

# Agenda

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## SUSTAINABLE SANTA FE COMMISSION

February 28, 2018, 3:30 p.m.

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

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: January 31, 2018
- E. COMMUNICATIONS FROM THE FLOOR
- F. ACTION ITEMS REPORT
- G. DISCUSSION/ACTION ITEMS/PRESENTATIONS

1. ACTION: A RESOLUTION DIRECTING THE CITY MANAGER TO DEVELOP AND ISSUE A REQUEST FOR INFORMATION (RFI) SEEKING RENEWABLE ENERGY RELATED SOLUTIONS TO ACHIEVE SHORT- AND LONG-TERM ENERGY REDUCTIONS AT CITY FACILITIES, AND REPORT BACK TO THE GOVERNING BODY WITHIN 30 DAYS OF RECEIPT OF RESPONSES TO THE RFI. (Mayor Gonzales, Councilor Ives) (John Alejandro)

### Committee Review:

Public Works Committee 2/12/18

Finance Committee 2/19/18

Sustainable Santa Fe Committee 2/28/18

City Council 2/28/18

2. PRESENTATION: Verde Fund Update (Alexandra Ladd, Director, Office of Affordable Housing)

3. 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: March 21, 2018**

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**Sustainable Santa Fe Commission  
February 28, 2017  
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**Next Meeting: March 21, 2018**

**SUSTAINABLE SANTA FE COMMISSION**

Caboose Conference Room

City Railyard Offices

500 Market Street, Santa Fe, New Mexico

Wednesday, February 28, 2018, 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 [arriving later]

Kathleen S. Holian, Vice-Chair

Kimberly Griego-Kiel

Bob Mang [arriving later]

Dan Pava

Mary Schruben

**Not Present/Excused:**

Luke Spangenburg, Excused

Trejinder Ciano, Excused

**Staff Present:**

John Alejandro

Shirlene Sitton

**Others Present:**

Javier Gonzales, Mayor

Peter Ives, City Councilor

Jane Bias, Waste Management

Kathy Carter, Environmental Services

Andrew Erdman, Water Department

Alexandra Ladd, Affordable Housing

Seth Roffman, Green Fire Times

Ashley Zappe, Santa Fe County

Lynn Mortensen, Santa Fe County Sustainability Division

Andy Otto, Santa Fe Watershed Association, Executive Director

Elizabeth Martin for Carl Boaz, Stenographer

Chair Beloff welcomed Mayor Gonzales and Councilor Ives. She thanked Mayor Gonzales for his unflinching leadership on sustainability and creating this commission and giving us an opportunity to serve.

Mayor Gonzales thanked the members of the Commission. The City would never have come this far without the Commission's expertise and hard work, with the very real threat of climate change, in doing everything we possibly can as a community to help mitigate those effects of climate change. "I leave the Mayor's office incredibly proud of the progress we have been able to make. We are well positioned to be able to meet the large very ambitious goals we set as a community. Councilor Ives as Mayor or the County or Council will continue to be a champion in the area as he has been."

Mayor Gonzales also want to take a point of personnel privilege to thank you, Chair Beloff and to present a Muchas Gracias certificate to you. We want you to know on paper but with all our sincere thanks and gratitude. We know you dedicate countless hours to making sure we are getting it right. On behalf of the City I present this award. Thank you."

Chair Beloff thanked the Mayor for the award.

Mayor Gonzales asked the Commission to consider this resolution brought to this meeting and commended them for asking for more time to discuss this. With its approval, it should be far easier to enter into solar energy. State laws have not made it as easy for governments to participate in these purchase power agreements.

Commissioners continue to raise and elevate the need to be cautious about this. You raised the caution and came forward with a solution. That solution is presented in this resolution. This in the form of an RFI because the City procurement code requires some sort of budget. The RFI will allow the City to see what the private sector will say. He hoped this Commission will participate in looking at what is brought forward and make recommendation to the City Council for moving forward.

Mayor Gonzales left for the Council meeting.

#### **C. APPROVAL OF AGENDA**

Chair Beloff asked to move Action Item G before the Action Items Report.

