

Tuesday March 28, 2025
County Commission Room
Roosevelt County Courthouse
Portales, New Mexico 88130

The Roosevelt County Commission met in special business meeting on Tuesday March 28, 2025 at 9:00 a.m. in the County Commission Room with those present being: Commissioner Paul Grider, Commissioner Tina Dixon, Commissioner Malin Parker, Commissioner Fabian Munoz by zoom, County Manager Annette Kirk, Clerk Mandi Park, Assessor Stevin Floyd, Treasurer Victoria Ramos, GIS Coordinator Johnny Montiel, and presenters Kyle Ostgard and Mikalya Newsom with Pine Gate Renewables and Mike Cone, Kendell Buzard, Rick Ledbetter, Quentin Carnes, Dawn Privett and Dylan Marks with Roosevelt Soil and Water Conservation District and community member Dewight Bell.

The commission joined the meeting in progress via zoom link at 9:04 am. The Commission Chairperson was not the chairperson for this meeting. The commissioners were guests for the informational meeting between the Roosevelt Soil and Water Conservation District and Pine Gate Renewables and no action was taken.

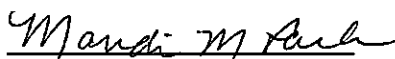
1) **Approval of Agenda:**

2) **Approval of Minutes:** Approval of minutes from the March 18, 2025 regular meeting will be placed on the agenda of the next regular meeting.


3) **Informational Items: Pine Gate Renewables Proposed Solar Project:** Mike Cone thanked Kyle Ostgard and Mikayla Newsom for meeting with members of the district board and for answering any questions. Mr. Ostgard stated the project timeline is to begin construction in 2028 and this is in the very early stages of feasibility and site evaluation. Mr. Cone stated they were requesting a seat at the table in planning and design for the sake of land preservation and conservation. Ms. Newsom stated they have a third-party maintenance company that handles the on-site maintenance of the project including erosion control in addition to the maintenance of the equipment and panels from construction to decommission. Mr. Ledbetter asked about the lifespan of the project. Ms. Newsom replied 30-35 years, but the financing is based on a 30-year lifespan. With upgrades the lifespan can be extended to 40+ years. Mr. Ledbetter asked if the project area is currently farmland or grass and asked if grass needed to be established prior to construction, or if construction would destroy the grass. Ms. Newsom responded they try to maintain as much of the mature vegetation as possible throughout construction. She stated access roads are created and used to prevent as much disturbance as possible. Mr. Ledbetter asked about the layout of the panels and if they are spaced far enough apart to allow re-seeding in between rows. Ms. Newsom responded, yes, they are separated enough to not shade each other for maximum efficiency. Mr. Cone asked about the durability of the panels to stand up to hail storms, wind, dust, etc. and how the glass is cleaned up when replacement is necessary. Ms. Newsom stated the panels are rated for the weather of the area including hail. Mr. Carnes asked if the panels are set on concrete pads or pilings. Ms. Newsom stated the only concrete is at the base of the substation, the panels are set on steel pilings. Mr. Marks asked where the closest project was so that maybe they could look at a similar project. Ms. Newsom could not answer specifically, but stated she would provide that information along with drone video or photographs of solar project they have in the Texas panhandle. She also stated they have projects in 15 states and developing projects in 30 states in a wide range of climate conditions. Mr. Marks asked for a map of the project area. Ms. Newsom stated she could also provide that, but noted that the project would not utilize the entire area of the leased land, as this is still early-stage evaluation of the project area. Mr. Munoz asked about battery storage and the response was this project is solar only with no battery storage. Ms. Privett asked if there was a lease in place and was told there was. Mr. Montiel asked about development plans, set-backs, office location, road agreements, assessments, etc. and was told those things will follow this pre-liminary stage. Mr. Buzard asked how compliance was monitored and was told there would be an on-site manager. Mr. Cone noted the listed endangered species of the area as the habitat of the lesser prairie chicken and the sagebrush sand dune lizard. Ms. Newsom stated they are aware and are considering those in the habitat assessment. Commissioner Dixon asked that the County be kept in the loop. Following the close of the zoom meeting Ms. Dixon stated she did not like the idea of taking farmland out of production. Mr. Floyd asked if the Commission knew how they intended to compensate the county, if the taxes would be ad valorem or if PILT payments would be made.

4) **Adjourn:** The meeting was adjourned at 9:29 a.m.

ATTEST:


Mandi M. Park
County Clerk

BOARD OF ROOSEVELT
COUNTY COMMISSIONERS


Tina Dixon
Commission Chair

