Meeting Minutes
Saco Energy & Sustainability Committee
February 28, 2017

Present: Howard Carter, Alex Mouzas, Jackie McDonough, James Ferguson, Eric Cote, Pat Fox, Bruce Cote, Ron Michaud, Andrew Goldberg, Norman Davidson, Ann Davidson, Charlie Cotsis, Mike Garrity, Bill Mann, Johanna Sorell of ReVision Energy

Wind Turbine Update
- Last month, the energy committee voted in favor of taking down the wind turbine
- The wind turbine will be presented to council as surplus property
- Once passed by council, the next step will be to put together a bid to advertize to companies that have insurance and the equipment to take down the windmill
- A template of the bid advertisement should be presented at the April energy committee meeting
- The city of Saco does not own the proper equipment to take down the windmill, it would cost the city between $10,000-$15,000 to rent the necessary equipment
- Once taken down, the city of Saco could sell the windmill for scrap
- Andrew Goldberg thinks the city should get at least one quote from a demolition company

Fuel Usage Spreadsheet
- Jackie McDonough has been working with Dor Bender on a biweekly basis to keep the fuel database up to date
- Karen Merrill provided the fuel data for the schools (7/1/16-current) and it has been included in the current fuel usage spreadsheet
- The up to date fuel usage spreadsheet was sent via email to the committee

Police Department Heating System Update
- Chief Ray Demers to get police department heating system bid approved by council, Bruce Cote to check with Cheryl Fournier, might not need to get council approval because using bond money

Building LED Conversion Update
- Did not address at this meeting

Sustainability Plan
- Bill Mann to invite a Central Maine Power (CMP) representative to the next energy committee meeting, March 21st
- The committee will go over with CMP the challenges the city has faced on Industrial Park Road as well as capacity issues

Municipally Owned Street Lights
- Update given by Pat Fox
- Currently, just doing a short-term review, looking further into lease rates on lights, fine tuning the annual budget
Street Lighting Ordinance Change
- Did not address at this meeting

School Heating System Updates
- Update given by Mike Garrity
- $250,000-$270,000 of bond money has been allocated to the middle school heating system upgrade, enough money to upgrade two steam boilers only
- The city put in a request to the state of Maine for school renovation funds and was approved for $980,000
- $400,000 of the $980,000 will be considered a grant by the state of Maine and will be forgiven, the city will have to finance the remaining $580,000 over 10 years
- Mike Garrity has advertised for engineering service bids for two weeks, all bids are due Friday, March 3rd
- Need to prepare another bid for the installation of the boilers at the middle school
- Bruce Cote mentioned he needs $128,000 of the $428,625 remaining energy bond money for the police department heating system
- Due to the cost of the police department heating system and the middle school heating system may have to cut back on LED lighting upgrades
- Andrew Goldberg wonders how much Efficiency Maine rebates will offset expenses, Mike Garrity to make sure consultant tracks

Capital Planning Committee Update
- Update given by Pat Fox
- $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.)
- 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 submitted the energy committee’s questions to Tesla
- The bottom line is Tesla has superchargers on the highway and destination chargers are for hotels and private companies because they have to be supervised in some way
- Tesla does not pay for the electricity used at the charging stations
- Qualified properties will receive their first two Tesla wall connectors free of charge as long as they are installed in visible or convenient locations
- Only the Tesla vehicle owner can disconnect from the charger
- Tesla offers free charging for the first 1,000 miles on their vehicles
- Andrew Goldberg said a level two charger has been installed at the Hannaford in Camden, the station uses both SAE connectors and CHAdeMO plugs, Tesla vehicles are able to charge using an adapter
- Level three chargers with built in credit card machines cost around $50,000 each, gives you a 3/4 charge in twenty minutes
- Andrew Goldberg said there are electric car charging stations at five Hannaford locations in Maine
- Bill Mann said maybe a new development, like a mill building, would benefit from an electric car charging station
Efficiency Maine Facility Assessment

- Andrew Goldberg said Rick Meinking directed him to a list of energy auditors; the city should pick an energy auditor from the list to audit one facility, see if the energy audit report is satisfactory and go from there for the additional facilities.

Solar Canopy at Portland Water District

- Update given by Johanna Sorell of ReVision Energy
- The Portland City Council unanimously approved a contract with Portland-based ReVision Energy to build solar farms on old landfills in Portland and South Portland.
- Municipal scale project just under a megawatt for each project, limited for net metering.
- ReVision Energy to look into municipal scale project for Saco to see if the city would benefit, ReVision Energy would help with the RFP process.
- ReVision Energy has completed over 6,000 installs and over 40 school and nonprofit projects.
- There would be a zero upfront cost for the solar farm project, ReVision Energy would benefit from the federal tax credits and depreciation since municipalities cannot.
- Once depreciated after 6 years the city has the option to buyout, Revision Energy knows what the buyout price is ahead of time.
- ReVision Energy does demand modeling so they can understand what the city’s low profile looks like.
- Solar equipment has a forty year lifetime.
- City is not locked into buyout after six years, would just keep paying, more economic to do buyout in year seven, would capitalize more.
- Small solar farm is 80 kW and below.
- Medium solar farm is 80-100 kW.
- Large solar farm is 100 kW and up and the panels are mounted on the ground.
- Ground mounted panels and roof mounted panels cost per watt vary.
- Ground mounted panels cost around $3 a watt and depends if its ballasted or ground cap landfill mount.
- Everything in cap landfill is decomposing underground so there is some movement.
- There are certain maintenance protocols for capped landfills.
- Johanna Sorell to come back in April and talk to committee about what kind of solar projects she thinks would benefit the city.
- ReVision Energy does not charge for visual assessments.
- Andrew Goldberg said Foss Road and maybe field at middle school would be a good location for a solar farm.
- Pat Fox, Howard Carter and Joe Laverriere will work with Johanna Sorell, supply her with the city GIS map and plan to have the solar farm assessment completed by April.

Action Items

- Howard Carter to contact T. Buck about the cost of taking down the windmill.
- Look into installing a mini split at the Camp Ellis fire station.
- Chief Ray Demers to get police department heating system bid approved by council, Bruce Cote to check with Cheryl Fournier, might not need to get council approval because using bond money.
- Bill Mann to invite a Central Maine Power representative to the next energy committee meeting, March 21st.
- Pat Fox to look into lease rates per light to justify Saco moving forward with owning the street lights.
- Pat Fox to reach out to South Portland and Falmouth to see where they are in the street light conversion process
- Howard Carter to speak to Bob Hamblen about the street lighting ordinance change
- Mike Garrity to contact Cheryl Fournier about energy bond funds for middle school heating system upgrade
- Pat Fox, Howard Carter and Joe Laverriere to work with Johanna Sorell of ReVision Energy, supply her with the city GIS map and plan to have the solar farm assessment completed by April

Next meeting March 21, 2017