

CHESHIRE ENERGY COMMISSION – Meeting Minutes
Monday, February 23, 2015
Regular Meeting
7:00 P.M. – Room 210, Town Hall

Commissioners Present: Chairman Rich Ogurick
Paul Michalowski
Phil Newton
Walter Gayeski

Commissioners Absent: Joseph Nesdale
David Gavin
Carol Wilson

Staff Present: Walter Gancarz

Others Present: Peter Talbot
Frank Biancor
Seth Krohn

I. CALL TO ORDER

Chairman Ogurick called the meeting to order at 7:02 p.m.

II. PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

III. DETERMINATION OF QUORUM

A quorum was determined for this meeting.

IV. APPROVAL OF MINUTES

Mr. Michalowski indicated there were two changes that needed to be made to the minutes from the November 24, 2014 meeting. The first was regarding the artwork for the Outstanding Energy Achiever Award which is being handled by Phil Newton, not Paul Michalowski. The second was that Chairman Ogurick did not, and could not, make the motion to adjourn. The motion to adjourn was made by Mr. Michalowski, seconded by Mr. Newton and carried unanimously. The November 24, 2014 minutes as amended were approved by the Commissioners. The amended minutes are attached hereto as Appendix A.

Motion by Mr. Newton to approve the minutes of the November 24, 2014 minutes, as amended. Seconded by Mr. Michalowski and carried unanimously.

V. COMMUNICATIONS

There were no communications.

VI. OLD BUSINESS

A. Energy Efficiency Projects

1) Town-wide ESPC (Energy Saving Performance Contract) project

Mr. Gancarz reported this project is 74% complete and expected to be done by the end of September 2015. All of the lighting has been completed and the boilers at Town Hall and the pool have been replaced. Mr. Talbot asked what was left to be done. Mr. Gancarz indicated the chillers at the Town Hall and Police Department on the town side. Mr. Biancor indicated two-thirds of the heating and cooling at Highland still needs to be completed, as well as the LED lighting, which should be started in the next week. Mr. Gancarz reported there is a surplus of approximately \$850,000 and the Steering Committee has met and identified potential projects of approximately \$680,000. The next step is to get more detailed specifications and quotes for each project and then reconvene the Steering Committee.

Mr. Biancor shared a spreadsheet showing significant energy savings on the LED lighting with data from only two schools. There was a brief discussion about the significant savings this project has provided. Mr. Biancor will bring a detailed report from Enlight to the next meeting.

2) Community Pool Energy Efficiency

Based on a memo from Mr. Gavin, Chairman Ogurick wanted the minutes to reflect that the Energy Commission does not endorse the approach that is being taken for ventilation of the new pool dome structure. Arizon lowered the air exchange rate from 2.65 exchanges per hour to only 1 exchange per hour. Mr. Gavin and Mr. Kundy voted against this change. The ASHRAE standard is 4-6 exchanges per hour. After a lengthy discussion, it was decided the best course of action is for the Energy Commission to reach out to Arizon, Arcadis and the Town Council pool subcommittee to get

answers to questions regarding the ventilation plan for this project. Chairman Ogurick will send a memo to the appropriate people.

Chairman Ogurick asked about the chlorine levels and whether they could impact the tension membrane or its warranty. Mr. Gancarz will find out the disinfection method and report back to the Energy Commission.

There was a brief discussion about the possibility of using a portion of the ESPC surplus to supplement the ventilation budget for the new pool dome structure.

3) LED streetlights – CCM program

Mr. Gancarz reported five proposals were received in response to the RFP sent out in November. Those proposals are currently being reviewed with the help of ECG. Mr. Gancarz reported this matter is still being reviewed, but the rough buyout number from CL&P for 1772 lights and 490 single service poles is \$442,000. The “all-in” price is approximately \$1,200,000. This project has great potential savings. The next step is to finish vetting and make a recommendation to the Town Council. Mr. Michalowski asked where the \$442,000 to pay for this project would come from. Mr. Gancarz said a program similar to the ESPC or by referendum.

