

ENERGY COMMITTEE

TOWN OF SOUTH WINDSOR

Minutes

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January 14, 2020

Madden Room – South Windsor Town Hall Special Meeting

1. Call Meeting to Order

The meeting was called to order at 4:30 p.m.

2. Roll Call

Members Present: Larry Brown, Resident
Hank Cullinane, Resident
Robert Dickinson, Resident
Mike Gantick, Director of Public Works
Marek Kozikowski, Board of Education
Andy Paterna, Town Council
Councilor Janice Snyder, Town Council
Sherman Tarr, Resident
Stephen Wagner, Resident

Members Absent: Patrick Hankard, Board of Education
Athena Loukellis, Resident
Councilor Cesar Lopez, Town Council

3. Approval of Minutes

Councilor Snyder made a motion to approve the September 24, 2019 minutes. Mr. Cullinane seconded the motion. The motion passed with Mr. Kozikowski abstaining.

Councilor Snyder made a motion to approve the October 24, 2019 minutes. Mr. Dickinson seconded the motion. The motion passed with Mr. Kozikowski and Councilor Snyder abstaining.

Mr. Cullinane made a motion to approve the November 19, 2019 minutes. Councilor Snyder seconded the motion. The motion passed with Mr. Gantick and Mr. Kozikowski abstaining.

4. Next Meeting

Regular Meeting – February 11, 2020, 4:30 p.m., Madden Room

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ITEM:

5. Business

A. 2020 Meeting Schedule

Councilor Snyder made a motion to approve the 2020 meeting schedule. Mr. Brown seconded the motion, and it was approved unanimously.

B. Business Outreach 2020 with Rotary

Mr. Cullinane stated that the Rotary Club is busy with their auction at this time, and he would reach out to them in April.

C. Possibility to Run an EPA Energy Star Treasure Hunt

- a. Fire Stations?
- b. Schools?

Chairperson Wagner explained that he had not had any luck reaching the Fire Department, but Mayor Paterna had spoken with Chief Cooney and received positive comments about running an EPA Energy Star Treasure Hunt at one of the fire houses. This program would look for cost-effective improvements to find energy savings in a building. Chairperson Wagner stated that he thought about bringing this program to the schools to find energy savings.

Councilor Snyder recommended that Mr. Kozikowski bring this idea to the Board of Education. There is a club at the high school called Zero Waste who may want to explore this project.

Chairperson Wagner stated he would forward Mr. Kozikowski the information he has regarding this program.

Mr. Brown suggested that any public building be reviewed and felt it would be a good case study for doing a non-public building.

Mr. Cullinane suggested that a building be looked at that has been done and then bring the group to a building that needs to be looked at.

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ITEM:

5. C. (Continued)

Chairperson Wagner stated that the Wapping School had been reviewed for energy savings by a consultant and felt that it would be a good building for the group to review. Mr. Kozikowski said he would reach out to the group to see if they are interested in doing a project like this. If they are, he will bring that back to the Committee.

D. Is Zero Net Energy Pleasant Valley School out of Reach?

- a. Energy feature in new schools
- b. Schools?

Chairperson Wagner informed the Committee that the budget for the new Pleasant Valley Elementary School is set, so anything that could be done for a feature of zero-net energy would have to cost nothing.

Mr. Cullinane explained to the Committee how ground source heat pumps work. This would add a cost to a project because you have to drill the wells, and you have to have the space to drill the wells. Answering questions from Mr. Brown, Mr. Cullinane stated that he is not aware of any environmental study impact that has been done. The President of a geothermal group will come to speak to the Committee if the Committee wishes.

Committee members discussed getting a quote for Pleasant Valley Elementary School and felt it would depend on how much the quote would cost and how much savings there would be to justify if this should be done. Mr. Cullinane stated that the budget would have to be reviewed to see if there are funds available. Councilor Snyder felt that at this time, the best result would be to get as many energy projects into the design that do not have any cost. Chairperson Wagner added that as close to net-zero as possible is also a plus.

Chairperson Wagner informed the Committee that on January 31, 2020, there will be a discussion regarding Net Zero Schools Summit: Innovation toward Carbon Neutral Construction. Also, on February 1, 2020, there will be a discussion called Net Zero Energy Schools in Connecticut. If anyone is interested in these events, they should sign up.

ITEM:

5. Business (Continued)

E. Other Boards and Commissions

- a. Building Committee Reports
- b. Zoning

Mr. Dickinson questioned, if the Committee could have zoning requirements for solar?

Chairperson Wagner explained that the Committee had transmitted ideas to Michele Lipe, who is the Director of Planning.

Mr. Kozikowski stated that if developers can do more energy-efficient development, they will because they will save money in the long run.

Committee members discussed if they wanted to bring this to the Planning & Zoning Commission. Mayor Paterna suggested that incentives be offered instead of requirements, which could be stated in the Plan of Conservation and Development.

