

**MINUTES OF THE CHESHIRE ENERGY COMMISSION MEETING HELD ON  
MONDAY, NOVEMBER 5, 2012, AT 7:00 P.M. IN ROOM 115, TOWN HALL, 84  
SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

Commission Members Richard Ogurick, Walter Gayeski, Andy Maye, Paul Michalowski, Carol Wilson, David Gavin. Absent: Joseph Nesdale.

Staff: George Noewatne, Deputy PW Director; Frank Biancur, Dept. of Education.

Guest: Joan Szechtman

**I. CALL TO ORDER.**

Chairman Ogurick called the meeting to order at 7:01 p.m.

**II. DETERMINATION OF QUORUM**

Following roll call a quorum was determined to be present.

**III. PLEDGE OF ALLEGIANCE**

The group Pledged Allegiance to the Flag.

**IV. APPROVAL OF MINUTES – August 27, 2012 Regular Meeting and  
September 24, 2012 Regular Meeting**

MOTION by Mr. Gavin; seconded by Mr. Maye

MOVED that the minutes of the Regular Meeting of August 27, 2012 be approved subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

MOTION by Mr. Gavin; seconded by Mr. Maye

MOVED that the minutes of the Regular Meeting of September 24, 2012 be approved subject to corrections, additions, deletions.

Corrections: page 5, sentence should read "ready to **work** with"; page 6, sentence should read "energy savings **of** 20% or more"

VOTE The motion passed unanimously by those present.

**V. COMMUNICATIONS**

Mr. Michalowski informed the Commission that he looked into the Microgrid grant program which has an 11/12 date. He submitted Tim White's written comments into the record of the meeting, and read some of the comments into the record. He does not believe there is enough time for this grant to happen and is unsure that Cheshire would get funds.

Mr. Ogurick noted that the submission date for the Microgrid grant has been extended to December 21, 2012. He advised that the purpose of the grid is for towns to continue to function when the Microgrid goes down. He also reported that Ameresco is 50% done with the Farmington CT project.

With regard to grant writing, Mr. Michalowski noted that Cheshire does not have grant writers, and each department writes grants in their area of expertise.

Articles of interest to the Commission were submitted to members by Mr. Michalowski, including the Hartford Courant 9/23/12 article on the Clean Energy Program, The \$75 Home Run article on the energy audit program.

(Ms. Wilson entered the meeting at 7:45 p.m.)

## **VI. OLD BUSINESS.**

### **A. Energy Management Projects.**

#### **1. Energy Efficiency & Conservation Block Grant (EECBG) projects - status of final reimbursement, \$44,300.**

Mr. Biancur stated that there are many school projects in the Ameresco proposal, and there are many questions, and no answers.

The EECBG grant is completed, and the Town is awaiting final payment.

Mr. Gavin informed the Commission that the Town must select its 3<sup>rd</sup> party representative; bids have been received; and the appointment of the owner representative is expected on November 16<sup>th</sup>.

#### **2. Town Wide ESPC project – Ameresco energy audit – 9/25 meeting of subcommittee to prioritize projects, selection of owner's representative.**

The contract with Ameresco is in place. Mr. Gavin advised that the subcommittee has held two meetings, but a third meeting will not be held until the owner's representative is selected. There was discussion amongst committee members about issues involved and submission of proposed projects for discussion. Ameresco distributed a list of 200+ projects to the committee, including lighting and methodology for heating at the high school and Highland School. The committee recognized that it must get 3<sup>rd</sup> party assistance for guidance on selection of projects for the best return, timing, monitoring of the work throughout the contract, measuring guidelines for energy savings for the Town to receive payments throughout the proposed 15 year period., The value of the contract is \$9 million, and the Town must make the choice for a company to manage the entire process.

For clarification, Mr. Ogurick said that Ameresco has been hired, 200+ items have been listed, and he asked what the next step will be from Ameresco.

In response, Mr. Gavin said the next step is for the Town to select an owner's representative, and this should be completed in two weeks.

Mr. Biancur stated that the owners representative will be hired with the stipulation going forward that the firm will be paid out of energy management projects.

According to Mr. Biancur there are questions about the Cheshire High School and Highland School projects, and Ameresco wanted to go forward this summer, but this will not happen. With the entire process, the Town will not sign off on these projects until summer of 2013.

It was stated by Mr. Gavin that the timing for the 3<sup>rd</sup> party/owner representative appointment involves evaluation of the proposals, interview of two firms, finalization of the statement of work from Ameresco. January 2013 would be the earliest start date, but Ameresco wanted to save one heating season in the school system. This could not be done.

Mr. Biancur informed the Commission that the heating project is very complex and involved, and that something could be done at the high school during the summer time, i.e. running ducts.

