

Carroll County Commissioners

Minutes

Wednesday, September 9, 2009

Commissioner Albee made motion to go into non-public session pursuant to RSA91A; 3 for contract and personnel discussions. Motion seconded by Commissioner Sorensen.

Into non-public at 9:30am

Present: Commissioners David Sorensen, Chip Albee

Others Present: Robin Reade, Gerry Menke, Minot Frye, Randy Remick, Keith McBey

Gerry, Minot, Randy and Keith joined the meeting. Gerry started talking about the new building and a great design. Discussion ensued about energy conservation and the savings over the long term for the new building. Chip stated that the County would be getting \$200K in energy money from a grant.

Minot from E-Con described his company and association with EGA. E-Con designs low energy buildings for the commercial market. They work as consultants on projects such as the nursing home, they develop energy models for housing product lines and they work with clients to find creative funding sources for green energy projects. The overall goal is to create a competitive pricing and energy efficient plan that is comparable to conventional energy models. E-Con is not a “green” company per se, but are interested in low energy usage.

The other thing that E-Con does, is produce an energy model and a couple of things that this does is it allows the customer to optimize a “green strategy” to look at all variables of what they are trying to accomplish. E-Con also puts these ideas into an economic value, showing the customer the value and payback of choosing certain methods of energy conservation. Minot told the Commissioners that if he was sitting in their spot, what would he want to know how to maximize, save, generate revenue or is their not as much savings as thought, he would want a road map as to what each piece is worth and what is the contribution as a whole and what would be the payback. This would be the job of energy modeling, to determine these factors to make the best choice possible going forward. That is what Minot is proposing, to give the County a “roadmap”, determine the value of the old building, model and measure energy loads and most importantly with this model, show what the optimal trade-off is. It is always better to conserve energy then create it, less expensive. Discussion of the efficiencies of insulating and at what point do you lose the energy savings. The model will look at all these pieces and recommend a strategy that is cost efficient. Chip wanted to know if this model could be done incrementally or subsequent to the building being built and could the building be structured that way. The model is a snapshot of how things are now. The economy doesn't change the model, but will work in favor as time goes on. Chip stated

that if nothing else we can build an economic return model of a building and keeping money in Northern NH for fuel and building and using a “green” mentality is a good advertising tool as young people will want to live here because we would be an enlightened community.

Commitment has been made to build a \$23.8million home and to look at energy efficient designs and looking at grant money to do other things. Randy asked the cost of doing the energy model because it would be a great baseline as to which way things should go. The cost to do the model will be \$11,000.00. Chip stated that EGA will be paid the \$11k and they in turn can pay E-Con.

Chip said say we have \$15K for alternative energy and we have to pay the engineer and we also spend the \$11k that empties out that budget.

Randy asked about the timing of the model and the affect on the design and clarification on what we are modeling and they are isolating the energy model to the new building and the old building center area. Randy just clarified to be sure that it included there scope of work.

Gerry commented on the fact that they needed to get moving on this and will be wrapping up in the next 2-3 weeks the programming end of it, and then into engineering. Things are going to be moving very quickly. Consensus that the energy model is money better spent, then to try and piece meal what needs to be done from an energy standpoint.

Chip stated that there were some savings with PSNH with lighting, etc. PSNH has been in touch with the County and is interested in being part of the team. Randy suggested it was time to get them involved. Discussion of roof system and wall system and insulation, and currently not looking at spray-on insulation. David stated he heard this was the best way to go.

David and Chip requested a scope of work for the energy model from Minot. Had a discussion of all potential sources of energy and how that would fit into the energy model. Minot asked if they would consider co-generation for the campus, using multiple energy sources. Commissioners will keep it just to the two buildings discussed earlier and then work towards the rest of the campus.

Commissioners agreed that they need the energy model to justify spending the \$200K in order to bring it to the Delegation, they have to approve the spending of the grant money and what the benefit is, knowing what the pay back is annually for energy costs will be all beneficial.

The Commissioners agreed to spend the \$11K to proceed with the energy model.

Commissioner Albee made a motion to come out of non-public session, Commissioner Sorensen seconded. All in favor.

Meeting adjourned at 10:45am.

Minutes approved: _____

By Commissioners:

David Sorensen

William Albee

Dorothy Solomon

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