David Curtin, President of DirectNU Energy reviewed the Wal-Mart Solar Project with the Board, stating that the location they are reviewing is the Truth or Consequences Wal-Mart Super Center. The system used is the Alternate Solar Generation System, and the two systems that will be mentioned the most is a roof top system, and carports. A solar panel can be added to a carport the same as it would with a roof top. Solar panels will not be added to the roof top of this particular location. There will be a huge cost factor difference between putting solar panels on a roof top, and building carports from scratch, and adding solar panels. Since there are no existing carports in the Truth or Consequences Wal-Mart parking lot today; new structures will have to be built. The cabling (the electricity that’s power generated from the panels) will be carried inside the beams of the carport structure, will go under ground, and connect into the electric room, or electric closet of the Wal-Mart Super Center. The carports will be laid out consistent with the way the parking lot is striped today. The first solar carports at any Wal-Mart Super Center have a couple of carport light structures over landscaping areas. The proposed project has two Wal-Mart locations involved. The first location is here in Truth or Consequences, and the other location is in Gallup. The system will generate over 1 million watts of power at its peak in the bright sun on a nice cool day. There are two models that currently exist when it comes to solar; Ownership, and there is what we call PPA (Power Purchase Agreement). In commercial environments we have almost entirely shifted 100% to the PPA. The process develops as follows; the solar panels are built, a construction loan is provided by a bank that funds the entire project, a huge investor then buys the entire system, pays off the construction loan, we get our profit, and the system is owned by the investment company for the next 15 to 20 years. Then the investors will sell electricity from the system to the owners of the property; where the system has been installed. Wal-Mart does not take ownership of the carports, and solar systems themselves. They are owned by an investment company. One question quite asked is, why Truth or Consequences? There is a thing called a New Market Tax Credit. It’s a Federal program that has been around for years, and was renewed this year through 2015. Essentially it is intended to motivate investment in underserved areas. It allows the investor to receive Federal money for having made an investment in the project such as this, and it is a 7 year minimum investment.

Mr. Curtin stated his company is called DirectNU Energy, and is known for four very distinct products. The first would be traditional solar; which comes in a few varieties such as carports, roofs, and the most economic system that exists in the Country today is a ground mount system. They use vertical access swing turbines instead of propellers. The propellers swing very slowly so they will not harm wildlife. As far as carports go; they have a cantilever style (as opposed to 4-post table-like design). The posts are spaced at 27ft. (equivalent to 3 car spaces wide) and the length of the carport is approximately 81ft. (9 car spaces long).

A “Snow Stopper” is a term that is used in carports and canopies. When something is tilted, a snow stopper is a piece that fits at the bottom edge, and is intended to stop a large piece of snow from sliding down. There has been debate on whether they are beneficial, or not, due to the fact that they hold the snow, and allow it to build up.

The local Wal-Mart parking spaces face east and west. The carports would need to face south in order to pick up a majority of the sun. Inverters are the piece of equipment that converts DC out of a solar panel to AC from our wall sockets. Each solar panel makes close to 300 watts a panel. The panels are designed for high wind loads, and high snow loads. Solar panels continue to generate electricity more, and more as the temperature goes down. The colder the panel, the better it performs. Solar panels will not be added to the roof tops of the Truth or Consequences Super Center.

Bill Jacka, Chairman called that they close the Workshop, and move onto the Regular Meeting.
PUBLIC UTILITY ADVISORY BOARD
CITY OF TRUTH OR CONSEQUENCES, NEW MEXICO

Monday, March 18, 2013
REGULAR MEETING

Minutes

TIME & PLACE: The Public Utility Advisory Board of the City of Truth or Consequences, New Mexico, in the County of Sierra, and State of New Mexico, met in Regular Session in full conformity with the Law and Ordinances of said Board, at the Commission Chambers of said City, on Monday the 18th day of March, 2013 following the Workshop.

PRESIDING OFFICER: The meeting was called to order by Bill Jacka, Chairman and Angela A. Torres acted as Secretary.

ATTENDANCE: Upon calling the roll the following members were reported present:

Bill Jacka, Chairman
Mike Potia, Vice-Chairman
James Hunt, Member
George Szigeti, Member

Also Present:

Juan Fuentes, City Manager
Bill Slettom, Community Development Director
David Curtin, President of DirectNU Energy
Linda Lanham, Finance Director
Kori Jankowski, Utility Department Manager
Gil Avelar, Electric Superintendent
Angela A. Torres, Deputy City Clerk

Absent Was/Were:

Alvin Siffring, Member

QUORUM: There being a quorum present the Board proceeded with the business at hand.

APPROVAL OF AGENDA: Bill Jacka, Chairman called for approval of the Agenda.

"Mike Potia moved approval of the Agenda as submitted".

Seconded by James Hunt
Motion carried unanimously.
APPROVAL OF MINUTES: Bill Jacka, Chairman called for review and approval of minutes of the Regular meeting held Tuesday, February 19, 2013.

“Mike Potia moved approval of the minutes of the Regular meeting held Tuesday, February 19, 2013 as submitted”.

Seconded by James Hunt
Motion carried unanimously.

COMMENTS FROM THE PUBLIC: Juan Fuentes, City Manager, asked that “Staff Comment” be added to future agenda’s.

Juan Fuentes, City Manager noted that if the Board is interested in looking further into Solar Power, he will add it to the next agenda as a discussion item.

Bill Jacka, Chairman, asked if more control is needed regarding tampering with meters that are not specifically solar.

Gil Avelar, Electric Superintendent, stated that he believes turning the meter backward is a safety factor, and a violation of our City code.

“George Szigeti moved that Staff Comment be added to future agendas”

Seconded by Mike Potia
Motion carried unanimously

AGENCY CONTRACT AGREEMENT: Kori Jankowski, Utility Office Manager, and Linda Lanham, Finance Director, reviewed the Agency Contract Agreement with the Board noting that they looked into several debt collectors to work for the City to help with unpaid utility bills, and a 30 % commission was asked for, but was negotiated down to 29 %.

Bill Jacka, Chairman asked if an RFP was submitted for this process.

Linda Lanham, Finance Director, replied no.

Bill Jacka, Chairman, recommended something be put in writing so that new customers are informed about the collection agency; otherwise the City may fall into some legal issues.

Linda Lanham stated she would look into that, and get back to them at the next meeting.

‘James Hunt moved that they forward the Agency Contract to the City Commission with the exceptions noted by Chairman, Bill Jacka.”

Seconded by Mike Potia
Motion carried unanimously.
FINANCIAL REPORT: Kori Jankowski, Utility Office Manager, and Linda Lanham, Finance Director, reviewed the financial report with the Board for February 2013.

ADJOURNMENT: There being no further business to come before the Public Utility Advisory Board Bill Jacka, Chairman declared the meeting adjourned.

APPROVAL: PASSED AND APPROVED this 15th day of April, 2013, on motion duly made by [Signature], seconded by [Signature], and carried.

Bill Jacka/Chairman
Public Utility Advisory Board