

ENERGY COMMITTEE

TOWN OF SOUTH WINDSOR

Minutes

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February 11, 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
Robert Dickinson, Resident
Darrell Crowley
Mike Gantick, Director of Public Works
Marek Kozikowski, Board of Education
Athena Loukellis, Resident
Andy Paterna, Town Council
Sherman Tarr, Resident
Stephen Wagner, Resident

Members Absent: Hank Cullinane, Resident
Councilor Cesar Lopez, Town Council
Councilor Janice Snyder, Town Council

3. **Approval of Minutes**

Mr. Brown made a motion to approve the January 14, 2020 minutes. Mayor Paterna seconded the motion, and they were approved unanimously.

4. **Next Meeting**

Regular Meeting – March 10, 2020, 4:30 p.m., Madden Room

5. **Business**

A. **Extension of Fuel-Blind \$75 Home Energy Solutions (HES) copay**

Chairperson Wagner informed the Committee that the cost to get a home energy solution audit is \$75.00.

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ITEM:

5. Business (Continued)

B. Possibility to Run an EPA Energy Star Treasure Hunt

a. Fire Stations?

Mr. Wagner stated that the Fire Department has not gotten back to the Committee yet regarding this item.

b. Schools?

Mr. Kozikowski explained that this is not a program that should be initiated with students. This will need a commitment from Town staff, and a consultant would need to be hired to do the work. If this is something that the Committee would like to move forward with, funding will be necessary. Students could be invited to be part of the process, but this project should not be coordinated through a school group. To plan for this type of project, a few months would be necessary to get everything in place. The program really could not be reinvented. If the Committee wants a good recommendation, the program should be run properly.

Mr. Wagner stated that he would send the Wapping Report to Mr. Kozikowski and Mr. Brown. They can see if there are any teachers who would be interested in seeing the report and making it available for students for learning purposes. Portfolio Manager is also another document that could be used.

C. Green Leaf Schools (discussion)

Mr. Gantick reviewed the program with the Council.

Chairperson Wagner requested that Mr. Kozikowski bring this program up to the Board of Education.

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

a. Net Zero Energy Schools Workshop (Bob and Steve)

Chairperson Wagner reviewed the steps that need to be taken to ensure a zero net energy building and how to use other means to get a better result. Chairperson Wagner felt that the Committee should encourage

(Discussion Continued on Next Page)

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ITEM:

5. Business (Continued)

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

a. Net Zero Energy Schools Workshop (Bob and Steve) *(Continued)*

the Public Building Commission to seek an architect that could help bring the Pleasant Valley Elementary School as close to zero net energy as possible.

Mayor Paterna informed the Committee that the Public Building Commission would be meeting tomorrow at 6:30 p.m. Chairperson Wagner and Mr. Dickinson said they would both try to go.

E. Virtual Net Metering Projects

a. NorCap South annual results

Chairperson Wagner reviewed the results from the NorCap South project for the past year.

b. Meeting with Town and BOE Staff and Lodestar

A meeting was held with Town staff, BOE staff, and Lodestar to discuss how the whole program works. Also discussed was how the two new projects would be allocated.

c. Revised NorCap South credits allocations submitted

The NorCap South credits needed to be reallocated. A letter has been sent to Eversource.

d. Sand Road, North Canaan project

- Attorney review/Council date
- Rough Schedule and Impact on Sewer Plant budget

Chairperson Wagner reviewed the rates for this project **(Exhibit A)**. The Town Attorney has reviewed the agreement, and his response is attached **(Exhibit B)**. The Board of Education is presently in discussions trying to get a better rate.

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ITEM:

5. Business (Continued)

F. Virtual Net Metering Projects

- e. Power Hill Enfield project
 - BOE Letter of Intent status
 - Rough Schedule

Chairperson Wagner explained that this would be brought before the Council at their next meeting.

- f. Energy Committee Recommendation Motion

Mr. Loukellis made a motion to authorize the Town Manager to enter into a contract with Lodestar for the Sand Road project. Mr. Dickinson seconded the motion, and it was approved unanimously.

