he met today with a family who live in Pojoaque and cannot live where they grew up in Santa Fe. He did whatever he could to help them achieve financial successful.

Adam Johnson was sworn, he was the Director of OSFA and party to a counter proposal in the packet as a gesture of compromise to preserve natural environment with the failure of the County to preserve it. It pits two entities against each other. The Homewise proposal has come a long way and know they will develop a park. The area is too dense now and needs open space. We should not put open space and AH against each other. If this is not committed to open space, another nearby property should be preserved for people to recreate and relax in the open space.

Milan Morrison, a HOA president on Morning Drive was sworn. Parks are not infill. They are infrastructure and all parks are zoned R-1 and balance dense development. It was adopted in the GP and SWAMP. This is not AH conversation only. Other resources deserve to be at the table. The open space preserves habitat and benefits that come with it. It is about betrayal of public trust and use of an outdoor school tool. This proposal is an overreach. It is not advantageous. Will the City of public be responsible for radioactive clean up. She urged denial of the rezoning.

Jim Heath living in Galisteo Hwy 41 was sworn. Before any new development takes place, the City Council should redo an outdated General Plan. It is not clear that we need more housing. All of it should be infill and 80% AH. Affordable is a strange term. We need lots of low cost housing to allow people to come in to buy homes with subsidization. And bring them into an infill. We don't need more market rate to get more affordable. The General Plan should be updated before and agreements kept. Water should be analyzed in the area.

Rachel Thompson was sworn and shared a drawing given to the neighbors and said the Councilors could imagine the shock with the little park right in the middle. It is about who knows best what should happen here. We are deeply committed to public process. The Homewise platform is now "We created a lot of public process and now have hyper community control on whether projects get built. We work to radically cut back public participation. Please read my comment in the packet.

Richey Mullen was sworn by a deaf interpreter who spoke in sign language. His largest question is how it was to be a park. I pay attention to the local bonds and vote for this bond. But it was sold to Homewise without a ballot for the people, You should follow the votes of the people.

Nicollet Martinez was sworn. She was a Homewise client and employee. She never thought she could afford a home here but now owns one with help This will help 161 families achieve home ownership. Many will help make this a beautiful place to live.

Carla Gallegos was sworn. She was a Homewise employee as of November 1. My parents immigrated from another country. She became a translator at age 9. She talked about keeping Spanish as her children's primary language and switched schools for that reason We don't want to move either. She thought this project was great and brings people together. We are neighbors and came to Santa Fe for a reason.

The rest of the public comments were made through Zoom.

Krista Brenning was sworn. She was a public servant in the nonprofit sector. She noted all parks were R-1 and clearly labeled as Park on the Future Use Map. She said it is not default zoning but Park on the map and as needed in this part of the City. What would the City be without parks and open space? They are infrastructure for everyone. Planning decision are made and as the highest density in the City. She used Central Park in NYC as evidence to that need. She supporte denial of this rezoning request.

Daniel Werwath was sworn. Our community is going over the waterfall. We have over 30 workers commuting into Santa Fe daily. He quoted some relevant stats and said we are at the tipping point. 7% of our total population can afford to live here. Santa Fe County lost 11,000 in 2019 and they were replaced by fewer and wealthier residents.

Tamara Ortiz Martinez was sworn. She was a pediatric ICU and sexual assault nurse and owns a small business. She could not work here without a home. She was constantly reminded by colleagues who commute eventually give up and work somewhere else. Without them we wouldn't have a community worth sustaining. She knew Homewise always have lived up to their promises. We need self-preservation of our workforce. They have agreed to maintain open space in a six-acre park where people can play safely. The use of this land will help more people than just open space. She said that use of this land would help more and pleaded Governing Body to vote yes on the zoning.

Stefanie Beninato was sworn, and she totally understood District 3 and 4 have got the brunt of development and for a lot of reasons. She also thought there should be discussion what it meant for bonds to be open space in perpetuity. And what the procedure is for taking back that from the voters. She was also concerned about the contamination there and how it will be contained. She urged the City to have that public health safety measure back in place and where the contamination will go and who will be liable for that.