**MOTION: Commissioner Holian moved to approve the agenda as amended. Commissioner Pava seconded the motion and it passed by unanimous voice vote.**

#### **D. APPROVAL OF MINUTES: January 31, 2018**

Commissioner Pava asked for a minor change on page 8 to say convenience centers at the last bullet.

Commissioner Hirsch asked for a correction on page 12 where the resolution is not just for administration vehicles but for all city fleet vehicles, whether they could be electric. He then saw that it was correct and apologized.

**MOTION: Commissioner Holian moved to approve the minutes of January 31, 2018 as presented. Commissioner Griego-Kiel seconded the motion and it passed by unanimous voice vote.**

#### **E. COMMUNICATIONS FROM THE FLOOR**

Councilor Ives said he joined Randal Kippenbrock on the "talking trash" show. His question was what he would think of putting in a photo voltaic array on the 140 acres not being used at the solid waste facility. Councilor Ives thought it was a great idea and might be something for this Commission to consider - how we could work constructively with PNM to accomplish that.

Ms. Lynn Mortensen introduced herself from the Santa Fe County Sustainability Division.

Seth Rothman said the Green Fire Times would be out tomorrow

#### **G. DISCUSSION/ACTION ITEMS/PRESENTATIONS**

- 1. ACTION: A RESOLUTION DIRECTING THE CITY MANAGER TO DEVELOP AND ISSUE A REQUEST FOR INFORMATION (RFI) SEEKING RENEWABLE ENERGY RELATED SOLUTIONS TO ACHIEVE SHORT AND LONG-TERM ENERGY REDUCTIONS AT CITY FACILITIES, AND REPORT BACK TO THE GOVERNING BODY WITHIN 30 DAYS OF RECEIPT OF RESPONSES TO THE RFI. (Mayor Gonzales, Councilor Ives) (John Alejandro)**

**Committee Review:**

Public Works Committee	2/12/18
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Chair Beloff would like everyone to be aware of an amendment that was initiated earlier today and explained a change that was needed.

Mr. Alejandro was not aware of the amendment put forth by the mayor. What it does is it makes a language insertion to clearer define that the city at large would become carbon neutral by 2040 and the whereas are being re numbered.

Chair Beloff another material change is the last whereas about the interim steps where it should read 2020, not 2025.

Mr. Alejandro clarified that the whereas statements are simply for background and context. There is a current resolution that established 50% by 2025 and that is the directive the City is currently operating under. The Resolution talking about 100% by 2025 is not a stated goal by the Governing Body; it is a study.

Councilor Ives agreed. That is a correct statement of the resolutions brought forth and approved by the Governing Body. The notion was to understand what it would take to get there.

Chair Beloff said one of the thoughts in drafting this amendment, if we are looking at an interim step - an interim step would be 50% by 2020. That is not how this is drafted.

Mr. Alejandro said directives cannot come from whereas. They must be presented and adopted by the Governing Body.

Councilor Ives pointed out that this coming before the Council tonight. You could propose an amendment to the whereas regarding the study.

Chair Beloff said that is fine.

Councilor Ives said it doesn't specifically have the goals here. An amendment to the whereas that talks about the facilities transitioning with interim step of 50% by 2020 could be an additional interim step.

Mr. Alejandro said if the Commission wanted to offer up an amendment establishing a new goal achieving 50% by 2020, he would propose it as an amendment and get it crafted before Council.

Commissioner Hirsch felt the whereas is very general and asked if the Commission is making a request for an assessed of "behind the meter" solutions.

Mr. Alejandro wanted to be clear. This amendment leaves the first two whereas paragraphs, strikes the others and adds the ones on our amendment.

Commissioner Hirsch said the resolution seems helpful but wondered what is behind it.

Mr. Alejandro said the purpose of the Resolution is to solicit from local solar providers and installers information and bids of options available for the City to utilize solar power. It calls for the offering of the RFI and the scope of work would be written by the Commission and him.

Commissioner Hirsch explained that with "behind the meter" projects, the owner is the utility and purchased power projects both need to be available for opportunities and consideration.