Ameresco said it would do a payback analysis on the other options over 12/15 and 20 years, and Mr. Gavin said they would do the same with the LED lighting proposal. There is no hard number on what it will cost to heat the rear of the high school and Highland School, and the committee cannot come to an agreement with Ameresco on the lighting.

The question was raised by Mr. Ogurick about the process for getting Ameresco to do what the Town wants to get done.

Mr. Biancur replied that Ameresco will do what the Town wants, but must make the savings numbers work for them for the monthly payout.

With the 200+ proposed items, Mr. Gavin said we need a 15 year payback or up to 20 years. The dehumidification for the pool totals about \$400,000, and the pool cover is another \$100,000 option.

Mr. Ogurick said this works on payback, i.e. the LED lighting has a 20 year payback, is more expensive, and cannot be done in this project. All the measures must be paid for from the energy savings, and savings generated over a longer period of time equates to a longer project.

This is very complex, and Mr. Gavin commented on the possibility of the BOE closing a school in a few years, and this is a problem.

Mr. Biancur commented on putting money into a school that may be closed, i.e. Chapman School or Darcey School.

Mr. Gavin advised that there is support from Town Council members Patty Flynn-Harris and James Sima, who serve on the committee. Another meeting should be scheduled, but no date has been set. He does not expect the committee to meet until the 3<sup>rd</sup> party owner representative is selected. Keith Goldberg is chairman of the 3<sup>rd</sup> party selection committee, which will interview the firms, and make a recommendation to the full subcommittee.

The committee was told by Mr. Ogurick that the owner's representative is involved more technically than practical user involvement. He said that Mr. Biancur knows what is needed in the school system better than anyone.

Mr. Gavin talked about proposed cogeneration for the high school, which was discussed by the Ameresco engineer, and there are concerns the heat cannot be used.

Mr. Gayeski stated that the pool uses 30% of the Towns' natural gas usage, and this percentage will increase. In the Ameresco report he pointed out #34, Ozone Pool System, as the only thing mentioned in the proposal.

Regarding the community pool, Mr. Gavin said we have a motorized pool cover at \$100,000, which will save about \$30,000 in natural gas costs. He still believes there is room for cogeneration. Mr. Gavin commented on the fact that the sewer treatment plant is a big energy user and this has not yet been discussed. Also, Ameresco has not seen the \$33 million proposal for the treatment plant upgrade and other projects such as roofing.

The committee was informed by Mr. Biancur that the outside lighting is done at the high school for a total of 56 lights – 34 building lights and 22 parking lights. There is a new energy management system at the high school for the lighting, and things are moving forward for the generator at a cost of \$160,000. Mr. Biancur reported that the Town Council approved the \$160,000 for the permanent generator for the high school and Highland School because they are shelters or areas of refuge in an emergency. The Council will be asked to let the BOE go forward with this process and get the generator up and running.

There are grants out there for towns involved in installation of generators as energy saving devices, and Mr. Gavin said this should be looked into.

Mr. Biancur advised that the new generator is 150 kw gas, with an automatic switch over system.

**3. Community Pool Dehumidification – update**

Mr. Gavin advised that there will be a PBC subcommittee meeting on November 7<sup>th</sup> to make a recommendation to the full PBC to accept the proposal to dehumidify the pool. The proposal for the system comes from the firm which Lew Cohen works for. The bids came in higher than expected at \$180,000 to \$300,000, when it was expected to be a \$150,000 project. Option #2 was the one selected, and the PBC will forward the proposal to the Town Council for approval. It is expected that the total cost of the dehumidification project will be in the \$250,000 range. Gas consumption will increase about 10% with the system. The outside system is three times what is necessary, and this is one of the recommendations from Ameresco – to downsize this system.

(Mr. Noewatne entered the meeting at 8:00 p.m.)

Regarding the status of the reimbursement for EECBG, Mr. Noewatne said he would check into this, and advised that the reimbursement goes into the General Fund.

**4. Energy audit at Hitchcock Phillips House.**

No action. Will be removed from future agendas

**B. Benchmarking**

**1. Energy Star Portfolio Manager – database to be updated by Ameresco.**

Ameresco will update this data base.

**2. Training seminar offered by CCEF on 10/11/12**

Mr. Ogurick reported that he attended this municipal seminar. If Commissioners want to get on line to review the material, go to the DEEP website, chesct, and the password is chesps. Mr. Ogurick will send the seminar presentation packets to the Commission members.

**C. Publicity/Education/Outreach**

**1. News articles and letters to the editor – discussed under Communications.**

**D. Clean Energy**

**1. 30% by 2015 – status**

According to Mr. Ogurick there is no change in the status.

**2. Community Innovations Grant – activity report due 7/31/12**

Mr. Noewatne said he has not seen anything in the files on this item. The Town received \$5,000; donated \$500 to the Congregational Church and \$500 for light bulbs, and there is a \$4,000 balance.

