



Agenda

DATE 11/9/17 TIME 11:00a
 PREPARED BY John Alejandro
 REVIEWED BY [Signature]

SUSTAINABLE SANTA FE COMMISSION

Tuesday, November 14, 2017, 3:30 p.m.

Caboose Conference Room, City Rail yard Offices (500 Market St., entrance next to REI)

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: October 18, 2017
- E. COMMUNICATIONS FROM THE FLOOR
- F. ACTION ITEMS REPORT
- G. DISCUSSION/ACTION ITEMS

1. ACTION: A RESOLUTION DIRECTING THE CITY MANAGER TO ESTABLISH A PROGRAM REPLACING ADMINISTRATIVE CITY FLEETS CURRENTLY RUNNING ON GASOLINE OR DIESEL WITH ELECTRIC VEHICLES BY 2025. (Mayor Gonzales) (John Alejandro)

Public Works Committee (PASSED) 11/06/17
 Finance Committee 12/04/17
 City Council 12/13/17

2. ACTION: A RESOLUTION DIRECTING CITY STAFF TO COLLABORATE WITH THE PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) TO DEVELOP A SOLAR ENERGY PROJECT THAT WOULD PROVIDE CITY-OWNED FACILITIES WITH SOLAR POWER, IN ACCORDANCE WITH THE CITY OF SANTA FE'S STATED GOAL OF ACHIEVING CARBON NEUTRALITY BY 2040. (Mayor Gonzales) (John Alejandro)

Public Works Committee (PASSED) 11/06/17
 Finance Committee 12/04/17
 City Council 12/13/17

3. DISCUSSION: Sustainability Authority

4. DISCUSSION: 25-Year Sustainability Plan

- H. ITEMS FROM THE CHAIR & CO-CHAIR
- I. ITEMS FROM THE COMMISSION
- J. ITEMS FROM STAFF
- K. ITEMS FROM THE PUBLIC
- L. ITEMS FOR NEXT AGENDA
- M. ADJOURNMENT

NEXT MEETING: December 12, 2017

NOTE: Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6520, five (5) working days prior to meeting date.

**Sustainable Santa Fe Commission
November 14, 2017
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H. ITEMS FROM CHAIR AND CO-CHAIR	None	23
I. ITEMS FROM THE COMMISSION	None	23
J. ITEMS FROM STAFF	None	23
K. ITEMS FROM THE PUBLIC	None	23
L. ITEMS FOR NEXT AGENDA	Not considered	23
M. ADJOURNMENT	Adjourned at 6:10 p.m.	23-24

Next Meeting: December 12, 2017

SUSTAINABLE SANTA FE COMMISSION
Caboose Conference Room
City Railyard Offices
500 Market Street, Santa Fe, New Mexico
Wednesday, November 14, 2017, 3:30 p.m.

A. CALL TO ORDER

The Sustainable Santa Fe Commission meeting was called to order by Chair Beth Beloff at 3:30 pm. Roll call established a quorum was present for taking action on the business of the Commission.

B. ROLL CALL

Members Present:

Beth R. Beloff, Chair
Robb Young Hirsch, Co-Chair
Kathleen S. Holian, Vice-Chair [arriving later]
Kimberly Griego-Kiel
Bob Mang
Dan Pava
Luke Spangenburg [arriving later]

Not Present/Excused:

Tejinder Ciano [excused]
Mary Schruben [excused]

Others Present:

Seth Roffman, Green Fire Times
Bianca Sopoci-Belknap and Javier Benavidez with New Energy Economy
Claudia Borchert
Lynn Mortenson
Carl Boaz, Stenographer

Staff Present:

John Alejandro, City of Santa Fe
Shirlene Sitton, City of Santa Fe
Cynthia Borchert, Santa Fe County

C. APPROVAL OF AGENDA

MOTION: Commissioner Griego-Kiel moved to approve the agenda as published. Commissioner Pava seconded the motion, which passed by unanimous voice vote.

D. APPROVAL OF MINUTES: October 18, 2017

Page 4, 5th paragraph from the bottom was clarified: "*Commissioner Pava thought Kelley...*" Kelley" referred to City Attorney Kelly Brennan.

Mayor Gonzales joined the meeting.

Page 5, 3rd bullet: "Adaptation/Disaster Planning" was corrected to Adopted Disaster Planning.

Commissioner Holian joined the meeting.

Page 5, last line: "*Commissioner Pava confirmed the draft report completion date...*" was corrected to read: Commissioner Pava asked if the completion date was by the end of December.

Page 6, middle of the page: "Chair Beloff explained Environmental was the biggest *problem...*" was changed to read ...Environmental was the biggest challenge. [It was "problem" on the recording.]

Page 7, second line, Commissioner Pava questioned which Matt was being referred to in the sentence: "*Chair Beloff explained she wanted to give Matt Ryan the courtesy to make that decision.*" Chair Beloff asked to strike the point completely.

MOTION: Commissioner Hirsch moved to approve the minutes of October 18, 2017 as amended. Commissioner Pava seconded the motion and it passed by unanimous voice vote.

E. COMMUNICATIONS FROM THE FLOOR

Bianca Sopoci-Belknap the Associate Director for New Energy Economy introduced herself and her colleague Javier Benavidez.

Claudia Borchert, Santa Fe County Sustainability.

Seth Roffman with Green Fire Times.

Lynn Mortenson said she just returned overseas and is interested in what Santa Fe is doing in sustainability. She has read and likes the plan.

Commissioner Mang provided background on Ms. Mortenson who had worked on Al Gore's Sustainability Commission when he was Vice President.

Chair Beloff welcomed Ms. Mortenson. She said the Commission would welcome her thoughts on the plan and they are now redrafting the plan and shortly will take on a different form.

F. ACTION ITEMS REPORT

Commissioner Griego-Kiel volunteered to be the Actioneer.

Ongoing:

Mr. Roffman is integrating articles about the Commission in upcoming issues of Green Fire Times.

Chair Beloff apologized that he had missed the Sustainability Awards. The awards were not well publicized.

Mr. Roffman said he had heard about the nominations in the last meeting and then got busy and never heard anything further. He assumed the awards were not happening. Mr. Alejandro offered to send him the information on the awardees.

- Beth is continuing follow up with Jim Blackburn at Rice on working with the sustainable design students on the carbon neutral plan in January. Mr. Blackburn had asked for specifics but has been "underwater" since the hurricane and has not gotten back with her. Volunteers would be needed to help pull together materials.

Action item: Commissioner Hirsch volunteered.

- Kathy Holian will send dates to visit her ranch- Kathy noted as they are getting into winter she wondered if the visit should be moved to the spring or the first week in December.