Chairperson Wagner suggested that a discussion be held with the Council regarding this issue. Councilor Snyder stated that it could go into the Plan of Conservation and Development, and the developers would know that this is an option.

F. Virtual Net Metering projects

- a. Resolution of NorCap South website issues
- b. Resolution of NorCap South credits allocation
- c. Sand Road, New Canaan project – allocation to Sewer Plant
- d. Enfield projects (was Winchester) – allocation to schools
- e. Energy committee Recommendation Motion

Chairperson Wagner reviewed how the credits have been handled for the NorCap South project that has been up and running since 2017. Also, he reviewed how the credits will be used towards two new Virtual Net Metering projects (Sand Road, New Canaan and Enfield) as well as

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5. F. (Continued)

the solar for the schools, as shown in attached **Exhibit A** and **B**. The contract on the Sand Road project is being reviewed by the Town Attorney, and once it is approved, it will be brought to the Town Council. The contract for Enfield will be handled in the same manner.

G. **Shared Clean Energy Facilities (“SCEF”) program**

Chairperson Wagner explained to the Committee that Shared Clean Energy would be replacing Virtual Net Metering. This program is targeted at low-income customers, moderate-income customers, small business customers, state or municipal customers, commercial customers, and residential customers who reside in a rental or leased property, or a property where the customer does not control the property’s roof, such as a multi-unit condominium. Also, for a residential customer who has written documentation from a rooftop solar installer that they are unable to install solar panels on their roof. Chairperson reviewed the timeline for this program.

H. **Time of Day Approaches**

- a. Wattifi
- b. Storage to reduce demand charge or use time of day rates

Mr. Cullinane explained that wattifi has an optional method of purchasing power on a “real-time pricing” basis, using a one day look ahead. Their approach is to study the load profile of their client, and use active management to procure power while simultaneously using conservation, curtailment and/or stored energy to offset spikes in the hourly pricing of power. Additionally, being outside the public “Risk Pool” allows for active risk management, and therefore lower cost of delivered power for clients that are “Better than the average user.”

Answering questions, Mr. Gantick stated he does not feel the cost-benefit is there yet for batteries, but certainly, there are a number of new programs happening that the Town is exploring.

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5. H. (Continued)

Mr. Gantick stated that the Town would look for benefits when new technologies come available.

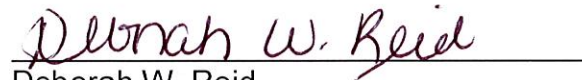
6. Miscellaneous

None

7. Adjournment

At 5:46 p.m. the meeting adjourned.

Respectfully submitted,



Deborah W. Reid
Clerk of the Council

check			6	3,300,000	\$ 0.12808		2,136,487	\$ 0.09475	
Property Name	Electricity Use - Grid Purchase (kWh)	Electricity (Grid Purchase) Cost (\$) + Any Loan	NorCap South Allocation	NorCap South Allocation kWh	NorCap South Credit \$\$\$	Remaining \$\$\$ after NorCap South credit	Rooftop Solar kWh	Rooftop Solar Credit \$\$\$	Remaining \$\$\$ after VNM & Rooftop Solar
TOTALS	12,229,319	\$ 1,970,357	100.0%	3,300,000	\$ 422,664	\$ 1,547,693	2,005,161		
Sewer Plant	2,424,480	\$ 236,415		-	\$ -	\$ 236,415		\$ -	\$ 236,415
High School	2,071,341	\$ 317,284		-	\$ -	\$ 317,284	996,716	\$ 94,439	\$ 222,846
Timothy Edwards Middle School	1,113,219	\$ 186,284		-	\$ -	\$ 186,284		\$ -	\$ 186,284
Street Lights (Town) 2400	854,173	\$ 348,507	67.0%	2,211,000	\$ 283,185	\$ 65,323			\$ 65,323
Eli Terry Elementary	729,943	\$ 115,449		-	\$ -	\$ 115,449	246,910	\$ 23,395	\$ 92,054
New Orchard Hill Elementary School	465,548	\$ 77,811		-	\$ -	\$ 77,811	338,084	\$ 32,033	\$ 45,777
Philip R Smith School	465,548	\$ 77,811		-	\$ -	\$ 77,811	131,326	\$ 12,443	\$ 65,368
SC2 Pump Sta	219,549	\$ 26,133	5.5%	181,500	\$ 23,247	\$ 2,886		\$ -	\$ 2,886
Town Hall	409,125	\$ 47,893	2.8%	92,400	\$ 11,835	\$ 36,058		\$ -	\$ 36,058
Old Orchard Hill Elementary School	373,283	\$ 66,523		-	\$ -	\$ 66,523		\$ -	\$ 66,523
Library	343,272	\$ 43,532	12.7%	419,100	\$ 53,678	\$ (10,146)		\$ -	\$ (10,146)
Pleasant Valley Elementary	272,474	\$ 47,658		-	\$ -	\$ 47,658		\$ -	\$ 47,658
Clark Street Pump Sta	271,525	\$ 29,691	6.0%	198,000	\$ 25,360	\$ 4,331		\$ -	\$ 4,331
Police Dept & Backup Data Denter	251,162	\$ 34,658	6.0%	198,000	\$ 25,360	\$ 9,298		\$ -	\$ 9,298
Veterans Memorial Park (Pool)	240,936	\$ 21,836		-	\$ -	\$ 21,836		\$ -	\$ 21,836
Phillip R. Smith Elementary (Prev. Yr.)	213,544	36352.57		-	\$ -	\$ 36,353	131,326	\$ 12,443	\$ 23,909
Community Center	206,613	\$ 24,261		-	\$ -	\$ 24,261		\$ -	\$ 24,261
Fire House - Company 3	176,538	\$ 37,963		-	\$ -	\$ 37,963		\$ -	\$ 37,963
Wapping Elementary	174,113	\$ 29,270		-	\$ -	\$ 29,270	160,799	\$ 15,236	\$ 14,034
Emergency Operations Center	169,210	\$ 26,210		-	\$ -	\$ 26,210		\$ -	\$ 26,210
Benedict Drive Pump Sta	124,972	\$ 13,525		-	\$ -	\$ 13,525		\$ -	\$ 13,525
Garage	120,573	\$ 18,651		-	\$ -	\$ 18,651		\$ -	\$ 18,651
Ellsworth (BOE Offices & Gym)	114,879	\$ 19,530		-	\$ -	\$ 19,530		\$ -	\$ 19,530
Fire House - Company 1	89,340	\$ 19,795		-	\$ -	\$ 19,795		\$ -	\$ 19,795