Chair Beloff liked tapping the potential of the marketplace to come up with creative ideas and financing options. But she asked if the Commission had to strike the last whereas.

Mr. Alejandro said he would get with Mr. Guillen for the proper language.

Commissioner Hirsch asked, in the process of scope of work development, whether the Commission would have the ability to weigh in on that language.

Mr. Alejandro suggested at the next meeting, he could provide a draft of the scope of work and get comment.

Commissioner Pava thought the first whereas mentions the City being able to source and after two more Whereas statements, talked about a feasibility study. By amending this language, he asked if everyone agreed that it would read clearly and is consistent.

Chair Beloff that is what the Commission was trying to correct with the flow of the whereas paragraphs.

Commissioner Pava didn't know if it is realistic in the next few months but at least we on the trajectory. It is important to have some immediacy.

Councilor Ives noted another idea floated is the possibility of negotiating with PNM to establish a new renewable rate in their tariff. It could be another mechanism to push us toward that goal.

Chair Beloff added that PNM is right now developing a voluntary program for municipalities. They will have to go to the PRC for that. But it is in the mix.

Commissioner Hirsch said one compelling fact in being ambitious is that the tax credit reduces significantly by 2020.

Commissioner Pava pointed out that if the City had 140 acres of city owned land covered with solar panels, that is hundreds and hundreds of megawatts.

Mr. Alejandro noted the City has considered the old Buckman landfill for solar. Preliminary findings were that the land is still settling, and a ground fill study would have to be done to see what kind of weight could be put on that land. The talk with PNM about utilizing a substation has been put on hold but we can look at it again.

Councilor Ives said the proposal now is to look at the Caja del Rio landfill and the acreage there.

Mr. Alejandro commented that all that gets into the RFI where we can look at all those options.

**MOTION: Commissioner Hirsch moved to approve the resolution as amended. Commissioner Pava seconded the motion and it passed by unanimous voice vote.**

Mr. Alejandro and Councilor Ives left to get this before the City Council.

## **F. ACTION ITEMS REPORT**

Chair Beloff reviewed the action items report and made comments on their status. She noted the campus item was done but a new one needs to go on the list with a time line for the project. They will seek five bids for design; As soon as signed and approved, we can give a notice to proceed and the public can comment on the five different designs in three public meetings and on-line. The evaluation sessions will be on April 12, April 13, and April 15. The intention was to invite one hundred people each to those meetings. The decision will be made by May 1.

Ms. Sitton reported the RFQ has been submitted to Legal and goes for signature and approval of the Sustainability Plan.

Chair Beloff said it will be good to have Brendle back on board and it should move quickly. She spoke to Mr. Guillen about the process for plan approval. He said the Resolution does not require approval of the plan by the City Manager or Mayor. But the City Manager must approve the contract for how Brendle will complete the Plan.

We do need to find sponsors after the election to introduce the resolution accepting the Sustainability Plan by City Council. That Resolution will go to all committees for their review. Staff presentations will be made at the committee meetings and then the sponsors will introduce it to City Council on either the Consent Agenda or in discussion.

Ms. Randall will make a presentation to the Board of Education on the Public Schools Sustainability Report and provide a copy for the Commission. She will ask Mr. Alejandro to close the loop with Ms. Randall, when that will happen, and when the meeting will take place.

Chair Beloff had said earlier that Jim Blackburn did not get a class at Rice University regarding the carbon neutral community. But she was wrong. Six of his top students showed up and said they wanted in. So he has created the class. He would like the seven of them to be in residence here for the month of April. We will have by then good information from Brendle, a better draft, and that "team of hot dogs" looking at strategies and making recommendations. She is excited about the idea to have them as an additional resource.

Commissioner Schruben date for when they will be here.

Chair Beloff thought the whole month of April is the current plan. It might be that it is more of our educating them on the plan and having them see what actually will happen and what is possible in the city. They can use that knowledge back to see what makes sense for Houston. There will be more discussion about carbon trading regime, as well. It is a wonderful opportunity to explore ideas beyond the plan.

Commissioner Hirsch wanted to have an opportunity to meet with those students and share ideas that could be an integral part of this carbon sequestration program and an integral part of this trading program.