6. Miscellaneous


Mr. Gantick informed the Committee that Cheshire had completed a solar carport, which is producing electricity. They signed a Power Purchase Agreement with Greenskies and are saving approximately \$4,000 in electrical use per year. Cheshire has said that the carport is not weather tight.

Mayor Paterna stated that the Police Department is still interested in getting a carport and he would discuss putting solar on the Priest Property with the South Windsor Agriculture, Arts, & Nature Center Sub-Committee.

7. Adjournment

At 5:30 p.m. Mr. Brown made a motion to adjourn the meeting. Mr. Gantick seconded the motion, and it was approved unanimously.

Respectfully submitted,



Deborah W. Reid
Clerk of the Council

Exhibit A

SOLAR ENERGY PROJECTIONS FOR TOWN OF SOUTH WINDSOR FOR SAND HILL IN N. CANAAN

TECHNOLOGY

System Size	1000	kWDC
Module	Best in class	
Inverters	Best in class	
Mounting	Ground Mounted	
Warranties	20 years (solar modules)	
Degradation	0.50%	per year

PRICING

Upfront Costs	None
Discount	15.0%
Type	Variable
Contract Term	20 years
Minimum Year 1-5	\$ 0.1050
Minimum Year 6-10	\$ 0.1100
Minimum Year 11-15	\$ 0.1150
Minimum Year 16-20	\$ 0.1200

ENERGY

Yield	1200	kwh/kwP
Production	1,200,000	kwh per year
Total Energy		Top 10 accts
Percentage Solar		

UTILITY & NMC RATE

Utility	Eversource
Rate 30 Gen*	\$ 0.1014
Rate 30 T&D	\$ 0.0667
Y1/Y2/Y3-20	80%/60%/40%
Est. Escalator	2.0%
NM Credit Cap**	\$ 0.15953

SAVINGS PROJECTIONS

Contract Year	kWh Produced	Generation Rate	T&D Rate (¢/kWh)	Net Meter Credit Discount Rate (¢/kWh)	NM Credit Savings	Annual Benefit	
1	1,200,000	\$ 0.1014	\$ 0.0534	\$ 0.1548	\$0.1315	\$ 0.0232	\$ 27,857
2	1,194,000	\$ 0.1034	\$ 0.0408	\$ 0.1442	\$0.1226	\$ 0.0216	\$ 25,835
3	1,188,030	\$ 0.1055	\$ 0.0278	\$ 0.1333	\$0.1133	\$ 0.0200	\$ 23,747
4	1,182,090	\$ 0.1076	\$ 0.0283	\$ 0.1359	\$0.1155	\$ 0.0204	\$ 24,100
5	1,176,179	\$ 0.1098	\$ 0.0289	\$ 0.1386	\$0.1178	\$ 0.0208	\$ 24,459
6	1,170,299	\$ 0.1120	\$ 0.0295	\$ 0.1414	\$0.1202	\$ 0.0212	\$ 24,824
7	1,164,447	\$ 0.1142	\$ 0.0300	\$ 0.1442	\$0.1226	\$ 0.0216	\$ 25,194
8	1,158,625	\$ 0.1165	\$ 0.0306	\$ 0.1471	\$0.1251	\$ 0.0221	\$ 25,569
9	1,152,832	\$ 0.1188	\$ 0.0313	\$ 0.1501	\$0.1276	\$ 0.0225	\$ 25,950
10	1,147,067	\$ 0.1212	\$ 0.0319	\$ 0.1531	\$0.1301	\$ 0.0230	\$ 26,337
11	1,141,332	\$ 0.1236	\$ 0.0325	\$ 0.1561	\$0.1327	\$ 0.0234	\$ 26,729
12	1,135,625	\$ 0.1261	\$ 0.0332	\$ 0.1593	\$0.1354	\$ 0.0239	\$ 27,127
13	1,129,947	\$ 0.1286	\$ 0.0338	\$ 0.1595	\$0.1356	\$ 0.0239	\$ 27,039
14	1,124,298	\$ 0.1312	\$ 0.0345	\$ 0.1595	\$0.1356	\$ 0.0239	\$ 26,904
15	1,118,676	\$ 0.1338	\$ 0.0352	\$ 0.1595	\$0.1356	\$ 0.0239	\$ 26,769
16	1,113,083	\$ 0.1365	\$ 0.0359	\$ 0.1595	\$0.1356	\$ 0.0239	\$ 26,636
17	1,107,517	\$ 0.1392	\$ 0.0366	\$ 0.1595	\$0.1356	\$ 0.0239	\$ 26,502
18	1,101,980	\$ 0.1420	\$ 0.0374	\$ 0.1595	\$0.1356	\$ 0.0239	\$ 26,370
19	1,096,470	\$ 0.1448	\$ 0.0381	\$ 0.1595	\$0.1356	\$ 0.0239	\$ 26,238
20	1,090,988	\$ 0.1477	\$ 0.0389	\$ 0.1595	\$0.1356	\$ 0.0239	\$ 26,107
Total						\$	\$20,293

