

Conservation Commission Energy Committee Meeting
Thursday, July 12th, 2018
Hayton Conference Room, 3rd Floor, Town Hall

In attendance: Rusty Parker, Robert Brady by phone, Steve Hall, Skip Parker

Also in attendance: Patricia Sesto, director; Sarah (Nahabedian) Coccaro, conservation resource manager; Sandy Litvak, Selectman

1. **Call to order-** 9:04 am by Ms. Patricia Sesto
 - a. Welcome- Committee members introduced themselves to Sandy Litvak.
2. **Approval of Minutes**
 - a. June 28, 2018- approved
3. **Report back by Skip Parker RE: meeting with Eversource**

Mr. Skip Parker and Mr. Steve Hall recounted their meeting with Eversource: Mr. Hall had researched energy efficiency measures, what Eversource is doing here in Town Hall, and had questions in and around what did Eversource consider a Phase 1 or Phase 2 audit. Mr. S. Parker and Mr. Hall met with Mr. Ron Arujo, and at least three other individuals from Eversource.

Mr. S. Parker explained his “lesson’s learned” from the meeting: Eversource appears to be getting away from municipal energy use/conservation and moving towards commercial use/conservation. This possibly explains Eversource’s poor response after our audit proceedings. S. Parker stated the incentives at Eversource might have changed since 2017, making work with large commercial buildings more lucrative for staff.

Mr. Sandy Litvak asked the committee why the Town hasn’t installed solar on town buildings? Mr. Rusty Parker concurred, specifying the schools are great properties. He explained the bidding process is a huge hurdle, getting a budget passed through BET, RTM...etc. Also, the condition of the roofs need to be evaluated first. Mr. Litvak said one or two properties have already been identified: Town Hall and GHS. R. Parker noted the long term use of renewable energy systems can be a challenge for the town, and mentioned the geothermal system at Hamilton Ave School has been abandoned and solar at Glenville School doesn’t give an energy savings-return.

R. Parker - meant to say solar at Glenville has an unknown savings, not no savings, as was expressed by Dan Watson.

Mr. Litvak encouraged the committee to make this a priority; make it a set-by-step goal to find the return, savings, and make it happen. Mr. R. Parker inquired if Mr. Litvak, as a selectman, has any more leverage to get a solar plan through the budgeting process. He continued that this would be a good learning experience to make this one of Mr. Litvak's projects.

Ms. Sesto recounted the two major hurdles identified by Mr. Al Monelli and Mr. Dan Watson. The bid process can result in a non-preferred end product (cheapest bid, low quality, short life span...etc.) and multiple maintenance contracts. The other piece the BET criteria for setting the budget guidelines. Departments are provided an increase cap every year, with no allowance for long-term savings if the budget exceeds the cap.

Mr. Litvak said we need to start some place. Mr. S. Parker suggested to start by evaluating the Glenville School solar panel system and determine what, if any, savings it provides. Mr. R. Parker had just visited a new system/facility and said the new systems are much better and more efficient, indicating the technology and payback has improved. A colleague offered to assess the Glenville School solar equipment and offer recommendations. The Committee agreed the first step would be to go back to Mr. Watson and engage him on the Glenville school and solar panels. Mr. R. Parker recommended next to evaluate the geothermal system.

The conversation shifted back to Eversource. Ms. Sesto asked Mr. Hall to clarify how Eversource makes fees working with the town or businesses. Mr. Hall stated these are fees from consulting when Eversource contracts out to engineering firms.

Ms. Coccaro asked to clarify if Eversource is moving away from municipal building's savings vs. municipal engagement with the Town- i.e. the Clean Energy Community programs (light bulb swaps, Home Energy Solutions). Consensus was it is probably the latter. Mr. Brady discussed commercial vs. municipal enterprise, noting there are many more hurdles in town enterprises. He recommended putting together a group, Jill Oberlander, Mr. Litvak, Rob P.(?) (RTM finance committee), a representative from the purchasing department, and Mr. Monelli to initiate a dialogue about incorporating energy into town planning.

Mr. Hall explained performance-based contracting and suggested doing a Phase 1 audit to evaluate each building and identify where most of the savings opportunities exist. He recommended to then do an RFP performance contract for 1-2 schools and put similar systems (i.e. HVAC) in a few schools.

