

**ENERGY COMMITTEE**  
**TOWN OF SOUTH WINDSOR**

**Minutes**

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**September 15, 2015**

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**Madden Room – South Windsor Town Hall**

**1. Call Meeting to Order**

The meeting was called to order at 4:36 p.m.

**2. Roll Call**

Members Present: Larry Brown, Resident  
Mike Gantick, Director of Public Works  
Richard Grigorian, Resident  
Councilor Carolyn Mirek, Town Council  
Sherman Tarr, Resident  
Councilor Stephen Wagner, Town Council

Members Absent: Hank Cullinane, Resident  
Patrick Hankard, Board of Education  
Deputy Mayor Edward Havens, Town Council  
Athena Loukellis, Resident  
Richard Stahr, Board of Education

**3. New Business**

**A. LED Streetlights update**

- a. Portfolio Manager status
- b. List of past efforts 2009 to present

Mr. Gantick explained that the physical inventory was done this summer. There were discrepancies found such as 23 lights were not found that the Town is being billed for, the new net value from Eversource that came in is about \$8,000 higher than the last one and it included 29 poles and new lights were added between the period of December and May. It has also been noted that South Windsor is being charged more than any other community for the value of the street lights. These issues are being reviewed with Eversource. Another issue being reviewed is that a light of the Town's from 1960 has only depreciated 50%. In the cost for the lights that the Town purchased, there is a cost for decommission both removal and disposal/salvage of those lights. It has been asked by the Town why there would be a charge when the Town has hired Ameresco to do this service. This would create South Windsor being charged twice for this

**(Discussion Continued on Next Page)**

**ITEM:**

**3. A. (Continued)**

service. Mr. Gantick then explained that he was told that if the Town requested Eversource to remove all of the lights from the light poles, it would cost nothing. If the Town requested this, then the Town could inform Eversource that the Town would like all new lights put up. This may be a way for the Town to save \$808,000. There are 300 + or – street lights on State roads that the Town has been paying for and only 24 lights on State roads that the State pays for. The State allows Towns to put up street lights as long as the Town agrees to pay for them, but if the Town wants to eliminate lights, there is a process. The Town would have to do a study to show the light is not warranted.

Answering questions from Committee members, Mr. Gantick explained that the Town may be able to save additional money if a credit from Ameresco is requested if they do not remove the lights from the poles.

Mr. Gantick informed Committee members that Torrington is looking to remove half of their street lights.

Councilor Wagner felt that Jeff Doolittle should start working on a study for removal of street lights. Mr. Gantick stated that the next step would be to discuss the State lights with DOT.

**B. Municipal Benchmark Initiative update**

- a. Portfolio Manager status
- b. List of past efforts 2009 to present

Councilor Wagner stated that the Town has embarked on Municipal Bench Mark Initiatives and that involves identifying all of the energy accounts that the Town has and then entering data about each facility and the associated accounts into a database called Portfolio Manager. Most of the data has been entered. Through Portfolio Manager, Eversource will send the Town's history of electric use and natural gas use. The oil data has to be entered.

**(Discussion Continued on Next Page)**

**ITEM:**

**3. B. (Continued)**

Ms. Maryanne Graham who is a consultant helping the Town with the database explained that there is a mechanism for sharing automatic uploads from Eversource into Portfolio Manager which has not been enabled yet. The entry of the database was reviewed with the Committee. Committee members then reviewed a spread sheets with entered information on it, as shown in attached **Exhibit A**. The Site EUI for the High School dropped from the baseline to current but the energy increased because the High School stopped using the fuel cells.

Mr. Larry Brown stated that under the Site EUI the baseline total is 584.6, that number should not be summed up, should be doing an elated average by area. Ms. Graham agreed with Mr. Brown's interpretation.

Ms. Graham informed that Committee that when all of the information is added to the database the Town will be provided with some guidance about how to generate its own report in the future. The Town can use this tool to update the information and assess performance. When projects are implemented there should be a reduction in energy use over time.

Ms. Graham explained to the Committed that there is a template that was created that is in the Portfolio Manager Account and the Town will be able to generate the same report over time. In this report, the Town can look at your buildings and decide which buildings looks like they have the best opportunity for energy reduction. Another piece is Completed Projects where the Town provides the list of what projects got installed in which building in the year, which is helpful because then at least the Town has one place to look at the projects which have been completed. It is encouraged that the Town complete this periodically. The creation of an action plan will be worked on and will be delivered to the Town electronically so that it can be updated.

Councilor Wagner stated that in the packet tonight there is a list of future energy projects.

**(Discussion Continued on Next Page)**

**ITEM:**

**3. B. (Continued)**

Ms. Graham told the Committee that if they begin to fill that out and then put it in the proper building and assign it a year and add the priority, that would be a great start. If the Town has done a project where they received an incentive from Eversource, Stephanie could probably find those projects so they can be added to the completed projects list. Councilor Wagner stated that he spoke with Stephanie and she was going to do that for the Town.