B. Publicity / Education / Outreach

1) News articles

Mr. Michalowski shared several articles with the Commissioners. The first article was about Cheshire looking into expanding its use of solar energy. The others had to do with other LED lighting and EVCS in other towns. .

2) Outstanding Energy Achiever Award

Chairman Ogurick presented an Outstanding Energy Achiever Award to Mr. Biancor and will hand deliver the same award to the other recipient, Ramona Burkey. Mr. Gancarz pointed out the money left over in the budget is “use it or lose it” and recommended the Energy Commission buy 6-8 more blank awards for future recipients. It was agreed to do so.

D. Clean Energy

1) Solar on town-owned landfill

Mr. Gancarz reported this project is on a parallel track to the streetlights. An RFP was sent out, five proposals were submitted and are currently being reviewed with the help of ECG. This matter is time sensitive and a Letter of Intent is needed by the end of March in order to meet the ZREC auction application deadline of April 15, 2015.

Motion by Mr. Newton that the Energy Commission is recommending the Town Council select a developer to make an application for the CL&P (Eversource) ZREC program on behalf of the Town of Cheshire for town-wide solar project(s), to be submitted no later than April 15, 2015. Seconded by Mr. Gayeski and carried unanimously.

E. PBC Projects

Mr. Biancor reported the contract for this project was awarded to a local company and expects there will be a meeting in the next 3-4 weeks. Mr. Biancor had no other information. Chairman Ogurick asked the minutes to reflect that the Energy Commission would like to see the design details for the primary purpose of looking for energy efficiency opportunities.

F. Grants, Rebates & Utility Programs .

1) Early involvement of CL&P (Eversource) and Yankee Gas

Mr. Gancarz reported the Waste Water Treatment Plant was eligible for a rebate and expects to have that amount to report at the next meeting. Mr. Gancarz also reported this project is 72% and expected to be fully completed by the end of September 2015.

2) Bright Idea Grant

Mr. Gancarz reported ECG was hired to consult on the LED streetlight and solar projects. Chairman Ogurick said the Bright Idea Grant cannot be used for solar projects, but the LED streetlight project would qualify. Mr. Gancarz expects to have an update by the next meeting.

G. CL&P Energy Reliability Program

Mr. Gancarz reported the tree trimming is a continuing program. There was a brief discussion about the noticeable benefits so far.

H. Electric Vehicle Charging Station (EVCS)

Mr. Michalowski reported there have been conversations with Pat Bowman from Hines Hardware Store and Sally Bowman from Sally Bowman Real Estate regarding the possibility of partnership on an Electric Vehicle Charging Station. There was a brief discussion about gathering more information and continuing to talk about partnership possibilities. Mr. Michalowski agreed to continue working on this and will report back at the next meeting. Mr. Gancarz noted the EVCS must be offered at no cost for the first three years.

VII. NEW BUSINESS

- A. Proposed Energy Commission 2015 meeting dates. *Motion by Mr. Newton to approve the proposed 2015 Energy Commission meeting dates which are the last Monday of each month, except in May and December. Seconded by Mr. Michalowski and carried unanimously.*
- B. Chairman Ogurick reported that any conflict of interest disclosures must be submitted by January 31, 2015. This information was not brought to the Commission sooner because the January meeting was cancelled due to inclement weather.
- C. There was a brief discussion regarding small, grass roots organizations who want CL&P and UI to stop raising customer service charges on residential and small businesses.

VIII. ADJOURNMENT

Motion to adjourn at 8:50 by Mr. Michalowski. Seconded by Mr. Gayeski and carried unanimously.

Respectfully submitted,

Karen M. Gill

APPENDIX A
Cheshire Energy Commission
Monday, November 24, 2014 at 7:00 p.m.
Room 210, Town Hall, 84 South Main Street

AMENDED MINUTES

Commissioners Present: Chairman Rich Ogurick

Paul Michalowski
Phil Newton
Carol Wilson
Walter Gayeski
Joseph Nesdale
Dave Gavin

Staff Present: Walter Gancarz

Others Present: Jeff Gebeau, *Record-Journal* reporter
Sarah Hill, SolarCity
Tim White
Dawn Guite, Recording Secretary

I. CALL TO ORDER: Chairman Ogurick called the meeting to order at 7:00 p.m.

II. DETERMINATION OF QUORUM

A quorum was present for the meeting.

III. PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

APPROVAL OF MINUTES

A. October 27, 2014 – Regular Meeting

Ms. Wilson made a motion to accept the minutes. Motion was seconded by Mr. Gavin and approved unanimously.

While the October minutes were approved, it is noted that they expressed a tone where a relationship is confirmed with Greenskies. This is not the case.

Greenskies presented at this meeting to introduce the company and explain its services. A vendor has not been selected.

COMMUNICATIONS

- A. Letter from Brad Stanek, CHS Journalism student, with copy of his article on car charging stations.

Chairman Ogurick received a follow up letter from Brad Stanek including the article written about the car charging stations in town.

- B. Letter from Stephanie Staszewski of Norton School

Mr. Michalowski, who spearheaded this project, received a thank you letter from Stephanie Staszewski of Norton School expressing her and colleagues appreciation for the success of this project and that it offered more than anticipated. It gave students who struggle academically the confidence to research and work in a team setting. Mr. Michalowski asked for feedback as to whether a letter paraphrasing Stephanie's thank you should be sent to the local media. Comments have been captured in the November meeting minutes.

OLD BUSINESS

- A. Energy Efficiency Projects

- 1. Town-wide ESPC project – update; disposition of \$850K surplus

Mr. Gancarz reported that the project is 75% completed. A lot of work is being done in the evening at the schools on the lights. The electric heat conversion projects have been completed at Highland School and at the High School. There is complete functionality in place and assumes that everything is up and running.

There is an \$850K surplus resulting from a higher interest rate at the time of fruition. There will be discussions on how this money can be used for alternate projects. Recommendations will be made and then brought to the Town Council so that it can decide if it wants to use the money on extra projects or save it and put it toward something else. The original 300 list of projects as well as new items can be decided on. One of the new items is insulating pipes at the Firehouse Annex which houses fire equipment. The Annex is located next to the Firehouse.

- 2. Community pool energy efficiency – HVAC, insulation options

Jeff Gebeau article about his interview with Mike Milone and Mark Nash appears in the Citizen. Mr. Gavin, project liaison, generated a

spreadsheet with a fast return on investment for pool efficiency projects totaling \$1million.

This figure is determined by 5+ years of research that has been done. Perhaps surplus money can be used for this project. Mr. Gavin has not seen the proposal for design or cost. It is still in negotiations.

3. LED streetlights – CCM program; CL&P buyout amount

The buyout amount is under review by CL&P management as communicated by the town representative. A commitment date is to be determined.

B. Benchmarking

1. Energy Star Portfolio Manager
No activity

C. Publicity/Education/Outreach

1. New articles and letters to the editor
No activity
2. Outstanding Energy Achiever award – status
Mr. Newton will have artwork for approval for the plaques during the week of December 1st. Project will be completed the week following.
3. Norton School posters – on display in Town Hall lobby Confirmation was made that the posters are on display.

D. Clean Energy

1. C-PACE – opt in; outreach plan; COC meeting on 12/11
A letter of invite with flyer from Michael Milone, Town Manager, was distributed to the Energy Commission members for the meeting scheduled on December 11, 2014 at Paul's Restaurant at 8:00am. Please RSVP to Ms. Catherine Donegan in the Economic Development Office.
2. Solar on town-owned landfill – Greenskies Renewal Energy, SolarCity; next steps for small ZREC pilot program; RFP for town-wide medium tranche solar program

In conjunction with Tim White's solar energy research for Yale project and serving as a liaison, solar energy companies have been invited to Energy Commission meetings to introduce themselves and their services. Feedback that the Commission receives will be presented to

the Town Council for discussion for the possibility of a small pilot program focusing on projects in town. One area for consideration is the landfill in Cheshire.