Commissioners agreed the field trip should be moved to spring.

- The Forest Steward Guild will speak at a future meeting - the Chair suggested February or March as a good time to put the item on the agenda.
- The City Manager and the Mayor will review final draft of the plan - Chair Beloff asked how the Plan would get accepted and whether approval would be needed by City Council.

Mayor Gonzales responded yes and equally important is guidance by the Commission, if possible, on the time lines for key goals to be initiated. That would help make the plan more than a planning document and they could provide advice on what should be in the plan and should be adopted.

Chair Beloff agreed and the Commission would ensure timelines for their recommended actions.

New:

- Kathy Holian will contact ranchers and landowners to help with the future sequestration of carbon discussions - Kathy suggested inviting Leslie [Allison] to attend a meeting. Beth indicated that could be on the agenda for the December 12 meeting.

- Chair Beloff promised copies of the book Drawdown, outlining ways to reverse climate change and ranking them as to the effects. Copies were distributed to the Commissioners.

Commissioner Mang had distributed copies of an essay to Commissioners that is relevant to their thinking, on what has been done in western Massachusetts. He found it inspiring and a good perspective on why it is hard for small communities to keep money within their community and what they have done about the issue.

- Lisa Randall with SFPS will present to the Commission when the draft of the Sustainable Education Plan is available. Mr. Alejandro was asked to contact Ms. Randall on when the plan will be available.
- All members are to be engaged in writing the final Table of Contents - meaning members will review the final Table of Contents, group reports, due dates and drafts and make final edits.
- Schedule a call with the Brendle Group – the call last week was good and Brendle is pushing forward with the implementation pieces requested from them by the Commission. Reports were due to be turned into Brendle last week but were not completed by City Staff. Once those are received from City Staff they will move forward with final edits. Everything is predicated on 11 formative pieces and they will prioritize the recommendations from each working group and apply an economic analysis, add metrics and monitoring elements.
- Commissioners were sent a copy of the Import Replacement Report.
- The Commission should start to plan a public meeting to present the Carbon Neutral Plan and the Sustainability Plan to the community with a summary to City Council.

Commissioner Spangenburg arrived at 3:51.

Chair Beloff announced upcoming events: There will be a press conference on creating a clean transportation future for Santa Fe led by Mayor Gonzales on Thursday at 3:30 at SFCC.

The Green Chamber of Commerce will hold a mayoral forum emphasizing green business sustainability issues December 6, 2017 from 11:30 to 1:30 at the Santa Fe Area Homebuilders Association. Commissioners can forward questions to the Green Chamber.

Action item: send out information regarding the Green Chamber mayoral forum and their address.

Commissioner Pava asked to comment on the actions, etc. He said as a new member of the committee and having looked at the drop box and the state of various articles and elements, and knowing, having served on the Planning Commission and the Railyard Commission, that City Staff is overburdened with tasks, if it is not up to the Commissions, whether the Planning Commission or the Sustainability Commission, etc., to direct Staff's work.

Commissioner Pava stated for the record that the big picture is not that City Staff cannot get their work done, they need the resources to get it done. That has typically been his experience serving on these types of boards. To characterize that the plan is being delayed because of City Staff not being able to get the work done is only part of the story.

Chair Beloff clarified that the City Manager allowed City Staff to make time for this. She agreed that everyone is under a lot of deadlines, but they have a timeline. There were volunteers from City Staff that wanted to take the lead in editing because they understand what is possible within their departments and divisions. The writing was with City Staff concurrence, but was done in working groups and the writing of the report was never placed on City Staff as their sole responsibility.

Ms. Sitton came in at 3:56.

The issue is that everyone is under the gun and there is a bottleneck now that a process is under way. They made it clear that City Staff could look at the edits made by the Editorial Review Committee and the Brendle group and now they are trying to put it into a format that makes sense for a final draft.

Commissioner Pava said with all the volunteer effort and work going into this, as Mayor Gonzales said, there needs to be a time line. Maybe for the sake of the City of Santa Fe that needs to be extended to do the quality work required for a quality product.

He indicated he was not sure if appropriate to ask Staff to speak to this or not, or if Chair Beloff cared to, but he as a member of the Commission, would ask Staff.

Mr. Alejandro thanked Commissioner Pava for the opportunity to respond. Staff had volunteered their time to add content to what came out of the working group and felt they could add value through the existing programs or strategic plans the different divisions and departments have been working on.

Mr. Alejandro explained the City Manager and others had given Staff the leeway to contribute to the plan as they saw fit, within the parameters of completion of the plan in and of itself by the Commission. To Commissioner Pava's point, Staff wants a quality product rather than a rushed product and to ensure that everything in the plan is acceptable, not only from their perspective but from the City department and division directors and Governing Body. The week had been rough for Staff, but they would get to the document as fast as they could.

Chair Beloff noted that Mr. Alejandro and Ms. Sitton have been working closely on this and are also under the gun. The next step could be to come up with a more reasonable time line. When they pushed Brendle off in the past they have incurred cost.

Mr. Alejandro agreed. During the last Brendle call they heard that loud and clear and they too, would like clarity on the timeline for completion and are unclear of the steps and timelines and end date.

Chair Beloff noted Brendle's contract ends at the end of December, but can be amended.

Action Item: Consult with Staff to determine a timeline in which they know they can deliver.

Commissioner Hirsch provided the address for the Santa Fe Homebuilder's Association mayoral forum as 2520 Camino Entrada.

G. DISCUSSION/ACTION ITEMS

1. ACTION: A RESOLUTION DIRECTING THE CITY MANAGER TO ESTABLISH A PROGRAM REPLACING ADMINISTRATIVE CITY FLEETS CURRENTLY RUNNING ON GASOLINE OR DIESEL WITH ELECTRIC VEHICLES BY 2025. (Mayor Gonzales) (John Alejandro)

Committee Review:

Public Works Committee (Passed)	11/06/17
Finance Committee (Scheduled)	12/04/17
City Council (Scheduled)	12/13/17

Mayor Gonzales requested and received permission to answer questions for both of presentations, Action Items 1 and 2 after the presentation because he had a meeting conflict at 4:00 at City Hall.

He commented first on the conversation. He shared their desire to have a quality report from Staff and there are timelines from the administration level that he would like to meet. The City is moving into a budget cycle soon. He wanted as much of the plan relating to budgetary policy to be considered and adopted and taken in to account in that budget process. He did not want to miss that window between February and May. A new administration would review and participate in the final budget, but if they fail to get some form of plan in place, they would have to forgo the entire plan for a year from a budget standpoint.

