Meeting Minutes
Saco Energy & Sustainability Committee
January 31, 2017

Present: Howard Carter, Alex Mouzas, Jackie McDonough, Eric Cote, Pat Fox, Bruce Cote, Ron Michaud, Nathan Johnston, Cheryl Fournier, Rick Millard, Andrew Goldberg, Norman Davidson

Wind Turbine Decision Update
- Nathan Johnston said he has contacted fourteen different municipalities located in all areas of the country (Texas, Alaska, etc.) that have the same model of windmill as the city of Saco and all have had similar issues
- One of the municipalities informed Nathan Johnston that a school purchased fifteen of the same model of windmill that the city of Saco currently has and they stopped working after being in service for only three years
- A wind engineer said that the windmill in the city of Saco was poorly designed to begin with but could be moved to another location in the city, only 20% efficiency upgrade
- Between the parts being obsolete and a cost to just inspect it, the windmill has become not worth salvaging
- The city of Saco could sell the windmill for scrap, Nathan Johnston saw the same model online and it sold for $30,000 in 2009
- Pat Fox said the city could ask for bids from companies that have insurance and the equipment to take down the windmill
- Ron Michaud thinks a gazebo on the windmill pad would be a good idea
- Howard Carter thinks we should have some kind of energy component, maybe solar panels
- Andrew Goldberg said the area is energy ready because there is conduit that runs from the train station, could get ReVision Energy involved and do solar panels
- Pat Fox mentioned art sculptures
- Alex Mouzas said small windmills designed like sculptures could make it look artsy
- Bruce Cote thinks a picnic area would be great
- The committee agrees that Saco Main Street, Parks and Recreation and the community should be involved with the windmill pad conversion project

Fuel Usage Spreadsheet
- Jackie McDonough has been working with Dor Bender on a biweekly basis to keep the fuel database up to date
- The up to date fuel usage spreadsheet was sent via email to the committee

Bond and Capital Account Balance
- Update given by Cheryl Fournier
- An overview of the conservation projects account and energy bond account was handed out to the committee
- There were a couple of Efficiency Maine checks received in the conservation projects account, which has a remaining balance of $64,511
The only items posted to the energy bond account so far are the invoices from Oak point for engineering services at the middle school which total $21,375, the remaining balance in the energy bond account is $428,625.

The remaining balance in the energy bond account is scheduled to be used for the heating system at the middle school, which will cost around $250,000, and the police department heating system, which will cost around $130,000, any remaining funds after the heating system upgrades will be allocated to LED lighting upgrades.

**Police Department Heating System Update**
- Update given by Bruce Cote
- CDM Smith report was sent via email to the committee
- Looking to replace the boiler at the police station by midsummer 2017
- CDM Smith recommended getting rid of the oil burner and go with the Mechanical Services, Inc. base bid at a cost of $128,915 and replace the oil burner with natural gas
- Howard Carter said if the city moves forward with the police department boiler make sure there is enough money allocated for the middle school boiler
- Bruce Cote thinks there will be an additional cost to get the natural gas line run down Storer Street, Andrew Goldberg thinks Unitil wont charge to run the line
- Pat Fox thinks Unitil wont charge to run the natural gas line down Storer Street due to the Targeted Area Build-Out (TAB) program
- Under the TAB program, customers located in specifically defined geographic areas of Saco will pay a monthly TAB surcharge for a ten-year period rather than a larger, upfront contribution in aid of construction payment
- HVAC system at police department is twenty years old and needs to be assessed in a separate project

**Building LED Conversion Update**
- Pat Fox said he currently doesn’t have the staff to dedicate time to the LED conversion project at the moment

**Sustainability Plan**
- Did not address at this meeting

**Municipally Owned Street Lights**
- Update given by Pat Fox
- Pat Fox thinks the city of Saco should wait and see how other towns (Falmouth, South Portland and Rockland) go through the street light conversion process from start to finish before Saco starts the process and also obtain copies of the final agreements
- Portland is in the middle of a bid regarding the street light conversion process and they short listed a few companies, the city of Saco should wait and see how the progress goes and who Portland awards the job to
- Howard Carter said the city of Saco should consider doing a complete street lighting assessment

**Street Lighting Ordinance Change**
- Did not address at this meeting
School Heating System Updates
- Update given by Howard Carter
- Mike Garrity decided to postpone the middle school heating system project to upgrade a greater portion of the system instead of just the boiler
- School department will try to get funding from the state of Maine to pay for additional heating system upgrades

Capital Planning Committee Update
- Pat Fox is the capital planning committee Chair
- The capital planning committee is looking into doing a city-wide municipal building assessment
- A capital plan is prepared yearly for the city
- The committee calculated a replacement value for the city of Saco’s assets, around $250,000,000+ in assets, minus the treatment plant, pump stations and sewer system
- All assets are on a one hundred year replacement cycle
- Contractually obligated assets and assets that need to be replaced due to safety hazards rank higher on the replacement list
- $2,500,000 is the yearly goal to spend on capital projects with a target of only $1,000,000 coming out of the general fund and the remainder would come from other various funding sources (Efficiency Maine rebates, grants, bonds, etc.)
- A facility asset condition report for the school will cost around $35,000, would look at roof, HVAC, building, etc.
- Facility building replacement values, capital planning committee would like to give each one of the facility buildings a rating
- The city of Saco rates the roads every year and keeps track of the average
- City of Saco also rates vehicles, drainage system and sewer system
- The best way to rate facilities is to have an outside expert perform the assessment
- Pat Fox found an example online of commercial building inspection costs, between fifteen and thirty cents per square foot, for the city of Saco this would work out to be a cost between $25,000-$50,000
- Andrew Goldberg thinks we should reach out to Efficiency Maine because if you have a facility assessment done and make the energy changes Efficiency Maine will reimburse some of the assessment fees
- Quarterly reports of capital updates will be prepared to keep everyone up to date
- Pat Fox would like to allocate up to $20,000 of energy money for a facilities assessment

Tesla Charging Station
- Update given by Alex Mouzas
- Alex Mouzas made contact with Tesla in Boston
- Howard Carter or Pat Fox to be a contact for Tesla
- Only the owner of the vehicle can disconnect the Tesla charger from the car and if they leave it plugged in for many hours they can potentially be fined for taking up the space
- The super chargers can take less than a half of an hour to charge up to 80%
- GPS in Tesla vehicle shows where charging stations are located
- Tesla chargers are not compatible with other vehicles
New Business

Solar Panels at Public Works and Water Resource Recovery Department
- Pat Fox mentioned the idea of a solar canopy for all trucks at public works
- Eric Cote would like to get quotes for a solar canopy at public works, Pat Fox to get dimensions of area at public works
- Howard Carter would like to look into purchasing solar panels for the treatment plant and place the panels around the contact tanks

Action Items
- Bruce Cote to ask Kelly of Unitil if they will charge to put a natural gas meter at the police department
- Need to get an exact cost of the middle school boiler from Mike Garrity
- Andrew Goldberg to reach out to Rick Meinking of Efficiency Maine about facility assessment credits
- Pat Fox to measure area at public works for solar canopy

Next meeting February 28, 2017