Ms. Graham explained that the next goal would be to work on an action plan. A template is available for the Town. The hope is that it is a document that is used so the Town can create policies that work for the Town and set up projects. There will be discussions about how the Town is going to share this data and who is going to be the person who will be responsible to update the account in Portfolio Manager because not all of it will be automatic. The Town will always have to add propane. Once everything is established, the Town will discuss who to share all this information with. Councilor Wagner added that the total action plan is actually a bigger report that hopefully will get done by the end of the calendar year. Ms. Graham stated that there is a section where goals can be included.

Ms. Graham explained to the Committee that there is a chart in the action plan where goals and guidelines can be proposed. Ms. Graham then stated that in her experience with most communities the goal and timelines to accomplish this is based on the Town's fiscal budgeting process.

**2. Approval of Minutes (July 21, 2015)**

Mr. Brown made a motion to approve the July 21, 2015 minutes. Mr. Tarr seconded the motion.

Councilor Wagner reviewed changes that he requested previously.

The minutes were approved unanimously with amendments.

**ITEM:**

**3. New Business (Continued)**

**C. Energy Grants**

- a. Clean Energy Communities Green Energy Grant - \$18,000 – Propane Fuel for Vehicles
- b. Bright Ideas Grant - \$20,000 – Garage Lighting?

After a brief discussion regarding the Clean Energy Communities Green Energy grant, it was decided that Mr. Gantick would get more information for the Committee using the grant towards propane.

Mr. Gantick proposed a use for the Clean Energy Communities Green Energy Grant which would be for propane fuel for the school buses or the Human Services buses. The advantage of using propane is it is cleaner energy, cleaner burning fuel and less maintenance. The gas tank is still in the vehicle and if the vehicle runs out of propane, the tank switches over to the gasoline. Not all vehicles are able to use propane fuel but there may be more opportunities in the future. Committee members felt that more information is needed regarding this item. The payback would have to be reviewed more for this item.

Mr. Gantick suggested that the Bright Ideas Grant be used to change over the lighting and apply LED retrofit lights at the Town Garage. Mr. Gantick reviewed this project with the Committee, as shown in attached **Exhibit B** and stated eventually the Town would like to do this with all Town buildings.

Mr. Brown felt that both grants should be used to change over the lighting at the Town Garage. Councilor Wagner stated it would have to be reviewed if the Town can use the Clean Energy Communities Green Energy Grant towards the lights at the Town Garage.

Mr. Brown made a motion to endorse upgrading the lights at the Town Garage by applying LED retrofit lights. Mr. Tarr seconded the motion.

Councilor Wagner questioned if the Committee would like to amend the motion to request the use of both grants.

**(Discussion Continued on Next Page)**

**ITEM:**

**3.**

**C.     (Continued)**

Mr. Brown made an amendment to the motion to add at the end of the motion, "using both the Bright Ideas Grant and the Clean Energy Grant to fund this project". Mr. Tarr seconded the amendment and it was approved, unanimously.

Councilor Wagner called for a vote on the amended motion; it was approved, unanimously.

**The motion to read as follows:**

The Committee endorses upgrading the lights at the Town Garage by applying LED retrofit lights and using both the Bright Ideas Grant and the Clean Energy Grant to fund this project.

**D.   Solar**

- a. Federal Renewable Energy Incentives expire at end of 2016
- b. Virtual Net Metering Opportunities and RFQ
- c. Rooftop Replacements fully or partially funded by Solar

Councilor Wagner explained that there is a 30% incentive from the federal government for any renewable energy project which expires at the end of 2016. It is the decision of Congress if that will get renewed. There are a lot of good reasons to push solar at this time. C-Tech Solar has contacted the Town and they have a project where the Town could do a Virtual Net Metering project. Mr. Galligan discussed the possibility of an RFP being drafted with Attorney Mondschein from Pullman & comely LLC. The proposal would have to go to the Town Council and they would decide if the Town should go forward with an RFP and/or a project like this.

Committee members discussed different areas where a solar project could be situated. Councilor Wagner stated he does not want to displace farms and then informed the Committee that the Solar Sub-Committee is in the process of reviewing different properties.

**(Discussion Continued on Next Page)**

**ITEM:**

3.

D. **(Continued)**

Councilor Wagner said there are three directions that the Committee could go in for energy savings which are a Virtual Net Metering project, a Solar Farm in Town or Solar on rooftops which may help pay for a new roof. Mr. Brown felt that if a solar project is considered it should be near a Town owned building or on a Town owned building rooftop.

Mr. Grigorian felt that a rooftop project would be the best place. If the Town decided to put solar on land there has to be at least a 20 year payback because it is a large cost to take down solar that is placed on land.

Mr. Gantick suggested the establishment of a solar carport at the Police Department may be another project that could be considered.

Mr. Brown felt that when the Town has to replace roof, solar should be considered. Councilor Wagner explained that there are rooftops that need to be replaced in Town but there is no funding. Doing solar on the roof at the same time as replacing it may give the Town an opportunity to save funds. Mr. Gantick stated that the High School is the next roof that needs to be replaced. Mr. Brown suggested that the newest roof that has been done be considered for solar.