Mayor Gonzales suggested even if they cannot adopt all the attributes of the Plan, if recommendations by the Sustainable Commission that need budgetary support will go into the plan, those should be considered heavily.

Mayor Gonzales reflected on his 3½ years and thanked the Commission and Staff. The next two items are reflective of building upon Santa Fe's efforts to become carbon neutral by 2040. Their effort was highlighted with the launch of the Verde Fund two weeks ago, an incredible collaboration of community partners mitigating the risks of climate change for people living in poverty. He found it inspiring to see them participate on the first day of the launch and see their community in action. He thanked the Sustainable Santa Fe Commission for their support.

In addition the City adopted an Urban Ag' Policy that is critical to the City's overall goals to address food security, but they still need to develop a plan. Part of the action item is to create an educational process for families to participate from their homes. The Urban Ag' Policy gives the ability to grow food and sell it and they need to identify what could be done as a community to create the education and participation to address food security in Santa Fe.

In the effort to develop an urban watershed, they received an EPA grant that allows the City to think about their stormwater in different ways. He learned that the annual snows will not be as plentiful as in the past because the earth is warming, but the downpour of rains will occur more frequently. The City has built their infrastructure to move the water out as fast as possible, rather than to slow it down and use it as a water source.

The EPA Planning Grant received last year, working through Melissa McDonald, allows the City to begin the process of rethinking how to deal with stormwater and put it to community use.

Over the past 3½ years the City may not have put in many solar rooftops, but learned that creating newer sources of renewable energy is not the only way to get to carbon neutral. They also have to address water security, food policy and ensure healthier forests. He is proud of the City for investing in the watershed and expanding investments to create healthier forests around the City that will allow for more water security and ecosystems in the water shed.

LANL will rebid their contract. The regional coalition focus has been to make sure that the federal government and operators of the Lab take seriously the environmental mitigation that needs to occur from the Legacy waste. The coalition, including County and Tribal leaders, has pushed investments in environmental cleanup.

Mayor Gonzales noted that Chair Beloff has been appointed to the LANL Citizens Advisory Board to the DOE.

He said they also have to move in two critical areas and lead by example.

1 - If the City wants to address the GHG they must reduce the gas powered vehicles in Santa Fe. The City has been able to plan connecting neighborhoods and the community via bike paths and trails, including the bus system which was converted from diesel to natural gas. But more needs to be done and the City needs to be more intentional to reduce the number of vehicles fueled by gasoline.

To that end, action item #1 directs the City Manager to come forward with a replacement plan to replace their fleet year-over-year with electric or hybrid vehicles and move toward more electric vehicles. That will require more electrical vehicle infrastructure in the City and PNM was urged to put up the electric vehicle infrastructure. He does not have any details but has been assured by PNM that those announcements are coming.

Mr. Alejandro added that his last report from PNM stated they were assessing the installment of a specific charging station at GCCC in the next few weeks.

Mayor Gonzales indicated that one charging station is not enough. They need to determine how to deploy more electric vehicle charging stations throughout the City and how to urge and foster an environment with PNM on where the stations are delivered.

They will begin with the City fleet, but the goal is to move to electric buses and that is the first step in putting the City's money where their mouth is. He assumes that any plan from the Sustainable Santa Fe

Commission would address the issue of policy and how to curb the use of gas vehicles on roads.

Ultimately, the City, County and State will need to be aligned on the policy, so people are aware of the economic standpoint when purchasing vehicles. Also, a good policy is to leverage the purchasing power of the City and County in ways that allow discounts on electric vehicles. That will have broader implications on the community than just the City's fleet. Santa Fe can do it, but they are behind other cities and they need to catch up.

The Mayor acknowledged Chair Beloff and Commissioner Hirsch who urged him to make this a priority and helped to do so. He is trying to move this forward within a timeline to create commitments to move forward in key areas.

Mayor Gonzales pointed out that the second resolution is to turn to community solar, which has been difficult and frustrating. Much of that had to do with the state statutes limiting the role of local governments in delivering energy solutions to the community.

Mayor Gonzales said he was pleased that Council passed a resolution for 100% renewable energy at City facilities and he received a call from PNM to discuss achieving that objective. It was determined appropriate to bring the resolution forward to City Council to ask the administration to develop a partnership with PNM for the delivery of renewable energy into parts of the City's portfolio.

He noted important things to keep in mind that the City has worked on. Ameresco did a study on facilities and found them highly inefficient and an enormous amount of capital will be needed to upgrade and get peak, clean operation.

The City has about \$245 million in deferred street maintenance and several facilities need upgrades and repair and his fear is, given the amount and lack of proper materials, that it will take a while to repair them sufficiently.

This resolution will direct City Staff to enter an agreement with PNM to explore options. One is the development of a Purchased Power Agreement (PPA) of a solar field as a source of renewable energy for the City. The City could then direct which City facilities could be the beneficiaries, while exploring how to consolidate City offices to be more efficient in the management of their buildings. There is a strong interest to find a way to reduce costs associated with facilities management and one way is to consolidate facilities. The efforts of the renewable relationship will allow the City to have more control over the facilities that would benefit from the renewable energy.

The second goal is to have the ability to aggregate partners to help reduce costs and work alongside the County and potentially, with school districts. A partnership with PNM would provide the ability to aggregate purchasers of the renewables among their government neighbors.

Mayor Gonzales said Councilor Maestas wanted to add to the resolution an evaluation of putting on-site solar throughout the City's existing facilities. Understanding the options will allow for a better and more informed decision and the amendment would broaden their effort. PNM indicated that the City could generate upwards of 40% of total City facility use, supported by renewable energy, which would be a

measurable gain from the 25% currently, to becoming 100 percent.

Mayor Gonzales stood for questions on the two resolutions. He asked the Sustainable Commission to support the resolutions and provide advice on how to enhance and meet the goals of the City for more electric vehicles and renewable energy in their facilities.

Chair Beloff indicated a concern is to ensure any contract with PNM has competitive bidding so the City has the best solar preventions at the least cost. PNM would have to issue an RFP for either the ownership of the field or the installation, operation and maintenance of the field and their default position would likely be that the ownership falls to them and they get the profit margin allocated by the PRC. That might not be in the City's best interest.

She recommended any contract with the City to provide renewable energy ensure competitive bids, including options of land ownership, the PV array, and the implementation, operation and maintenance over time.

Chair Beloff's second concern was if PNM owns the array and negotiates a fee that is preferential for the City, what happens to the other cost and if that would go to the ratepayers. She suggested they ensure a competitive process and full transparency of the cost flow.

