

March 30, 2015
Nelson Town Buildings Committee

Attendees

- Dave Upton
- Russ Thomas
- Lisa Sieverts
- Bert Wingerson
- Dave Birchenough
- Sandy Mackenzie
- guests
 - Rick Church
 - Georgia Casametes, Monadnock Community Solar Initiative

Selectmen have appointed Town Buildings Committee members.

- The 2015–16 Committee is
 - Dave Upton
 - Russ Thomas
 - Lisa Sieverts
 - Bert Wingerson
 - Dave Birchenough
 - Sandy Mackenzie
- Committee agrees to have Dave U continue to serve as chair and Lisa S continue to serve as secretary

Action Items

- Lisa
 - Add Dave B to her TBC distribution list
- Dave U
 - Get the electric bills for the Town Hall and Library and share with Dave B.
 - Write up the list of problems in the Archives, Meeting Room and Library and share with TBC
 - include hours of occupation
 - include purpose of each room
- Dave B
 - research the electrical usage at the town hall after receiving electric bills from Dave U.
 - Dave B will contact Jack Ruderman from ReVision about coming to talk to us
 - And have ReVision do a bid for the Library Roof solar project
 - And show him the Safety Building potential solar
- Georgia
 - share the electronic version of the feasibility study

Minutes of the meeting February 16, 2015

- Dave U moves approval of these minutes, Russ seconds, all in favor.

SouthPack Solar

- Bid has been submitted
 - 8kW system on the Library roof
 - \$29963
 - PUC rebate
 - so total is about \$23,600
 - This was distributed to the TBC prior to the Feb. 16 meeting.

- We have to get more quotes before Town Meeting - some options are:
 - ReVision from Exeter
 - This company is also involved in financing large systems
 - So for us, they could own and build the system, and we pay them a kWhour charge that is less than Eversource, guaranteed for x number of years.
 - After 20 years, you either buy it depreciated and get free solar from then on, or you get a new contract
 - They also understand community energy
 - KW Management from Nashua
 - Melanson
- Do we also want to ask for the “big” system behind the safety building?
 - it would cover all of the DPW power
 - We need to understand community net metering
 - Need more research in order to be able to make a decision

Discussion of electrical usage at the Town Hall and Library

- Rick points out that a typical month electricity per the bills seem high
- November 2013 is the highest
 - This is prior to the construction project so we can’t blame construction
- Dave U and Dave B will research

Solar as warrant article for 2016?

- Discussion of whether it has to be a warrant article
 - General sense that putting this on the warrant is the right thing to do, because the solar panels will be on a town building
 - Looking into a private/public partnership for funding
 - Private funding could take advantage of the tax advantages
 - Also possible to look for investors in addition to donors
 - Is there a time pressure for grants?
 - we don’t think so
- We note that the State Legislature has taken back money that was supposed to go for private solar funding.

Connect Agreement with PSNH/Eversource

- Greg Blake at SouthPack Solar assisted with this
- Discussion of Exhibit B

Dave B went to Local Energy Conference in Concord last week

- sat in on community net metering session
 - NH
 - NH implementation is not as good as other states
 - NH done on Cash Only basis
 - Eversource will provide the host with income, as cash not as credit against electricity use
 - so host will get a 1099 for taxable income
 - other states give hosts a credit against electrical usage
 - some in NH are fighting this wrinkle, looking to change it
- talked to John Kondos
 - chair of Monadnock Net Metering and community solar
 - <http://greenmonadnock.org>
 - He confirmed the same “cash” problem noted above
 - traditional group net metering isn’t going to work for the current Keene community solar project

- there is an array that is going up on the Food Coop and the Coop will use all the energy
 - good for the Coop, but can't be used by the rest of the community

Georgia Casametes

- to talk to us about Group Net Metering
- involved with MCSi
 - involved in putting solar on the Keene Coop
 - a project of the Monadnock Sustainability Network
 - John Kondos is president of that group
 - MSN came to Antioch to do feasibility report for community solar
 - 5 students worked on it from Jan - May of 2014, Georgia was one of them
 - Monadnock Community Solar Initiative
 - the goal is create a replicatable model
 - so that other groups don't have the lawyer fees
 - provide a model that MSN could sell to raise some funding for MSN
 - but these details are not yet figured out
 - their goal is to have solar on the roof of the Monadnock Coop, and have the model ready to share, by the end of 2015
 - MCSi is just a board right now
 - looking to form an LLC that would be the owner of the array
 - angel investors would get their money back relatively quickly, and then ownership flips to the coop
 - the challenge is making it a community project
- Step 1. Form a group (like TBC)
- PSNH requires that if you put an array on a roof, you can't have it produce more energy than it produces – PSNH won't pay you for that additional amount.
 - Keene Coop doesn't have enough roof to create enough energy to supply all their needs, so this is not an issue for them
- Coop is thinking of offering “shares” or “membership” in the panels, and then invite them to be “members” just for the energy
 - This isn't Group Net Metering
- What has MCSi needed lawyers for
 - Power Purchase Agreement between host and the owners of the array
 - In Peterborough, it's between Borrega and Town of Peterborough
 - make sure that you don't violate SEC laws
 - Accounting for the RECs
 - Hard to find a lawyer, and find one who is willing to do it for free
 - Sandy suggests going to a law school with environmental projects
 - lease agreement between land owner and array owner
 - Prospectus
 - LLC or non-profit formation
- models described
 - Utility
 - this won't happen
 - non-profit
 - LLC
 - this is what MCSi is doing
- Resources
 - Massachusetts Energy
 - <http://www.mass.gov/eea/docs/doer/renewables/solar/community-shared-solar-implementation-guidelines-with-contracts-032913.pdf>
 - US Dept of Energy

- Guide to Community Shared Solar
 - <http://www.nrel.gov/docs/fy12osti/54570.pdf>
 - Coop Power in MA
 - they have figured out how to offer shares
 - they are also selling RECs
- Discussion
 - Rick notes that the rules at the state and federal level are changing quickly
 - It's simple if all we're doing is generating electricity for town-owned buildings
 - it gets complicated when we think about providing more energy and sort of selling energy
 - TBC wants to avoid needing a lawyer for the near future, so don't want to get into selling power soon.
 - Georgia says that the legal agreements are the same size whether you go big or go small.
 - Dave B. mentions that a financial advisor would also be useful.

Group Net Metering

- Do we still want to learn more?
 - Yes
- Dave B will contact Jack Ruderman from ReVision about coming to talk to us
- And have ReVision do a bid for the Library Roof solar project
- And show him the Safety Building potential solar

Archives and Meeting Room and Library

- Dave B has a quote from Kohler and Lewis
 - \$50/hour reduced rate
 - to do field visit and provide recommendation on what to do
 - They are only designers, not implementers
 - would cost about \$1000 to get this done
- Selectboard would like to do talk about the problems on April 8th
 - with Kohler
 - Should this be put in writing first, outlining all the things that don't work?
 - Dave B will write up the problems
 - We have 6 months of data
- But need a scope of work
- Bert reports that the current archives HVAC in the 2nd floor of the Town Office is not working. It's too cold, which is fine for the paper but not for the people.
 - Should more money be put into that space?
 - no
 - We think it's a priority to get the new Archives room fixed.
- Dave U will write up the scope of work and share it with the TBC, prior to sending it to Kohler and Lewis

Next Meeting

- Stick to Mondays
- April 20 6 PM Town Offices
 - Solar
 - Archives
 - Internet-enabled thermostats

Motion to adjourn at 7:50 PM by Dave U. Second by Bert, all in favor