

Meeting Minutes, Wayland Energy Initiatives Advisory Committee
 11/19/2014; 7:30 pm
 Large Meeting Room
Minutes approved 12/17/14, 4-0

Attendees:

Name	Association	Name	Association
Anne Harris	Energy Comm	Stefano Loretto	Good Energy
Ellen Tohn	Energy Comm	Philip Carr	Good Energy
Bill Huss	Energy Comm		
Tom Sciacca	Energy Comm		
John Harper	Energy Comm		
Corinne Lenk	Energy Comm	Ben Keefe	Wayland Public Buildings Director
Mike Staiti	Energy Comm	John Moynihan	Special Projects Manager

Minutes:

Good Energy presentation

- Company founded in the 1990s; residential electricity aggregation to secure competitive electric rates for residents; will be important with this year's electric rate hikes
- Won Southeast Regional Planning and Economic Development District RFP (consisting of 8 towns)
- 9 towns total have passed aggregation deals at council (Fall River) or town meeting
- Selected by MAPC for RFP for City of Melrose
- Additionality – local RECs, not credits due to renewable credits purchased from far away states
- Mass Energy Consumers Alliance (National Grid) – premium above regular bill to participate; NStar customers would get a separate bill if they would like to participate
- Any entity that is currently on the existing utility like small businesses and residences can band together for aggregation deals
- Business model is 1/10 of a penny per kilowatt hour paid by the utility (through their rate to consumers) that wins the aggregated group of participating residences and businesses
- Presenters caution against “other” companies which may try to sell electricity door-to-door throughout town; rates can start low and increase significantly
- Committee reports agenda for 2015 Town Meeting is already set so cannot add Good Energy's information concerning a possible future aggregation deal to that agenda and the Committee is not directly involved with individual residence power although Committee can forward information to Board of Selectman
- Committee mentions to Good Energy that they could partner with MAPC in order to work with Wayland
- Good Energy completes discussion and leaves by 7:55 pm

Committee discusses a possible Public Services Announcement to educate citizens about possible door-to-door type sales trying to lock citizens into electricity rate deals brokered by intermediaries

John Harper update on consultants available to hire as the Owner's Agent for a review of the proposed PPA agreement from Ameresco

- Beacon Solutions (Beth Greenblatt) and Peregrine Group are two possible consultant firms under consideration
- Beth is full through the rest of the year
- Peregrine has bandwidth
 - Steve Weisman, Don McCauley, Paul Lyons banded together to form Peregrine
 - Each person has a separate expertise (technical, legal, contracting)
 - Standard rate of \$150 per person per hour for Peregrine (a joint meeting with all 3 persons bills at \$450)
- Total grant budget available to the committee is approximately $\$3500 + \$1700 = \$5,200$
- Bill moves that we select Peregrine to serve as the Owner's Agent in reviewing the solar projects brought forth by Ameresco
- Tom seconds
- Committee votes and all 4 voting members approve unanimously
- Tom recommends that the selected consultant be present at BoS meetings to provide support and an impartial (non resident and non committee member) view
- Ellen to email Ben, John S., Nan, and Cherry concerning the Committee's selection of Peregrine as Owner's Agent and to recommend the issuance of a contract
- Mike and John to draft up a scope agreement for incorporation into said contract issued by the town
 - Recommend that scope agreement includes expected meetings for attendance by Peregrine representatives
 - Ellen will forward to appropriate administrators

Debrief from Permanent Municipal Buildings Committee meeting

- DPW building
- Committee took a vote and approved approach for the DPW with a few technical exceptions having to do with conduit locations, attachment details, etc.

Recreation Committee took no issue with solar sites via email

Debrief of School Committee Meeting

- Raised issues concerning a proposal for ground mounted solar behind the baseball field
- Some discussions during the meeting on suitability of carport canopies at the High School which had previously not been considered by Ameresco due to various concerns of the former Public Buildings Director
 - Ameresco to meet with Brian next week to investigate storm water management concerns if canopies added to High School parking lot

Discussion on time line for development of solar project

- Mid-late December to meet with Board of Selectman with a ballpark value for PPA and a fairly mature project overview
- Early January--second meeting with BoS seeking support of a warrant article
- End of January—Warrant article
- April Town Meeting

Ben Keefe, new Public Buildings Director for Town

- Introductions
- Committee gives overview of solar projects under consideration by Ameresco (DPW, Middle School, new possible High School canopies)

School Committee has to take a vote to approve ground lease agreement on school land for proposed canopies prior to finalization of agreement with Ameresco

Anne notes that Chief Vinnie Smith has offered to write a letter of support for the Resiliency project at the Middle School, Tom notes that the Chief may be retiring soon and it would behoove the Committee to get a letter of support prior to his retirement

Debrief from John concerning tax assessor input into structure of PPA; although PILOT (Payment in Lieu of Taxes) program is possible for our PPA that program may require its own warrant article and corresponding vote

Note that if Ameresco designs canopy mounts to preserve all existing parking then it will not be necessary to have the Planning Board approve the project as there is no change in the use of the space

Update on ESCO from John Moynihan

- Proceeding with electrical work (lighting ballast changes at night)
- Plumbing is almost done, still waiting on 3-bolt toilets
- Costs expected in soon for oil-to-gas conversion boilers at library
- Next week planned to change out transformers at Middle School at night
- Library Board of Trustees wants approval of light fixtures slated for changing but the price of the lights has already been rolled into the agreement of Ameresco so not a lot of room for selection of differently priced lights
- No recommendation from any Town entity concerning the future life span of Town Building which places the investment of ESCO at the Town Building at risk
 - Option 1: Delay ESCO work on Town Building for a 8 months / 1 yr and reassess based on life span planning for the Town Building at that time
 - Option 2: Don't do ESCO work at all on Town Building but do extra work on school buildings that is of similar ROI
 - Option 3: Stop the ESCO and do not undertake work at Town Building or the extra scope on school buildings but Town must repay Ameresco for their funds expended for the investment grade audit (on the Town Building only)
- Ellen makes a motion: In recognition of the recommendation from the Facilities Director and John Moynihan that we not pursue ESCO activities at the Town Building at this time, the Energy Committee recommends that the town pursue Option 2.
- Committee votes in favor of the motion

Try to schedule a meeting with Ellen, John, Ben, Cherry, Nan, Ameresco next Wednesday (26 Nov) to discuss ESCO work at Town Building

Street Lights discussion with Ben

- ~800 street lights in Town, ~400 of them still have incandescent bulbs

- Pilot program with NStar completed to introduce LED street lights in a trial area
- NStar never pursued continuance of the pilot because they do not have a rate for the LED lights
- Committee is interested in possibly buying lights from NStar in order to control our switch to LEDs under the existing ESCO agreement with Ameresco
- \$30-40K possible savings for the town if purchased lights and switched to LED
- Weston, Sudbury, Natick are example towns that have pursued this approach

Anne preparing annual report for the Green Communities (20% reduction over 5 years is the goal), due in December. Real improvements from ESCO and Solar projects have not yet been realized.

Committee discusses the possibility of adding a group calendar through Google drive to manage meetings, deadlines, and events of interest. Corinne to create and manage this resource. Committee agrees that tool would be useful.

Moved to approve meeting minutes from 27 October; approved unanimously

December 17th for next meeting

Meeting adjourned 9:43 pm