**E. PBC Projects.**

**1. Roof at PW Garage – status.**

Mr. Noewatne reported that the 7 bids have been received and are being evaluated by the architect, and the roof could be installed before Thanksgiving. The money is available; the roof is leaking, and construction can start and end within a weeks time.

**F. Grants, Rebates, & Utility Programs.**

**1. Early involvement of CLP and YGS in all Town buildings – Energy Blueprint.**

For any new building projects, the Energy Commission requests that CL&P and Yankee Gas look at them and recommend grants and rebates which could apply.

Mr. Noewatne informed the Commission that the CHS locker room and field house project is on hold, and that the locker rooms received some refurbishing before the start of school.

**2. Microgrid Grant & Loan Pilot Program – proposals from Municipalities to help residents and ensure town governments function even when the electric grid goes down are due on 12/21/12**

This was discussed earlier in the meeting.

**3. Property Assessed Clean Energy (PACE) – CEFIA is designing a low-cost, long term financing program, loan to be repaid through an assessment on the building property tax.**

The Commission held a brief discussion on the PACE program which permits a property owner to take out a low cost loan, finance it, and then pay it back with an additional property tax assessment. It was noted that this payback program would stay with the property on the assessors and land records and a new owner would have to continue the payments.

At this time, Mr. Noewatne said no one at Town Hall is looking into the program, and he has not heard anything about the program. He will discuss it with Tax Assessor Panagrosso and report back to the Commission.

When the Commission learns more about this PACE program, Mr. Ogurick said they can then relay the information to the public.

**G CL&P Energy Reliability Program.**

CL&P was in Cheshire last week during the storm Sandy, and Mr. Noewatne reported that Cheshire did very well, and the tree trimming program from CL&P paid dividends. West Main Street was the only area of Town that lost power for

a short time. Town and CL&P crews were available when trees went down, and CL&P did a good job after the work it had done throughout the last year.

It was suggested by the Commission that a letter be sent to CL&P officials thanking them for a job well done during Storm Sandy.

MOTION by Mr. Gavin; seconded by Mr. Michalowski.

MOVED that the Energy Commission of the Town of Cheshire requests the Town Administration to officially commend CL&P for being proactive in the assessment of emergency demands to the Town during Storm Sandy; and to further commend CL&P for being proactive in its tree trimming work in Town throughout the last year.

VOTE The motion passed unanimously by those present.

## **H. Neighbor to Neighbor Energy Challenge**

### **1. Personnel/Organization**

#### **a. N2N Program – ends 4/30/13**

Ms. Wilson reported to the Commission on the outreach planning meeting held at the Library, and said that there are many things to be put together for the plan to achieve the Town goal. The committee will be meeting again, but no date has been set. There was an N2N meeting in North Haven attended by many municipalities for sharing of ideas and how to get where we want to go.

#### **b. Kate Donnelly – new community organizer for Cheshire.**

Ms. Donnelly is the contact person; more Energy Commission members are needed to participate in this program; and a local group must be involved to carry the program forward, past the April 2013 ending date. Ms. Wilson suggested that Tim White be approached as the person to become more involved in the N2N program.

### **2. Strategic Outreach**

#### **a. N2N Monthly Newsletter, Facebook Page**

#### **b. Cheshire Social Services – HES-IE audits**

Mr. Ogurick stated that the program for HES-IE audits is to work with the Town Social Services Department and get audits for income eligible residents.

Mr. Noewatne said he would check on the status of this program.,

#### **c. Residential outreach subcommittee – status**

Ms. Wilson stated, again, that there is a need for more involvement on the part of Energy Commission members, and that this program must be handed over to a group of interested people to move it forward past April 2013.

**3. Goals**

- a. **Help 1,000 Cheshire households reduce their energy consumption 20% by April 2013**
- b. **New HES/HES-IE audits**
- c. **Post-HES work (insulation, water heating, etc.) "deeper energy savings".**

Mr. Ogurick commented on the goal of the Commission to have 1,000 households reducing energy consumption by 20% by April 2013. This equates to 10% of the households in Cheshire.

**4. Score**

- a. **Leaderboard.**

The Commission was informed that Cheshire is still in 9<sup>th</sup> place on the Leader board.

**VII. NEW BUSINESS**

There was a brief discussion on energy savings from solar panels. Ms. Szechtman advised the Commission that she has a positive result from the lease for the installation of solar panels in her home after payment of distribution charges.

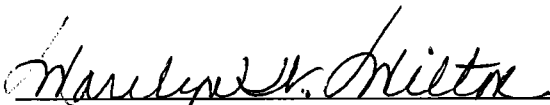
**VIII. ADJOURNMENT**

MOTION by Mr. Gavin; seconded by Mr. Maye

MOVED to adjourn the meeting at 8:35 p.m.

VOTE The motion passed unanimously by those present.

Attest:

  
Marilyn W. Milton, Clerk