Per an invite from Chairman Ogurick, Sarah Hill from SolarCity gave a presentation introducing the company. SolarCity is the national leader in clean energy services. It has 141,000+ customers, 1,700+ commercial solar projects and serves 17 states. It has raised funds to finance more than \$5 billion in solar projects. In Connecticut, SolarCity has over 20 commercial and 1,200 residential projects. It is a proven leader in the CT ZREC market.

SolarCity's customized service agreements provide flexibility so that maintenance timelines are met and performance complies with the needs and expectations of its customers. Its monitoring services record downloadable data accessible to online accounts. Data shows energy consumption by day/week/year. It recognizes opportunities for reduction and modification in use of energy to save money. Safety is key for SolarCity and its best practices exceed requirements for OSHA, NFPA, EPA and their state counterparts.

Because SolarCity installs and maintains systems at sites, customers pay only for electricity that the system produces. It can leverage government incentives that customers may not be able to get on their own. This, in conjunction with ZRECs lowers the overall PPA price. The PPA also protects against rising utility rates. CT ZREC contracts are for 15-20 years. Projects are bid on a first come first serve basis and lowest bid projects are awarded first. The next auction is scheduled in April 2015. SolarCity was awarded all contracts that were bid in 2014 and had a higher than average win rate in the first auctions in 2012 and 2013.

SolarCity has a step by step process to determine energy needs. It conducts a site analysis within 30 days free of charge. An RFP/RFQ is then drafted in 30 days. Mr. Gancarz will draft the RFP/RFQ for the Energy Commission based on boilerplates which have already been established. The timeline for activity is as follows:

- (1) Draft RFP/RFQ – January 2015
- (2) RFP/RFQ goes out to bid (legal notice goes to media) – Vendors have 30 days to respond
- (3) Additional research by vendors – 30 days for additional research
- (4) Approval by Town Council (Agenda and meeting scheduled)

E. PBC Projects

There is an RFP established for renovation of the locker room for \$300,000. The interest is for a field house structure with recommendations to be made by CL&P. Mr. Ogurick made a request that the Energy Commission see the plans for the project especially where heating is concerned.

F. Grants, Rebates, & Utility Programs

1. Early involvement of CL&P and YGS in all town building projects –
Energy
Blueprint

There has been communication back and forth on the rebate for improvements to the treatment plant. A letter of commitment is pending and should be received soon.

2. Bright Idea Grant(s)
No activity

3. Community Innovations Grant – demonstrate a need for the balance of funding; budget submitted on 10/29.

The budget that was submitted demonstrates the need to keep the balance of funding and is in agreement with the Grant process.

G. CL&P Energy Reliability Program – update on tree trimming.

The final areas are being worked on now by Asplundh. These include East/West Johnson Street and Cheshire Street. The plan for 2015 has yet to be determined statewide.

H. Microgrid Grant and Loan Program – Round 2; webinar on 11/10 The webinar is online so that it can be reviewed.

I. Electric Vehicle Charging Station (EVCS) – options; Round 2 Municipal and State

Agency EV Charging Station Incentive; commercial partnerships

Mr. Michalowski contacted Stop and Shop and Big Y to inquire about interest for EVCS options. Because neither store owns the parking lots. They are owned by multiple conglomerates who are only interested in the money that they receive from their tenants. While Mr. Michalowski encouraged the possibility of tax exempt abatement, there is still no interest. He is asking the Commission for ideas to go forward. What is needed is an interested partner that owns land located in a high traffic area so that there is no multiple party involvement. Mr. Newton will reach out to the YMCA to ask if there is interest. Another thought is to reach out to other town facilities such as the

Firehouse. The Commission will continue to brainstorm and come back with ideas at the next meeting.

NEW BUSINESS

- A. Gathering of Clean Energy Task Forces – December 6, 2014 – location TBD in New Haven

Chairman Ogurick stated that a location in New Haven will be determined for the meeting on December 6th. He invited the Commission members to attend the meeting and refer to Google Group for additional information.

ADJOURNMENT

Mr. Michalowski motioned to adjourn the meeting at 8:45pm. Mr. Newton seconded the motion which passed unanimously.

Respectfully submitted, Dawn Guite, Recording Secretary