Mayor Gonzales indicated that PNM had been clear with him of their responsibility to their shareholders and they would not abdicate that responsibility in any contractual negotiation. He had to decide, given the reality and limitations, whether to bring the resolution forward or hold off until State legislation allowed the City to require what that relationship would be. The City's best interest is to keep local solar companies involved in procurement decisions and the money in our community and to pay the most competitive costs possible, but taxpayers would say to stay as is and not move down that path. He struggled whether to do this or not do it because they do not want PNM to profit from the City's effort to rely more on renewables.

The City is serious about addressing the impacts of climate change, but part of the conversation is to understand the action items associated with the Commission's plan and the costs to become carbon neutral. It is a community conversation as to how to address those costs and who will pay for them. It also does not make sense to have on-site solar on inefficient buildings that would be vacated because of consolidation. The policy decision must be made as a community whether this is the right step forward.

Chair Beloff applauded the Mayor for bringing the resolutions forward. They will know the best solutions when they look at the cost differences in installations and these will come out of discussion and the development of a contract.

Mayor Gonzales noted that providing the advice on key areas allows for that conversation to happen and ultimately, all the conversation is subject to public consumption, debate, review and "thumbs up or thumbs down". If this passes, the public will see the details and weigh in and ask questions on how the issues will be addressed.

Commissioner Mang wondered, regarding the amendment, if the City could get long-term financing to amortize the costs of renewable on buildings and if they could investigate that as an alternative to a

contract with PNM. The question would then be who would own the arrays and what the costs would be to connect with the grid. There should be a study of alternatives rather than just negotiating with PNM. He is in favor of seeing all the alternatives and the City needs to know whether costs would be better or not, as opposed to PNM's negotiations from their perspective and interest.

Mayor Gonzales explained that Councilor Maestas' amendment requires a cost analysis of on-site solar on buildings and they will bring the Ameresco studies of what needs to be done on each building, but missing from that is a decision of which facilities to consolidate. Part of the policy discussion is, if they decide on on-site solar, the issue of the future use of the buildings.

Regarding exploring financing, Council would need to broaden their consideration of the debt capacity to include renewable and that brings back the issues of streets, roads, and public infrastructure that makes up a lot of the debt capacity.

Commissioner Mang indicated that his point was if the City is already spending money with a long-term loan and the cost of the bond is the same or less than what they are not paying, they would not be increasing the City's obligation.

Mayor Gonzales agreed that would be true if the program with the renewable that replaced the energy source was enough, but there is a question of how much impact there would be at many of the facilities.

Commissioner Mang pointed out that even the existing buildings they might want to leave would increase in value by putting solar on them. He suggested also looking at a combination of solar and insulation of the buildings at the same time.

Mayor Gonzales said he has had many of these conversations, including with the County PACE legislation. The idea of solar through the legislation has been around for a while and the idea of commercial buildings doing what Commissioner Mang talked about is key, including public facilities, if they are kept long-term.

Commissioner Hirsch thanked the Mayor for his continued leadership in Santa Fe. He thought they should be cognizant that the City could probably get a better price doing their own power purchase agreement and competitive bidding. And if they did negotiate and the community decided to go forward, there could still be competitive bidding for a build/develop/sell (BDS), which PNM would own and that could still save on resources.

He suggested on the vehicle resolution, which he totally supported and was thankful for, that if room for an amendment, they should also assess locations throughout the City; Siler, the Arts, the airport, Genoveva Chavez, the University of Art and Design, Fort Marcy and whether those could have a charging station.

Mayor Gonzales agreed. It would be a great direction for them to come back with that information and a geographical map of the City showing where charging stations makes the most sense.

Mr. Alejandro pointed out the last sentence of the resolution that ask for what Commissioner Hirsch asked; to come up with a plan and assess the locations for charging stations.

Commissioner Hirsch suggested they also name the sites to identify them. He thanked everyone for all their work. Lastly about the EPA grant and the hope to slow the storm water down, he also hoped to have natural restoration and carbon sequestration as part of storm water management as an integral component.

Mayor Gonzales replied it could be added. The city has a stormwater fee they need to provide policy around it and that would add value.

Mayor Gonzales asked how the competitive pricing solution for renewable energy would look if the City put out a bid using PNM infrastructure for 3½ megawatts and the path needed to procure energy from a different source through the PNM grid.

Commissioner Hirsch said the City could do competitive bidding as a PPA where the development company develops, builds and owns the wind, solar, etc. power connected to their grid. That power is likely the cheapest and is competitive but is also important for liability, or they could BDS where PNM ultimately owns, and both the ratepayers and PNM would benefit. The San Juan generation was owned by PNM, but the liability fell on the ratepayers, whereas this liability would fall on the development company.

Mayor Gonzales asked if the City's vendor would be the third-party in that case.

Ms. Sopoci-Belknap explained under the two scenarios outlined; the first has aggregated demand and there is no way that could be done with the current statute. From New Energy's perspective, they would want to be part of the public discussion because it would be worth the wait for ownership.

The second scenario on-site is just a PPA.

Commissioner Hirsch thought if there was a deal everyone wanted to move forward with, it should be a competitive bid with PPAs and BDS and they would get to see the difference.

Chair Beloff thought Councilor Maestas' amendment would cover that under exploring costs of various options from PNM ownership to installations on-site.

Mayor Gonzales explained his representation of the aggregation was just what PNM indicated; being able to pull the County or other government sources in as a participant would have an impact on the rate. That was not a legal opinion offered by the City.

Commissioner Spangenburg noted that solar systems only work 6.8 hours a day, if there is a tracker and they would not solve the problem by covering everything with solar. There is a PV and a thermal load and solar power is a small piece of the pie. In old buildings it is the thermal load of the building and thermal solar is 7-8 times more energy efficient than solar PV.

He suggested they look at the Kit Carson case last year where they challenged Tri-State and won and are trying to do all their own energy. FERC stood by Kit Carson so PNM saying only 5% without negotiation - if the City were to go to court, FERC might side with the City.

Regarding PPAs the current rate is under four cents at 20-30 MW and the cost estimate with PNM is probably closer to 6 or 7 cents.

Mr. Alejandro pointed out the assessment would allow the City Staff to work closely with PNM to get to the level of costs, overages, etc. Staff wants to take a closer look at those things.

Mayor Gonzales thought the point about thermal mass would determine the level of costs.

Commissioner Spangenburg added regarding the charging issue, the City uses public buildings Monday through Friday but not on weekends. Those could be the charging stations to start with and the college and schools are not using the power on Saturday or Sunday and it is going back to PNM.