Chair Beloff asked that the Commission come up with ways to share information and things they can participate in.



Commissioner Schruben mentioned tree inventory work which will be completed by then and they could do some inventory work.

Chair Beloff mentioned the trip to Commissioner Holian's home.

Commissioner Holian thought it could be while the students are here - toward the end of April. Take students there to see the restorative work we have done and have a lunch time there. She asked if a week day or a weekend would be better.

Chair Beloff said she would do a Google poll and offer dates and see how many people can make it.

Regarding Speakers for further meetings, the Commission decided to hold off until the Sustainability Plan report has been accepted by the full Governing Body. Pam Roy with the Food Policy Council (Director of Farm to Table) has approached Chair Beloff to make a presentation.

## **G. DISCUSSION/ACTION ITEMS/PRESENTATIONS (continued)**

### **2. PRESENTATION: Verde Fund Update (Alexandra Ladd, Director, Office of Affordable Housing)**

Alexandra Ladd prepared a memo that was in the packet. She had prepared it in December for the Finance Committee on the early achievements of the Verde Fund - an initiative from the Mayor couple of years ago. The idea was to address climate change and impacts for lifting people out of poverty. It is really difficult to pin that down.

She put out an RFP that set the criteria and asked for ideas from the community. Four responses were submitted and two were chosen and described in the memo. As can be seen from the memo, they have had some magnificent results beyond expectations. All kinds of projects and programs have been accomplished. It was really impressive and has been updated in the meantime. Almost 10,000 nutritious meals at CYFD is now at 14,500.

A nonprofit based in Denver called ICAST that specializes in upgrading multi family was awarded to make homes more energy efficient. ICAST has entered into a partnership with this program. It is easy to measure these deliverables but how to measure if we are moving the needle is more difficult. This getting at so many things that maybe we should shift it. But funding this project for more years than one is something we need to look at. If anyone wants to go on a tour to see a project, they should let her know.

Chair Beloff thanked her and said she would like to go on a site tour. One of the Commission's recommendations was funding the Verde Fund. It is extremely important to show the progress being made. She was impressed with YouthWorks.

She said the concern with Homewise is that they have an ongoing program to fund solar for moderate income families. A key goal for Homewise was not just to fund the continuation of their operations but to

push them toward the low-income housing and pilot some low-income housing loans for people who might not qualify normally.

Ms. Ladd clarified that the funding is not going to the operations for Homewise, but to the materials for solar installations on roof tops. Five units on Agua Fria will be qualified units. They are planning on providing the loans and installing the solar units there. Those homeowners could most certainly not afford that otherwise.

Commissioner Griego-Kiel asked about median income.

Ms. Ladd said for 2017 the median income was \$62,000 for a family of four. At 80% of median, it is closer to \$45,000 for the area median income.

Commissioner Hirsch thanked Her for all she has been doing on this. The six youth that were certified for weatherization had a goal to serve forty homes with weatherization services. He asked if that has happened yet.

Ms. Ladd said they have completed 36 of the 40 homes. They have 20 additional units lined up to complete by mid-March.

Commissioner Hirsch pointed out that it would be 56 total. This is an example of something that is linked to getting more financial resources into people's pockets and moves the needle in efficiency and reducing emissions. Given the Sustainability's plans being finished this Spring, it would be great to have a snapshot of the Verde Fund in the Quality of Life section with a brief synopsis of the things happening. We should integrate that into the plan.

Chair Beloff added there are images that could be used of the kids working is a good idea. That is an Action Item.

Commissioner Holian thanked Ms. Ladd for this. She asked if Ms. Ladd was working with the forest stewards' guild. They hire interns

Ms. Ladd said this has created a model for doing that and she would make sure that is on the radar.

Chair Beloff thanked her for her stewardship of this program.

Ms. Ladd said they have a youth filmmaking group that is doing a documentary on the project.

### **3. DISCUSSION: 25-Year Sustainability Plan**

Chair Beloff she would like to have Brendle on a Skype call at the next meeting. Mr. Roffman had mentioned that this is the time if anyone have any substantive comments on the draft you were sent please make sure to make those. Put them in writing and we will incorporate into the plan. She was talking about strategies.

