

MINUTES

Sept 15, 2010 Gill Energy Commission Meeting

Attending: Joey LaFleur, Tupper Brown, Claire Chang, Ivan Ussach (committee); also Ray Purington (Town of Gill), Beth Greenblatt (Beacon Consulting), Timmy (Valeria) Smith (Gill)

Absent: Pam Lester

Minutes by Ivan until 8:25 pm

MOTION to approve Aug 19, 2010 meeting minutes made by Tupper; 2nd by Claire

DECISION: All in favor

Claire suggests Beth bring us up to date on ESCO performance contract.

Beth: Good news, Siemens made application to WMECO for rebates: \$4,850 basic, additional \$2425--50% enhanced rate.

Beth appealed for extended rebate deadlines for elementary school to Dec. 1; \$7,000. [MAX VALUE OF EXTENDED REBATE? AND/OR TOTAL OF \$4,850 +\$2,425?]

Utility needs to give us money before Dec. 31 --only after work has been done.

Ray: Town received \$910 basic, \$455 enhanced (Siemens took out "in a figurative way") for muni/riverside building.

Lighting costs - \$9,000; \$7,700 after rebate.

Beth's meeting goals for tonite: Town mtg. approval for project not over \$430k.

Beth met w/Siemens, she did some due diligence on models--and project costs went down.

Ray and Beth looked at cashflow numbers --removed projects with long paybacks.

Current project: \$406k --incl. building envelop improvements at Riverside, town hall, elementary school. [Other? did I miss?]

Plus: other items

Mostly positive cash flow except for 1st year - slight negative.

Key issue: Baseline -- real savings?

Ray and Beth: annual energy savings --Riverside --how to save 60% of energy cost?

Different resident previous.

May have been double entry --similar load for same month --for another building? [NOT THE SPACE USED BY TOWN?]

2007? or 8? [YEAR USED FOR BASELINE]

Ray: looking at #s today --2006/7 heating season -\$2,700; next year 07/08 --\$3,000; 08/09 -- \$1,800; 09/10 winter \$1,800.

Beth : Review baseline assumptions --make modifications? Affects savings, not cost -- impact on cashflow?!

Guarantee --project is budget neutral. [STATEMENT BY BETH]

Ivan asked Beth to finish her list of goals for tonight's mtg. [UNCLEAR WHAT IS BEING QUESTIONED]:

Beth: 1) review baseline; 2) review selection of conservation measures/projects-- additional; 3) review summary on fuel bill savings: 4) rebate deadline issue.

Rebate issue --execute contract to move ahead with project generally--contract vetted legally for FRCOG by Gill town counsel --contract is "solid" --21 attachments incl. Scope of Work.

Siemens would go 2nd shift at Elementary School to meet deadline--they need to gear up. Siemens will not order equip./hire contractors without a contract!

Elementary School lighting: \$56K w/\$7,000 savings --finance \$50k. [AMOUNT THAT TOWN COULD FINANCE, AS STATED BY SOMEONE]

Claire: discuss mechanism to borrow money short-term --fold in to financing...

Next USDA grant round: new info in March 2011 --how much would Gill get?
There is both loan and grant potential.

New boiler: can't remove this season?? Christmas? or end of heating season --May?

Long term v. Bridge loan: cost differential??

We pay Siemens for work completed. They bill us monthly, they pay their employees weekly.

Tupper: What is process for getting loans?

Ray: Ronnie LaChance, treasurer

We (EC) need more info on the process --loans take time!

Two project phases --construction loan and long term.

Claire: Talk to Unibank w/Ronnie --Ronnie is best person to contact bank.

ISSUE: REBATE (#4 on Beth's issue list):

* * * Walk way from enhanced rebates (Elementary school lighting) OR accelerate contract w/Siemens.

Would need to backstop w/short-term financing.

2 construction phases. [?]

Claire: no disadvantage.
Decision by 1st week October: w/path to financing.

(Siemens kept us waiting since January....}

Also need to work out school district energy savings --they meet in 2 weeks. [THIS WAS STATED AT MTG]

Investment grade audit was supposed to be complete Jan. 09...

MOTION by Ivan: To recommend to select board that town proceed with a 1st phase covering electrical lighting work at elementary school;

Tupper: 2nd

Discussion: Timing? Oct 8?

Purpose of phasing is not to lose rebates: \$2,400

Lose \$150k grant?

DECISION: all in favor

ISSUE: BASELINE (#1 on list)

Committee needs to function on whether scope includes everything it should.

Beth: HANDOUT: "TOWN OF GILL - BASELINE ASSUMPTIONS"

1 - school temp. runs at constant 71 degrees? Need to validate Siemens data.

2 current scope: \$406k before rebates - 3 buildings only.

Percent savings of baseline: AC at elementary school?

Beth: re-check figures.

Measurement and verification program: spot measurements of 10% of lighting fixtures -- reduced wattage x hrs of operation.

Siemens will prepare standard trend reports: to be comprehensible by locals.

Occupancy sensors

Boiler combustion efficiency

Boilers need to be serviced each year

Some savings financial #s are not realistic: overly high.

Is Baseline correct? assumptions??

Ivan leaves 8:25 pm.

Discussion continues on Baseline measures and fuel bill savings

Motion to adjourn by Tupper, Seconded by Claire.

Meeting adjourned 8:45pm