Mayor Gonzales said he definitely wants to explore the competitive process for the third-party supplier.

Commissioner Spangenburg thought if the City went to solar power what with the charge EV vehicles with at night. He thought they would be better off to use natural gas or diesel than to combine the carbon footprint of solar EV, a battery and the lifecycle. Ameresco could probably help the City look at that. He added that Siemens' has their own bank and will finance the portfolio.

Mayor Gonzales was interested in the Commission's idea of the appropriate use of private sector capital to meet the goals. That is needed to understand there is not just a single revenue source in the form of tax dollars.

Commissioner Spangenburg indicated that the Dutch and Danish give property owners a piece of the action.

Mayor Gonzales thought Councilor Maestas' amendment did not go as far as Commissioner Hirsch's conversation, but the City could ensure that, as part of the consideration, to an alternative contract with PNM and determining the mechanisms and cost benefit to the City.

Ms. Sopoci- Belknap appreciated the initiative and effort. She understood the complexities and constraints and wanted to highlight two things Commissioner Hirsch said. One was a resource with RFPs for on-site across the board and the ability to assess that against what PNM offers. The second was to do a turnkey where PNM owns, with the concept that others are involved in the building, so there are RFPs for at least some of the project development.

Commissioner Hirsch clarified that the City could still save money with building and development up until operation and using a competitive process, rather than a "behind closed doors" selection. The ratepayers deserve that.

Chair Beloff agreed. She had also recommended it be an RFP process that PNM enters.

Mr. Alejandro recalled that prior to 2014, the City was in discussion with PNM and a third party in Colorado that would contract with PNM to design/build an array to provide community solar. A decision at the time was that nothing would be saved going through a third-party design/ installer and would be

cheaper through utility load. That would be good to revisit because costs have gone down, and the City could include that assessment as a possible alternative.

Ms. Sopoci-Belknap said from a public advocacy perspective, they welcome a transparent process with the three scenarios outlined, and PNM participates in a transparent, aboveboard assessment. Without that, it would be hard for New Energy Economy and many of their constituents to support the resolution because it felt like what is occurring before the PRC.

Ms. Sopoci-Belknap commented on a case where a bid was put out for the renewable portfolio standard, but aspects of the bidding process were constrained. Many of the competitors were not able to compete and the Hearing Examiner ruled in their favor. They know from working with PNM for years that PNM is happy to say they will make the City a deal, and that might be great, but the public should be able to make that evaluation.

Mayor Gonzales said for the record, PNM was not offering a great deal and there was no *"we will deliver what you want"*. This was PNM being ready to be part of the solution and wanting to go down that path where possible.

The layers of deconstructing the proposed price per kilowatt is an important factor in how they make the decisions and is appropriate for how they move forward, and in that deconstruction, they can see how shareholders get cared for and if they want to participate. If they move forward, they will do so understanding how the layers are built and that there is a cost that as a public body, they are willing to take on, or not.

Chair Beloff said they could move forward with this now and evaluate.

Mayor Gonzales replied they could at least move forward to understand the proposal and PNM as a provider for renewable energy and City facilities. In the absence of that, things would continue not to improve.

Chair Beloff noted the need for the Commission to craft a recommendation incorporating the three points: 1) RFPs for on-site installations to make a comparative judgment; 2) turnkey RFPs for D/B/S from other parties and an arrangement with PNM and 3) deconstruct the price per kilowatt hour for the City versus ratepayers. Investigate financing and clarity not only on the costs, but the potential benefits of ownership for the City were also added.

Chair Beloff said on the electric vehicle resolution, if they include hybrid, there will be a lot of technology changes between now and 2025. She imagines exploring police cars that are supercharged hybrids and was not sure why they should just make this for non-emergency vehicles.

Mr. Alejandro explained the language was proffered by Councilor Trujillo, who works for the NMDOT and is steeped in transportation/vehicle issues. The Councilor wanted to start with a focus on administrative because it is the easiest to assess, given the capital improvement projects and the City procurement of vehicles. Then it would pivot to emergency vehicles used by administration, but specifically exclude fire trucks, wild fire vehicles, ambulances, etc. Councilor Trujillo did not preclude those vehicles being included

after the initial assessment.

Mayor Gonzales added if an emergency vehicle comes onto the market place with technology to operate from electricity, not only would everyone be excited, but the Commission's role would be to inform the Governing Body about the availability.

Commissioner Hirsch asked if the amendment should say "*unless there are viable hybrid and/or electric technologies that are cost-effective for emergency.*"

Chair Beloff agreed, and with respect to trucks and other work vehicles such as garbage trucks, buses and mass transit as a follow on afterwards.

Mayor Gonzales pointed out there are bus fleets fully capable of being charged at electric stations, but it is a question of cost and this does not preclude buses from being part of the vehicles.

Mr. Alejandro clarified *administratively* meant the vehicles used for senior Staff going to City Hall from the Railyard to Siler Road, etc. They were not specifying transit, bus fleets, service fleets, or emergency vehicles. In the past, Staff has looked at technology for those types of vehicles and learned not only is it expensive, but the technology is spotty. The operation and maintenance outweigh any benefits received and they heard from maintenance staff across the country that it is a nightmare to take care of electric buses or environmental service or garbage trucks. But at this point Staff did not preclude the vehicles from the assessment.

Mayor Gonzales respectfully had a slight disagreement with Staff on that, but the administrative fleet compared to the entire fleet is small. He feared recognizing what Mr. Alejandro stated was not leading by example. He preferred a vehicle replacement plan that would identify from a budget standpoint any cost associated with replacing a fleet with an electric one.

Shirlene Sitton reminded the Commission of their previous direction to go to CNG and although work is being done on technology for larger vehicles, it currently does not exist. The bus fleet is entirely CNG as well as all the new solid waste vehicles and they are about to move forward with the RFP and award for a CNG station. The station is being financed so it will be owned at the end of the contract in eight years and the supplier will build the station and they will pay that back.

Mr. Alejandro addressed Mayor Gonzales and explained that Staff started looking at the fleet in the middle of 2014 and identified upward of 500 administrative vehicles with close to 1,000 vehicles in garages collecting dust. Staff is open to looking at vehicles that could be phased out over time due to age, type, operation and maintenance costs, etc.

Ms. Sitton explained they have two administrative electric vehicles and quite a few administrative vehicles and some can be transitioned, and others could be transitioned as technology improves.

Mayor Gonzales asked what the lifecycle of the bus fleet is in the CNG infrastructure. Ms. Sitton could not answer for the bus fleet, but 7 to 10 years is the expected industry standard for solid waste vehicles.