Councilor Wagner stated that C-Tech can be invited to a meeting to discuss rooftop solar. Solar city would also like to come in and meet with the Committee.

E. **Miscellaneous**

Councilor Wagner explained that Eversource will be upgrading the Barbour Hill Substation.

5. **Adjournment**

At 6:04 p.m. Mr. Brown made a motion to adjourn the meeting. Mr. Tarr seconded the motion; and it was approved, unanimously.

Respectfully submitted,



Deborah W. Reid, Clerk of the Council

Current									
Property Name	Property Floor Area (ft <sup>2</sup> )	Site Energy Use (kBtu)	Electricity (kBtu)	Natural Gas Use (kBtu)	Fuel Oil #2 Use (kBtu)	Propane Use (kBtu)	Site EUI (kBtu/ft <sup>2</sup> )	Energy Cost (\$)	Energy Cost Intensity (\$)
Fire House 1	14850	1357888.9	1357888.9	297365.1			91.4		
Fire House 2	4407	94751.3	94751.3				21.5		
Library	35000	1624984.7	1035511				46.4		
Community Center	27115	770491.6	770491.6				28.4		
Community House	4500	382523.7	60694		321829.8		85		
Town Hall	26685	2087552.6	1468698.5		532390.2				
Veterans Memorial Pool	11250	743532	722375.3	21156.7			64.9		
Buildings Subtotal	123807	6318192.8	4788035.3	297365.1	854220	0	337.6	\$	\$
Street Lights (Housing) 2	2	4826.3	4826.3				2413.1		
Traffic Signals	0	154203.8	154203.8						
Street & Traffic Lights Subtotal	2	4826.3	4826.3	0	0	0	2413.1	\$	\$
Drinking/Wastewater Treatment Plants									
Sc1 Pump Station	550	33207.7	33207.7				60.4		
Sc2 Pump Station	550	810460.9	810460.9				1473.6		
Rye Street Pump Station	550	53280.7	53280.7				96.9		
Rte. 5 614 Pump Station	240	10363	10363				43.2		
Quarry Brook Pump Station	550	55879.5	55879.5				101.6		
Pleasant Valley Pump Station	550	152131.2	152131.2				276.6		
Clark Street Pump Station	550	806179.4	806179.4				1465.8		
Avery Pump Station	550	59066.6	59066.6				107.4		
Ellington Road Pump Station	550	53362.1	53362.1				97		
Benedict Drive Pump Station	300	559563.6	559563.6				1865.2		



# Exhibit A

Water/Sewer/Pumping Subtotal	4940	2593494.7	2593494.7	0	0	0	5587.7	\$	\$
Ayers Road Tennis Courts	0	15901.4	15901.4	0	0	0	8338.4	\$	-
Current Total	1228749	8916513.8	7386356.3	297365.1	854220	0	8338.4	\$	\$
[DD/MM/YY]									
% Savings Achieved		-6%							

## Lighting Upgrades- Town Garage 157 Burgess Rd.

### Summary:

In 2010 all of the indoor and outdoor lighting at all of the Public Buildings were replaced under CL&P's Small Business Energy Advantage Program. The outdoor building lights and lot lights were replaced with induction type lighting approved by CL&P. Shortly after installation we started seeing recurring induction lighting failures; so many so that the contractor who originally installed them ended up replacing all of them. Since then we've continued to experience additional failures. Subsequent repairs are slow coming due to the availability of parts so most times the lights are out for long periods of time until parts become available. The induction lighting was deemed to be faulty from the factory and since then the manufacturer has gone out of business. The majority of failures were at the Town Garage because there are more outdoor and building lights there than anywhere else. We continue to replace parts on the latest set of induction lights as well.

Because the nature of the work at the Public Works Garage is critical to the Town's business continuity and operations it's essential that all of the lighting operates consistently especially during inclement weather when staff has to work overtime.

I received a proposal from an Eversource qualified lighting contractors to upgrade the lighting to a well known quality LED manufacturer (RAB Lighting). The proposal includes upgrading all interior and exterior lighting with LED lighting. Unfortunately the project will see a longer payback than the original project in 2010 because the theupgrade from induction to LED isn't as great as the upgrade from metal halide to induction lighting. Therefore, I'd like to utilize the two existing Bright Idea grants to lower the payback on the lighting project. The proposal is broken down below.

Total project cost:	\$56,917.87
Eversource Incentive:	\$10,022.94
Bright Idea Grants	<u>\$20,000</u>
Net Cost	\$26,894
Est. Savings (4Yrs)	\$14,447.36

Monthly Cost (48 mo.) \$259.30

Annual Energy Savings 24,961 KWH

The benefits for this project include:

- Maintenance Department Cost Avoidance: Labor and materials to re-lamp all existing indoor lighting. Estimated at \$ 4,500
- Contractor cost avoidance to continue replacing/repairing existing outdoor induction lighting, estimated at \$ 1,500/yr (Building Maintainer hours, contractor time and materials and bucket truck charges.)
- Consistently well lit indoor and outdoor lighting (installed prior to the winter season)
- A shorter payback period utilizing the Bright Ideas grants