

1 **VILLAGE OF QUESTA**
 2 **SPECIAL MEETING MINUTES**
 3 **MONDAY, NOVEMBER 06, 2017**
 4 **VILLAGE OF QUESTA COUNCIL CHAMBERS**
 5 **6:00PM**

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 7 I. **CALL TO ORDER BY MAYOR MARK L. GALLEGOS**
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9 Mayor Mark Gallegos called the meeting to order at 6:02 pm.

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 11 II. **ROLL CALL**
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13 Mayor Gallegos asked Village Clerk Renee Martinez to take roll.

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 15 Present:

16 Councilor John Ortega
 17 Councilor Brent Jaramillo
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19 Not Present:

20 Councilor Julian Cisneros
 21 Councilor Lawrence Ortega – Mr. Maestas informed the Council that Councilor Ortega is running late but will
 22 be here shortly.
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24 Also Present:

25 Administrator Nicholas Maestas
 26 Village Clerk Renee Martinez
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28 III. **PLEDGE OF ALLEGIANCE**
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30 Village Administrator Nicholas Maestas led the Pledge of Allegiance.
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32 IV. **APPROVAL OF AGENDA**
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34 Motion: Councilor John Ortega
 35 Second: Councilor Brent Jaramillo
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37 In Favor: All
 38 Opposed: None
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40 To approve the agenda as presented. All voted yes. Motion carried.
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42 V. **PRESENTATION –**

43 A) Presentation from PV Navigator
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45 Mr. Ruben Fontes, CEO of TerraNavigator, along with Mr. Christian Isely, Economic Development Advisor for
 46 CEMC, presented a power point to the Governing Body. Mr. Christian Isely stated that this is looking to be a part
 47 of the Questa Land & Water non-profit corporation process that we are working on. We are lucky that we have a
 48 tangible project that can go through that process to be evaluated. It is going to be up to the QLW and the Council
 49 to look at it; if it is a good economic development opportunity for Questa. Mr. Ruben Fontes, CEO of
 50 TerraNavigator. PV Navigator is the solar development arm under TerraNavigator. We are owned by a private
 51 equity firm and we invest and develop real energy projects; primarily solar projects around the country. Their

52 focus is on environmentally impacted sites as well as surplus properties. Once we have a general agreement that
 53 something ‘makes sense’, the next step is to go through an interconnection process reaching out to the local utility,
 54 in this case, Kit Carson Electric, to have these studies and applications done, understanding the infrastructure, cost
 55 and timeline. Mr. Fontes stated that they pay for this initial feasibility-type work. Once this runs its course, then
 56 we are able to move ahead.

57

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

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62 Questions:

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64 Mayor Gallegos:

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

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74 Councilor John Ortega:

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- 76 • Has the feasibility study already been done? Mr. Fontes stated that an initial study has been done. They
 77 are at the phase now, where it works, from a solar perspective. The next step for them is to go through the
 78 utility process.
- 79 • Is PV Navigator looking to lease the property from Chevron or by it? Mr. Fontes stated that they would
 80 lease it.
- 81 • The composition of the Questa Land & Water Board – Is it already in place, minus our member? Mr.
 82 Fontes stated that all the documents have been prepared, articles of incorporation and by-laws and stated
 83 that Mr. Marcus Rael is working with everyone to get everything signed and finalized.
- 84 • Inquired about the owner of the property on the corner of 522 and Sunshine. Mr. Fontes stated that he
 85 does not know who it belongs to.
- 86 • Stated that what Mr. Marcus Rael explained to us was that in order for the Questa and & Water Board to
 87 allow this project to happen, it would have to economically benefit the Village itself. Does this mean PV
 88 Navigator is going to set up a site in the Village limits? What exactly is Questa’s economic benefit from
 89 this? Mr. Isely stated that the jobs brought in is the primary benefit. Putting Questa on the map as being
 90 a solar power generator is a value in itself in attracting businesses to Questa. Councilor Ortega sked if
 91 there was an office set up in the Village limits, would Questa receive the GRT’s or would the Taos County
 92 since the power is being generated on County property. Mr. Fontes stated that this would need to be
 93 discussed further.
- 94 • Asked Mr. Fontes that once this project is online in 2022, how many jobs are envisioned in being long
 95 term? Mr. Fontes stated that, depending on the size of the project, during construction there could be from
 96 200-500. This would entail fencing, grating, electrical work and the assembling of the panels and laborers.
 97 On the long-term side, we are looking at normally a team that is assigned to primarily maintenance,
 98 electrical issues, washing panels and making sure they are operational. Probably about 2-3 permanent
 99 people on site.

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1 Councilor Brent Jaramillo:

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- 103 • Would you rely on Kit Carson Electric to give you names of the local vendors? Mr. Fontes stated yes. He
 104 met with Mr. Reyes earlier. Kit Carson, from a co-op perspective, is a crucial component. Where the
 105 power goes, still needs to be determined.
- 106 • Asked Mr. Isely about the solar array site project at the tailings. With this new project, will the solar array
 107 project at the tailing come to a halt? Mr. Isely stated no, these are totally separate projects.

109 VI. ADJOURNMENT

110 Motion: Councilor Brent Jaramillo

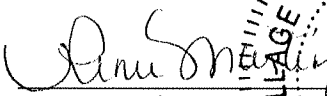
111 Second: Councilor John Ortega


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113 In Favor: All

114 Opposed: None

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

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119 ATTEST:

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 122 _____
 123 Renee Martinez, Clerk



120 APPROVED:

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 122 _____
 123 Mark Gallegos, Mayor

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128 ((Attachment: TereNavigtor Power Point Presentation))