Mayor Gonzales noted this issue was not meant to be solved in four or six years and are working through 2040. Making an investment with the lifecycle of ten years seemed the City would build infrastructure for electric charging stations in year six or seven. They have the time between now and the next 10 years to make the administrative fleet electric and if technology allows, then the emergency fleet if they can. But it doesn't make sense now to put it on an RFP that is going out when the costs to convert are unknown. And sometime in the next few years, the City would be able to evaluate how to build an infrastructure for the technology that exists.

Chair Beloff asked if the Plan should amend it and make it broader.

Mayor Gonzales suggested keeping it as is. The Commission should plan the issue of removing gas supported vehicles from the streets and heavy vehicles like solid waste and the bus fleet that will require planning in infrastructure and technology in the marketplace.

Mr. Hirsh agreed administrative vehicles are a great first step. He suggested adding a study between 2020 and 2025 of other fleets and the cost, because many of the manufacturers are making advantageous deals with the cities. If they wait too long they would miss an opportunity. He asked the possibility of including that as an amendment.

Mr. Alejandro said the Commission could not make amendments, but it sounds reasonable and Staff could make a recommendation. Mayor Gonzales offered to bring forward the recommendation.

Mr. Mang said before they invest in electric vehicles on the existing transit system, part of this should include what kind of transit system the City wants to get more people out of their cars. As the City looks at affordable housing and density etc. transit improvement planning for dedicated lanes, etc. would be needed, which would be a different kind of vehicle than now. It is more about looking at the whole and not just pushing electricity, but how the City can leverage that.

Mayor Gonzales replied that largely Santa Fe's economy is built on government jobs and tourism, most of which are in the historic district, but their housing solutions in the last 25-30 years have been in Tierra Contenta and Rancho Viejo. The City built the workforce housing the furthest from where people were working, and the future is how to create smarter transit models, as well as how to bring jobs closer to where the workforce is living so the reality is to bike, walk or take a 10-minute bus ride to the workplace.

These are opportunities to rethink the next 15-20 years and what the community will look like. A lot of the conversation at City Hall regarding the conversation about renewables has been to centralize City services at the geographic center of town and taking part of the SFUAD where there are trail networks coming in and going out and with a link of incentivizing more workforce housing. The City can see the reality more by being intentional of where they consolidate office space and that is part of the renewable contracts. They must be flexible, so the City can direct that to where people ultimately relocate to.

Mr. Mang replied that would affect the way St. Michael's and Cerrillos use transit and it will be part of the Commission's job to put that together. The City does not want to spend money on something that will change because they have a better master plan.

Commissioner Spangenberg said it is a good thing we have CNG for charging stations, but until they get a PV system that can charge electric cars, they are the worst thing you can do for the environment, unless it comes from renewable energy. So when they talk about coal, CNG is four times cleaner than coal and you can save one fourth of your footprint by doing EV. The college did not do EV until they had renewable.

Mayor Gonzales agreed. It is more than what is just going through the plug.

Commissioner Spangenberg said, when talking about fleets, the City might see an opportunity for experimental cars. The school's two-lane roads have now become four lanes with everyone driving electric vehicles. He asked what about an electric fleet that supports the tourism industry and an incentive for a taxi service or an Uber service to come to Santa Fe, or they could force the tourists to drive EV cars.

Commissioner Pava mentioned being downtown watching the SUVs trying to negotiate Santa Fe's streets. Tongue in cheek, he said let's give preferential parking to the SUVs from neighboring states that have hybrids, but the gas powered and diesel must park in the parking garage and pay a premium.

Commissioner Holian noted there are places with preferential parking for hybrids or EV vehicles.

Mayor Gonzales said there are smart meters for a reason and whether you pay two dollars, or one dollar could be part of an intentional policy to get an electric vehicle. There are important factors that are good policy when making these investments. It is the ability to say they want a certain number of people to shop at this time and the parking will be cheaper and then driving price up at other times. They have never talked about setting lower prices for EVs.

Commissioner Griego-Kiel recalled that Albuquerque used to give free parking downtown.

Commissioner Pava said LANL, years ago, implemented high occupancy in vehicles in carpools that would get preferential spaces and there was a lot of push back.

Mayor Gonzales noted that he had to leave but asked Mr. Alejandro to offer what amendments could be done on both resolutions before they go to the Finance Committee. He will discuss those with Mr. Alejandro and other Councilors to see if there are barriers, but wanted to be sure the Commission was comfortable with what is taken forward.

Mr. Mang suggested the last sentence: "*to develop the necessary charging infrastructure to accommodate such vehicles*" be changed to: "*to develop and/or utilize the schools necessary charging infrastructure combined with renewable energy to accommodate such vehicles*" to be cleaner. They would then be utilizing charging stations with renewables (or CNG) to charge these vehicles, which they already are.

Chair Beloff suggested *combined with renewable energy and CNG at schools*.

Mayor Gonzales said as he learned today it's not just about the plug, it is about the source going through it.

Chair Beloff offered to summarize the recommendations and asked that they be put on the action list.

Mr. Alejandro said they should vote on the recommendations to move forward and then he and the legislative services can draft the amendments and make changes. They did not need to list the recommendations on the action items because he had captured them and would do them tomorrow.

Chair Beloff asked about the wording for the motion.

Mr. Alejandro suggested the Commission recommend the Governing Body pass the recommendations as amended. There are amendments in the packet and the resolution and the Mayor will introduce the additional amendments.

Chair Beloff offered to summarize the points for the motion:

- nonemergency vehicles, unless viable emergency vehicles become available;
- changing the last line with respect to charging infrastructure to accommodate such vehicles combined with renewable energy at places like public schools and city-owned CNG facilities;

Mr. Alejandro said he had captured the recommendations sufficiently to work with legislative services and the city attorney. He will provide the Mayor with feedback on the amendments and then send them to the Commission.

Commissioner Mang thought the concern was, if the Commission passes the resolutions as they are now, how people could be assured that people understood they were also thinking about future amendments.

Commissioner Pava responded that the minutes are a matter of public record and Staff is present.

Chair Beloff noted the minutes come out just before the next meeting and is why she wanted to summarize a couple of the points that are important to the Commission and the Mayor in the action list.

Commissioner Pava pointed out the Mayor was present and took detailed notes on the resolutions, so he thought they could leave it at that.

Commissioner Pava moved as to the EV Resolution that the Commission endorses in principle what was discussed as reflected in conversations held at the Sustainable Santa Fe public meetings. Commissioner Mang seconded the motion, which passed by unanimous voice vote.

