I. CALL TO ORDER BY MAYOR MARK L. GALLEGOS

Mayor Mark Gallegos called the meeting to order at 6:02 pm.

II. ROLL CALL

Mayor Gallegos asked Village Clerk Renee Martinez to take roll.

Present:
Councilor John Ortega
Councilor Brent Jaramillo

Not Present:
Councilor Julian Cisneros
Councilor Lawrence Ortega – Mr. Maestas informed the Council that Councilor Ortega is running late but will be here shortly.

Also Present:
Administrator Nicholas Maestas
Village Clerk Renee Martinez

III. PLEDGE OF ALLEGIANCE

Village Administrator Nicholas Maestas led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

Motion: Councilor John Ortega
Second: Councilor Brent Jaramillo

In Favor: All
Opposed: None

To approve the agenda as presented. All voted yes. Motion carried.

V. PRESENTATION –

A) Presentation from PV Navigator

Mr. Ruben Fontes, CEO of TerraNavigator, along with Mr. Christian Isely, Economic Development Advisor for CEMC, presented a power point to the Governing Body. Mr. Christian Isely stated that this is looking to be a part of the Questa Land & Water non-profit corporation process that we are working on. We are lucky that we have a tangible project that can go through that process to be evaluated. It is going to be up to the QLW and the Council to look at it; if it is a good economic development opportunity for Questa. Mr. Ruben Fontes, CEO of TerraNavigator. PV Navigator is the solar development arm under TerraNavigator. We are owned by a private equity firm and we invest and develop real energy projects; primarily solar projects around the country. Their Village of Questa Special Meeting
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focus is on environmentally impacted sites as well as surplus properties. Once we have a general agreement that something ‘makes sense’, the next step is to go through an interconnection process reaching out to the local utility, in this case, Kit Carson Electric, to have these studies and applications done, understanding the infrastructure, cost and timeline. Mr. Fontes stated that they pay for this initial feasibility-type work. Once this runs its course, then we are able to move ahead.

Mr. Fontes presented conceptual layouts of the project. The location is for this project is on Chevron property off SR 522. This track of land is great for a solar project and the water usage would be very minimal. The solar panels are coated with anti-reflection coating and are not a hazard to pilots flying in or out of the airport.

Questions:

Mayor Gallegos:

- Will there be ecological studies performed? Mr. Fontes stated yes. There are archeological and also environmental studies as well. These will be in the development cycle.
- Is there anything in the project for storage capacity? Will it be 100% solar? We need to be able to be aware of these answers in order to sell it to the community. We need to understand the win-win to help advocate this project. We need to be prepared with the major benefits. Mr. Fontes state that this is a good point. This will be determined by the interconnection application process.

Councilor John Ortega:

- Has the feasibility study already been done? Mr. Fontes stated that an initial study has been done. They are at the phase now, where it works, from a solar perspective. The next step for them is to go through the utility process.
- Is PV Navigator looking to lease the property from Chevron or by it? Mr. Fontes stated that they would lease it.
- The composition of the Questa Land & Water Board – Is it already in place, minus our member? Mr. Fontes stated that all the documents have been prepared, articles of incorporation and by-laws and stated that Mr. Marcus Rael is working with everyone to get everything signed and finalized.
- Inquired about the owner of the property on the corner of 522 and Sunshine. Mr. Fontes stated that he does not know who it belongs to.
- Stated that what Mr. Marcus Rael explained to us was that in order for the Questa and & Water Board to allow this project to happen, it would have to economically benefit the Village itself. Does this mean PV Navigator is going to set up a site in the Village limits? What exactly is Questa’s economic benefit from this? Mr. Isely stated that the jobs brought in is the primary benefit. Putting Questa on the map as being a solar power generator is a value in itself in attracting businesses to Questa. Councilor Ortega sked if there was an office set up in the Village limits, would Questa receive the GRT’s or would the Taos County since the power is being generated on County property. Mr. Fontes stated that this would need to be discussed further.
- Asked Mr. Fontes that once this project is online in 2022, how many jobs are envisioned in being long term? Mr. Fontes stated that, depending on the size of the project, during construction there could be from 200-500. This would entail fencing, grating, electrical work and the assembling of the panels and laborers. On the long-term side, we are looking at normally a team that is assigned to primarily maintenance, electrical issues, washing panels and making sure they are operational. Probably about 2-3 permanent people on site.

Councilor Brent Jaramillo:

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• Would you rely on Kit Carson Electric to give you names of the local vendors? Mr. Fontes stated yes. He met with Mr. Reyes earlier. Kit Carson, from a co-op perspective, is a crucial component. Where the power goes, still needs to be determined.

• Asked Mr. Isely about the solar array site project at the tailings. With this new project, will the solar array project at the tailing come to a halt? Mr. Isely stated no, these are totally separate projects.

VI. ADJOURNMENT
Motion: Councillor Brent Jaramillo
Second: Councillor John Ortega
In Favor: All
Opposed: None

There being no further business to discuss, the meeting was adjourned at 7:19pm.

ATTEST:

APPROVED:

Renee Martinez, Clerk

Mark Gallegos, Mayor

Attachment: TereNavigtor Power Point Presentation