Alba Blondis was sworn. She asked for Governing Body to consider the proposal for 11 acres of park and 11 acres for AH. The other request was the report that Eberline has not been decommissioned and what contamination is there. Lastly, what she guessed are reasonable numbers. She listed the numbers of apartments being built all over southside of Santa Fe. Of the 161 homes here proposed, only 80 would truly be affordable. And the term affordable definition was confusing. The word "affordable" is not what we are building today.

Jonathan Baca was sworn and said it is not about open space but those who are saying they are not about AH. We are talking about what is right and what is wrong. Many people who must drive two hours per day to work here. He didn't hear anyone talking about the value of the Country Club, even when compared with the city parks. He said he didn't need AH. He was well off and so are his kids. But for those who do, it should be done,

Katherine Shera was sworn and said she was public servants and here because she was concerned about contamination at Eberline site. Hazards might be created at the site. Please delay the approval until the hazard is successfully completed, making the area safe to live.

David Gold was sworn. He said he served on the original COLTPAC committee. He was opposed to his project. The development is being done at the expense of open space for working class people living there. Homewise tactics were very underhanded and very disappointing. Exposure to radiation is unconscionable. This was one of the most unambiguous parts of the General Plan and should be honored. The value of the park will become more valuable. He asked the Governing Body to please deny this proposal.

Jeanette Smith was sworn. She referenced page 5 and quoted it. It said the County was turning over the park to the City. And said it should be continued to be managed as a park. In annexations, the Parks Division has confirmed those open spaces as parks. Her testimony ended abruptly at two minutes.

Diana Woods was sworn and urged the Governing Body to approve the project to provide AH. She was a retired Special Ed teacher in Santa Fe and has many friends here in such work. Many elders are terrified that their rent will go up. Many others had to move elsewhere. When she came here in 1979, it was a community with neighbors. She understood it was a loss of open space, but we desperately need housing for people. Please balance it here.

Ruth Blazer was sworn. She bought her house more than 20 years ago and it was one of several she looked at it with open space behind it. At that time Rufina ended at South Meadows. When they opened it to South Meadows, she could hear the semi-trucks on NM 599 driving by. Homewise said they built several others. Instead of infill, it is sprawl. The City spent more on transportation so more people can get into Santa Fe. Jennifer Jenkins admitted they built 5 or 6 of them and 87507 was one of the worst hit by COVID. We really don't need more people.

Sergio Castillo was sworn and said he lived in Albuquerque. He was a local realtor forced to move to Albuquerque and commute here. It is very difficult to have to commute to keep our family together. He supported this AH project.

There were no other public comments at 10:13 pm.

Governing Body questions

Councilor Michael Garcia asked about having a brief break.

MOTION: Councilor Michael Garcia moved, seconded by Councilor Cassutt to recess the meeting to allow adequate time for

considering questions, and addressing this matter at the next regular Governing Body meeting.

Councilor Michael Garcia reminded the Governing Body that they had ten hours of questions recently.

Councilor Rivera supported it, noting that many people have left who made comments.

Mayor Webber supported Councilor Michael Garcia's statement. He was focused on the comments and observed a lot of material that would generate questions to them. He also thought there would be plenty of questions for the Applicant and Staff. This is a natural pause point. We can review the points and then reconvene. He agreed to the break.

Councilor Cassutt asked how the February 8 agenda was looking.

Ms. Cardenas summarized the next agenda was looking good.

Manager Blair added there were no land use cases like this on the next agenda.

VOTE: The motion was approved on the following roll call vote with:

For: Mayor Webber, Councilor Cassutt, Councilor Chavez, Councilor L Garcia, Councilor M. Garcia, Councilor Lindell, and Councilor Villarreal.

Against: None.

Councilor Villarreal thanked everyone who testified and recognized the interpreters. It is hard work and important for those people to have the opportunities. She also thought Zoom or Youtube could provide the translations. She asked to have someone research that. She favored taking a break now.

Councilor Cassutt asked if there was time for other written comment.

Ms. McSherry explained the deadline for written comments was yesterday at 5 pm. That has not been extended and the public portion remains closed at this point.

Mayor Pro Tem Lindell thought this was a good discussion,

8. **ADJOURN**

Having completed the agenda and with no further business to come before the Governing Body, the meeting was adjourned at 10:23 p.m.

Approved by:



Mayor Alan Webber

ATTESTED TO:



Kristine Bustos Mihelcic, City Clerk

Respectfully submitted by:



Carl G. Boaz, Council Stenographer