- 2. ACTION: A RESOLUTION DIRECTING CITY STAFF TO COLLABORATE WITH THE PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) TO DEVELOP A SOLAR ENERGY PROJECT THAT WOULD PROVIDE CITY-OWNED FACILITIES WITH SOLAR POWER, IN ACCORDANCE WITH THE CITY OF SANTA FE'S STATED GOAL OF ACHIEVING CARBON NEUTRALITY BY 2040 (Mayor Gonzales) (John Alejandro)**

Committee Review:

Public Works Committee (Passed)	11/06/17
Finance Committee (Scheduled)	12/04/17
City Council (Scheduled)	12/13/17

Chair Beloff asked if there was a motion to accept the resolution with amendments, subject to the Commission's conversation with the Mayor.

Commissioner Hirsch asked if there was urgency to vote on the second resolution or if it could wait until the next meeting.

Chair Beloff explained it is because of the timeline and the resolution would go to Finance on the fourth and City Council a day after their meeting.

Commissioner Pava moved, in the matter of the resolution for the PNM solar power project, for endorsement in principle, subject to the caveats and concerns discussed at the November 14, 2017 meeting of the Sustainable Santa Fe Commission. Commissioner Mang seconded the motion, which passed with all voting in favor except Commissioner Hirsch abstained.

Commissioner Hirsch explained he was concerned because the City will have a different governor and legislature and things are unfolding with PNM. They need to be very thoughtful about how they interact with PNM in the most constructive way. He was uncertain about the resolution and not against or for it, but wanted to be thoughtful and careful.

Commissioner Mang agreed but the Mayor is open to other parties and other proposals. They would probably find that PNM has the most competitive bid, but in five years they may not. In the way the motion was worded, it was subject to what the Commission discussed.

Commissioner Hirsch said that was very helpful and why he almost voted yes, but his hesitation was that they could do a lot in 2018 depending on leadership. But, the front runner's number one donor is PNM.

The Commissioners discussed the vote. Commissioner Pava pointed out they are not committing, but they are directing Staff to collaborate with PNM and that would not mean that collaboration will end in success.

Commissioner Mang agreed with Ms. Sopoci-Belknap that the climate from the public position is transparency and they will want to know it is not a rollover to PNM again.

Commissioner Griego-Kiel left the meeting at this time.

3. DISCUSSION: Sustainability Authority

Chair Beloff indicated the Commission is charged with proposing a recommendation to City Council by January 9, 2018 on whether to pursue a sustainability authority. She has expanded that to a sustainability

authority and/or other cooperative arrangements with the County, possibly the State, to ensure coordinated planning efforts between the entities.

Chair Beloff was concerned that there was no resolution from the County side reflecting their level of interest in working with the City. She noted that Ms. Borchert has thoughts about the possibilities between the City and County proposals and projects all the way to the potential for a sustainability authority.

Ms. Borchert said she met with several Commissioners and their thoughts on collaboration in general, was that working together is absolutely a priority. They know time is short and of the essence and they need to get moving.

They also expressed, since the Sustainability Division team of three is new, that the County Commissioners wanted the team to figure out how to continue with the current policies at the County and what the County wanted to do additionally and see that move forward before getting distracted, if it is a distraction.

At the same time one Commissioner expressed interest in identifying exactly the kind of collaborative efforts the City and County might work on together. Some ways that came up are transportation, possibly participation in the creation of a renewable energy source for the County's facility use, as the City has discussed, with the potential PNM agreement, or in other ways and transportation in general, and all the issues around carbonization, transportation and recycling. They are already collaborating with Ms. Sitton and now know that glass has a new market and they need to clean up their recycling stream. They want to continue to work on those kinds of programs.

Traction with the County could be collaboration on the existing and expanded known programs and projects, versus tackling creating a big independent potential agency. She understands from personal experience that having money attached to any collaboration is part of the key to success and having funding is important.

Ms. Borchert commented about her involvement in the creation of the BDD and the BD Board that took five years and indicated she is looking for a streamlined version to create a board with real authority and sources of funding.

She offered to go back to the County Commissioners to see what they want to do in the short term to bring forward a resolution showing the County's interest and commitment in collaboration. She apologized for the BCC because they were currently overtaxed with the water settlement in the North and the roads issue with that and they have not had a lot of extra time for additional initiatives.

Chair Beloff noted it was an effort to get City Council agreement for the Commission to explore the idea of cooperative arrangements, including the sustainability authority. She was not sure it would matter if there was a resolution from the County about their intention of cooperative behavior between them.

Ms. Borchert said it is on a case-by-case basis. When they know they have money for recycling and waste production and everyone shares that interest it is easy for them to say, "let's get on the same page to do that". But with something that is not a demonstrated policy yet, a resolution that supports that may be

needed.

She did not know for example about the expiration of a renewable energy PV generator or contract agreement and they can explore that now. When something is developed that they need a decision on, she would go to her board and they will figure out what kind of generation the County is interested in. The County has areas in the Estancia Basin where wind might be an option and could provide partnerships on expanding beyond more than just PV.

Ms. Borchert thought they did not need a resolution to start thinking about getting together on that. She has already brought transportation forward to the County manager as a new focus area and have had conversations with PNM, Nissan and the Food program. The manager is well aware of those and they just need to figure out how to work together on those things that have already happened.

Chair Beloff thought the ancillary piece to the resolution is that the city in negotiations with Nissan and other EV providers can leverage their purchase power to reduce the price of EV's to the community. She was not sure how they could make that happen other than ad hoc without overlaying leadership intention to have specific conversations.

Mr. Alejandro said the leadership comes from Staff and they have been working on those programs and projects daily and do not need direction all the time from the Governing Body. Their directors and managers would need to understand what Staff proposes to do in collaboration with the County, the schools or the State. A lot of the work is happening now and has been for several years and will continue to happen. It does not take an entity, separate, combined, funded or not, to bring commandments by which the City and the County will operate.

Chair Beloff agreed. One top recommendation from the Commission is for a sustainability office of some sort; with resources and a network of people who are self-identified that want to be champions. If codified, that could become an entity that could effectively work with the County on ideas to forward.

Ms. Borchert said she tried to contact various people in the County working on sustainability. It is important to recognize whether a division, or a planner in growth management or economic development, or solid waste, etc. Many people incorporate sustainability and have directives to include sustainability in their daily work, program or project. She has not had an opportunity to speak in depth with the County Community Services Department but their programs for seniors, mental health and well-being is also an important piece.

Commissioner Pava thought it would be a good idea for Mr. Alejandro and Ms. Borchert, instead of talking to Nissan to talk to [Morell ?] because they are testing solar arrays and parking lots and everything at scale. They could get free advice on a non-marketing push.