Exhibit A

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Property Name	1 1,200,000 \$ 0.15480				5 3,600,000 \$ 0.15480				Credits as % of Cost
	Sand Road Allocation	Sand Road Allocation kWh	Sand Road Credit \$\$\$	Remaining \$\$\$ after Sand Road credit	Enfield Allocation	Enfield Allocation kWh	Enfield Credit \$\$\$	Remaining \$\$\$ after Enfield credit	
TOTALS	100.0%	1,200,000	\$ 185,760	\$ 1,148,034	100.0%	3,300,000	\$ 422,664	\$ 749,280	
Sewer Plant	100.0%	1,200,000	\$ 185,760	\$ 50,655		-	\$ -	\$ 50,655	79%
High School		-	\$ -	\$ 222,846	40.0%	1,320,000	\$ 169,066	\$ 53,780	83%
Timothy Edwards Middle School		-	\$ -	\$ 186,284	40.0%	1,320,000	\$ 169,066	\$ 17,219	91%
Street Lights (Town) 2400		-	\$ -	\$ 65,323		-	\$ -	\$ 65,323	81%
Eli Terry Elementary		-	\$ -	\$ 92,054	5.0%	165,000	\$ 21,133	\$ 70,921	39%
New Orchard Hill Elementary School		-	\$ -	\$ 45,777	10.0%	330,000	\$ 42,266	\$ 3,511	95%
Philip R Smith School		-	\$ -	\$ 65,368	5.0%	165,000	\$ 21,133	\$ 44,234	43%
SC2 Pump Sta		-	\$ -	\$ 2,886		-	\$ -	\$ 2,886	89%
Town Hall		-	\$ -	\$ 36,058		-	\$ -	\$ 36,058	25%
Old Orchard Hill Elementary School		-	\$ -	\$ 66,523		-	\$ -	\$ 66,523	0%
Library		-	\$ -	\$ (10,146)		-	\$ -	\$ (10,146)	123%
Pleasant Valley Elementary		-	\$ -	\$ 47,658		-	\$ -	\$ 47,658	0%
Clark Street Pump Sta		-	\$ -	\$ 4,331		-	\$ -	\$ 4,331	85%
Police Dept & Backup Data Denter		-	\$ -	\$ 9,298		-	\$ -	\$ 9,298	73%
Veterans Memorial Park (Pool)		-	\$ -	\$ 21,836		-	\$ -	\$ 21,836	0%
Phillip R. Smith Elementary (Prev. Yr.)		-	\$ -	\$ -		-	\$ -	\$ 23,909	34%
Community Center		-	\$ -	\$ 24,261		-	\$ -	\$ 24,261	0%
Fire House - Company 3		-	\$ -	\$ 37,963		-	\$ -	\$ 37,963	0%
Wapping Elementary		-	\$ -	\$ 14,034		-	\$ -	\$ 14,034	52%
Emergency Operations Center		-	\$ -	\$ 26,210		-	\$ -	\$ 26,210	0%
Benedict Drive Pump Sta		-	\$ -	\$ 13,525		-	\$ -	\$ 13,525	0%
Garage		-	\$ -	\$ 18,651		-	\$ -	\$ 18,651	0%
Ellsworth (BOE Offices & Gym)		-	\$ -	\$ 19,530		-	\$ -	\$ 19,530	0%
Fire House - Company 1		-	\$ -	\$ 19,795		-	\$ -	\$ 19,795	0%