Ms. Sesto stated that the purpose of this Committee is to produce a document which defines a path forward for energy efficiency in the community. A follow-on energy commission would be formed and use the document this committee

developed as the groundwork. The committee discussed the intended depth of the report, citing the tradeoff of time vs. increasing detailed information/recommendations. Ms. Sesto discussed her ideas for the future energy commission, citing it would be their responsibility to delve into the details of the various recommendations and goals. It was the consensus of the members that their report should be the catalyst for an energy commission and that commission would investigate various aspects of energy conservation over a period of time. Discussion ensued regarding the standing of such a commission and the RTM process of establishing it.

Mr. Brady stated that there exists a process for creating school building committees and that they essentially become a town department from a budget and authority standpoint, and are able to commit resources. Mr. Brady recommended the committee look at this as a model for the town energy commission/department. Ms. Sesto suggested to start with Board of Selectmen to set up a less formal committee. Assuming the committee gains traction and steam, it would be easier to formalize a commission with the RTM and an ordinance.

Mr. Hall asked about the agenda's presentations and what he/this committee can do. Ms. Sesto recapped who we've had and who is in line to speak to us. Mr. Hall asked how do we begin to address the mindset, what further presentations are needed to develop the big picture? Ms. Sesto said we can spend as much time as the group wants gathering comprehensive information or gather just enough to set goals and direction for an energy committee. The consensus was to work towards writing the plan sooner rather than later.

Mr. S. Parker asked what we can learn from other communities? Ms. Sesto gave Wilton as an example, where there was grassroots awareness in the community that was the driver to reduce energy use. She stated that we haven't seen an energy of readiness in Greenwich: We have to be that drive and the BET needs to be part of this conversation.

Ms. Sesto expressed interest in understanding more about EV plug stations, to which Mr. Hall indicated he has a contact and will arrange for him to speak to the committee. Greenwich has 6,000 EVs registered.

4. Review of Town Hall Phase II audit

Mr. Litvak left the meeting.

Mr. R. Parker stated on his first read through, there are some low hanging fruit we can implement quickly. Changing the building management systems is laborious, but light bulbs are an easy switch. Discussion ensued about motion sensor recommendations. The report recommended changing a motor, but the payback is

not that great. The motors are old, but they are still running. A priority list should be made.

Mr. Brady said Mr. Monelli would need to convert the recommendations into budget requests in short order as the planning for capital projects will be starting soon for the next budget cycle.

Mr. Hall expressed surprise to see some recommendations that he thought would have been included were missing, such as replacing the boilers, gas powered heat pumps, some other measures not considered as a design-build perspective. When doing a Phase 2 audit all the measures should be considered. Mr. Brady noticed little attention was given to the life-cycle cost of equipment.

There were no major objections. The final version of the report will be sent to Mr. Monelli and discussed to see what's reasonable. There appear to be a number of good recommendations that should be pursued and the committee should offer support in getting these projects implemented. The report will also be shared with Dan Watson of BoE, as an example of what he could expect for GHS.

Ms. Sesto asked about the refocus of Eversource, if they are standing by their offer to support a phase 2 audit for GHS? Mr. Hall recommended getting a few Phase 1 audits done and then going out to bid for the Phase 2 based off of recommendations. The BoE could work with companies who do not charge for Phase 2 if we implement the energy efficiency measures they recommend in the audit.

The committee asked Ms. Coccaro to follow up with Andy Brydges at Eversource about the same incentives for the GHS Phase 2 audit (no cost if we implement EEMs) and the status of the WWTP through JK Muir. Also to ask for clarification on how the kWh saving vs. annual saving listed in the audit report (p.4) was calculated.

Mr. Hall will send the committee specific questions on why other EEMs weren't implemented. Ms. Coccaro will send those questions to Eversource and Steven Winters (SWA) for follow up.

5. Strategic Energy Planning

a. Report on stakeholder engagement

- i.** Ms. Sesto will specifically reach out to Andy D. and Jill O. about attending our meetings.

- ii. Mr. R. Parker to talk with his solar contact and get some of his dates to coordinate with Mr. Litvak and Mr. Dan Watson to evaluate Glenville School. Mr. Brady to find out more information on the solar system at Glenville School to give to Mr. R. Parker's contact.

b. Identification of desired presentations, needed information

- i. EV charge stations. Mr. Hall will inquire about inviting his colleague to our next meeting.
6. **Next meeting** – TBD. Either Ms. Sesto will call in July 26th, or we will all meet August 2nd, 2018 @ 9:00 a.m.
7. **Adjourn-** 10:15am