Mr. Alejandro said he appreciated the thought, but would need to find five FTEs. The opportunities are ones they have in the 25-year Sustainability Plan that talks about how to get to scale through partnerships. Those are the types of opportunities they need to assess and include in the plan.

4. DISCUSSION: 25-Year Sustainability Plan

Chair Beloff indicated there were many outstanding documents that need to be completed or have the Staff authors respond to the comments. She asked for more engagement from the Commission when those are returned because they will need solid recommendations for the budget process before February on costs and if they should become resolutions.

Commissioner Mang asked, once the plan is in draft form, what the process would be to determine the budget as that seemed to be one of the Mayor's feedbacks.

Chair Beloff noted that there are revenue implications in the plan and Brendle was asked to give the Commission orders of magnitude. The immediate recommendations are projects and strategies that have been funded and between 2-5 years will probably need additional budget consideration. The sustainability office in the immediate was unfunded and would need a process to estimate the budgetary implications.

Ms. Sitton said the Commission did not need to do that and Staff had already prioritized things. Near term projects need to be clarified if they are funded or planning to put into the budget and each division or department will determine the costs.

Chair Beloff pointed out if they do not have a plan until January they need to build those costs in.

Ms. Sitton replied that costs were in each of those budgets and as long as the plan is approved, and Staff instructed they will plan for that. She thought if she understood what Chair Beloff was asking, was that it was beyond the scope of the Commission.

Mr. Alejandro believed the Mayor wanted the plan to be completed and on a parallel track for Staff, based on the input to pull out the programs and projects likely to be proposed for the upcoming budget cycle. The Mayor wants the specific projects for funding requests most likely in the upcoming budget cycle that are actually in the plan. There was no need for the Commission to determine those or add any budgets.

Chair Beloff replied that was as long as Staff determines that within the timeframe and she would need the input before February.

Mr. Alejandro said he was not clear on the input the Chair referred to and pointed out the next iteration of the draft due was due in a few days. Staff had prioritized according to what will be done sooner rather than later and that will be given to the Commission.

Chair Beloff pointed out that priority was based on time line, but the Commission also would prioritize based on impact.

Commissioner Pava said the Commission does not direct the work of Staff. He suggested Mr. Alejandro prepare a memo based on his understanding with the Mayor today and direct that to Chair Beloff. She could then distribute the memo to the Commission and provide direction to the Commissioners on how they could be most effective assisting as an advisory group of citizens, based on the latest draft. The

Commission could then focus on what needs to be done that is their job and responsibility. It is not the Commission's job to finesse the budget. That is the job of City Council on Staff's advice. He added that it was getting late.

Mr. Alejandro agreed that was how he understood it.

Commissioner Hirsch was fine with that to and if Staff has feedback to the Commissioners on how to be helpful on what Staff needed to get done before the budget cycle, it would be great.

Chair Beloff said the prioritization is greater than just timeline, which is what Staff is doing now. The next iteration is to prioritize by degree of impact, meeting their objectives and targets that were set, and the goals. That is a different process and not the process Staff is going through.

Commissioner Mang felt they were talking in a vacuum and was not sure what was being prioritized. He felt, as Chair Beloff said, that the Commission needs to look at the priorities in the recommendations that start something and builds to more. They may already have that, but he needs to see what that is. Then the Commission needs to discuss if that is how they would recommend it and if they have something to add to that.

Chair Beloff wanted to target if within the timeline, a working session between now and the next Commission meeting to look at the prioritization pieces developed by Staff, the previous working groups and those that will be developed with the help of Brendle. To her, that is the most important part of the whole plan and would be useful for the Commission's working session to have time to review the draft document revised by Staff and the editorial group. Then they could go into the working group with direction on how they are looking at prioritization.

Mr. Alejandro agreed that was correct from Staff's perspective and they will input all content they feel appropriate. It would then be up to the Commission to pull the top priorities out of that that have been identified in the plan.

Chair Beloff added then they could turn it back to Staff and ask about the cost.

Ms. Sitton said if she put that in Chair Beloff's terms, that was something she could do. However, for the longer-term, she felt she could not accomplish that, even if it were budgeted.

Mr. Alejandro pointed out what was lost in translation was that in each section, water, waste and energy, Staff and the working group had contributed content. Staff identified projects that are ready for the next year or so, and things they will work on in years 2 through 5 and after that is anyone's guess.

He thought what Chair Beloff was talking about was pulling out the top priorities across the board to place in the front of the document to show that the plan sees those as the top priorities the City will focus on as a whole; followed by the other section priorities by Staff.

Chair Beloff agreed she was talking about the top ten and the Commission would get back with Staff on the process. Everything is predicated on getting the work back from Staff and Brendle has stopped work

until they receive that and then will start again. She expected to have everything back by last week and is in limbo until the feedback is received from Staff. She hoped to have it this week.

Mr. Alejandro indicated there was only a section or two outstanding and he expected those in the next day and the Commission will get that as soon as possible.

Commissioner Mang said he hoped they would apply in the prioritization - the triple bottom line evaluation. The biggest priorities will have the biggest impact on reducing carbon emissions and social equity as well as help to stimulate the economy or generate savings. He thought the investment and savings were huge.

Mr. Spangenberg said the leakage report helps with that and shows where the golden opportunities are. The Verde Report had something that said if the City would map the opportunities they would get people to come in and produce that. If they put on the Internet to the Farmers Association that \$12 million in food needs to be grown in Santa Fe, they would not be able to stop the incumbents from lining up and trying to figure out how to get into Santa Fe to produce that. He was not sure that was something they want, but that opportunity exists.

H. ITEMS FROM THE CHAIR & CO-CHAIR

There were no items from the Chair and Co-Chair.

I. ITEMS FROM THE COMMISSION

There were no items from the Commission.

J. ITEMS FROM STAFF

There were no items from Staff.

K. ITEMS FROM THE PUBLIC

There were no items from the public.

L. ITEMS FOR NEXT AGENDA

Items for the next agenda were not discussed.

M. ADJOURNMENT

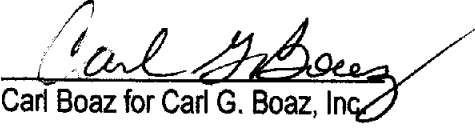
Commissioner Mang moved to adjourn the meeting. Commissioner Hirsch seconded the motion, which passed by unanimous voice vote.

The meeting was adjourned at approximately 6:10 p.m.

Approved by:


Beth Beloff, Chair

Submitted by:


Carl Boaz for Carl G. Boaz, Inc.