She requested that everyone very specifically pull out any substantive changes and summarize them and send them to her.

Commissioner Schruben asked if this is the draft attached to the RFQ.

Chair Beloff agreed. Brendle compressed the titles and Ms. Sitton and staff made several changes. Take a look and see if things jump out. She is looking for omissions or substantive changes to intent.

Chair Beloff asked Commissioner Hirsch to send his idea about Verde Fund to her in writing as well.

#### **H. ITEMS FROM THE CHAIR & CO-CHAIR**

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

#### **I. ITEMS FROM THE COMMISSION**

Commissioner Schruben went to the Land and Water Summit last week in Albuquerque. The subject was stormwater and it was excellent. One of the things that impressed her most was a new way of conducting the group sessions. She wanted to get with Chair Beloff about that later. Everyone was so impressed with the very productive process.

Second - the Next Generation Water Summit April 29<sup>th</sup> through May 1<sup>st</sup> at the Santa Fe Community Convention Center. The speaker will be Jonathan Overpek on the impact of the Colorado river flows. It is a major for Santa Fe because if the Colorado River goes much lower than it is now, we cannot expect our allocation from the San Juan-Chama River diversion. He will talk about water as it relates to building and other things. The Colorado River is in much worse shape this year.

The Tree Board met earlier today and discussed the purpose of continuing the tree inventory project which is now in its fourth year. The original purpose was to provide data for the Parks Department to use to put into their budget a request for a professional tree survey. The Tree Board is looking at continuing it beyond that immediate need so that we and other groups would have a body of data which will be incorporated on the City's GIS website.

Athena, who is head of the project, is working with the City GIS office on a pathway. The Goal is to overlay the County Lidar data over the city public spaces to see the changes and what canopy cover loss is - probably after next year's inventories. Evolution of the software and data components has helped a lot. That is in addition to the state survey done in every county. Public space and one other canopy space in every county.

Chair Beloff asked if the County is doing anything as well.

Commissioner Schruben said she has not coordinated with the county at all. Once we finish with City public spaces we will go into the county lands and the trees they own that are in the City - and the state offices and school data as well. They are trying to get to 20% to compare with the Lidar data. Hopefully, the Tree Board will continue with the project.

#### **J. ITEMS FROM STAFF**

There were no items from Staff.

#### **K. ITEMS FROM THE PUBLIC**

A member of the public asked if attaching the draft plan to the RFQ made it public.

Chair Beloff said yes.

He asked if the Commission wants input from Commissioners only or from the public.

Chair Beloff said the Commission would love to hear public comments on the city website.

A member of the public asked if the education section came to be a part of the draft plan.

Chair Beloff said Lisa Randal, from the public schools, was engaged for the education section to be part of the draft plan. A lot of community people and Staff were engaged. We are waiting to see her sustainability plan for the schools.

Commissioner Hirsch suggested that with all the work the public schools have done, there should be another pop-up box highlighted in the plan.

Chair Beloff agreed and also an acknowledgement page for their leadership and other individuals engaged with us.

#### **L. ITEMS FOR NEXT AGENDA**

Chair Beloff mentioned Jim Blackburn's class and Brendle.

Commissioner Holian mentioned the new administration - the Mayor and new Councilors.

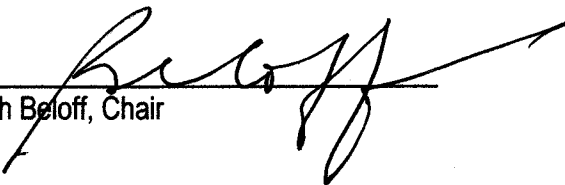
Commissioner Hirsch said he will be away the week of the 21<sup>st</sup> for spring break.

**NEXT MEETING: March 21, 2018**

**M. ADJOURNMENT**

**On motion by Commissioner Schruben and second by Commissioner Griego-Kiel, the meeting was adjourned at 5:07 p.m.**

Approved by:

  
Beth Beloff, Chair

Submitted by:

  
Carl Boaz for Carl G. Boaz, Inc.