* Based on R30 Gen rate blended over the past 12 months - \$0.09422, \$0.1085

** Annual virtual net metering credits (VNMC) will be calculated at the time of the application and this will be the maximum annual amount.

wagnersg-sw@outlook.com

From: Gantick, Michael <Michael.Gantick@southwindsor.org>
Sent: Tuesday, January 21, 2020 1:26 PM
To: Stephen Wagner contact
Subject: Fwd: VNM Proposed project
Attachments: 120012112344901031.jpg; image001.jpg

Town Attorney Comments.

Very Truly Yours,

Michael J. Gantick, P.E., P.W.L.F.
Director of Public Works
Town of South Windsor
1540 Sullivan Avenue
South Windsor, Ct. 06074
(860) 644-2511 ext. 242



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Begin forwarded message:

From: "Borea, Morris R." <borea@halloransage.com>
Date: January 21, 2020 at 12:34:44 PM EST
To: "Perry, Vanessa" <Vanessa.Perry@southwindsor.org>
Cc: "Gantick, Michael" <Michael.Gantick@southwindsor.org>
Subject: RE: VNM Proposed project

Hi Vanessa:

We have completed our review of the subject agreements. We have substantial experience with these agreements and the subject agreement is consistent with others we have reviewed. We expect that there is agreement as to the substantive terms of the agreement, meaning the numbers. If there are questions regarding the numbers, we would refer you to the energy committee. With regard to the legal form of the agreement, with one exception, we have no objections to any of the provisions as the obligations are mutual or in favor of the Town. For example, the indemnification clause only protects the Town and there is no obligation for the Town to indemnify. However, with regard to paragraph 10.5, Non-Appropriation, the Town should understand that the paragraph does not operate like a non-appropriation clause ordinarily would. Here if the Town Council does not appropriate funds for this agreement in its budget it may terminate the agreement but must still pay damages for the

termination. For example, if the Town did not appropriate funds in the 8th year of the agreement and terminated the agreement for that reason the Town would owe \$1,924,983.00 discounted at 6% for the remaining 12 years, which is still a lot of money. That may be commercially reasonable but we wanted to be certain that the Town understood the commitment that is being made.

The other thing we would point out is that there is only one beneficial account listed here, the Town street lights. We assume that operation of the street lights will consume the entire amount of power being contracted for. The agreement does provide for up to 5 beneficial accounts to be listed at first and up to 10 accounts during the term of the agreement. We would warn the Town that if in the future other beneficial accounts are added or changed, be certain that the accounts in fact consume all the power being contracted for. Our experience is that adding school buildings as beneficial accounts may create a problem during the summer months when the schools are not open and there can be accounting issues created by that. Keep this in mind going forward. If there are any other specific questions regarding the agreement we would be happy to answer them.

Best,
Morris

RESPONSES TO:



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From: Perry, Vanessa <Vanessa.Perry@southwindsor.org>
Sent: Thursday, January 9, 2020 8:20 AM
To: Borea, Morris R. <borea@halloransage.com>
Cc: Gantick, Michael <Michael.Gantick@southwindsor.org>
Subject: FW: VNM Proposed project
Importance: High

Good morning,