

**City of Concord**  
**Municipal Property Energy Initiatives Ad-Hoc Committee**

Minutes of October 1, 2018 Meeting

Meeting was convened at 12:00 pm at City Hall, 41 Green Street

In attendance: Councilor Rob Werner (Acting Chair) and Mayor Jim Bouley. Staff present included Assistant City Planner Beth Fenstermacher.

1. September 17, 2018 Minutes

No quorum was present, the minutes will be reviewed at the next meeting.

2. Chris Stewart from Granite Apollo to discuss development at landfill

Mr. Stewart indicated that Granite Apollo is developing projects on landfills in Hopkinton and Londonderry, both are land lease agreements only, where the towns receive a per acre lease payment each year. He believes this is the cleaner option for municipal projects.

Mr. Stewart stated that 5 MW facilities are no easy to make economical, his company does not usually do projects that small. Londonderry is currently their smallest project at 10 MW. The power goes to MA and CT. Mayor Bouley asked about the “behind the meter” option, Mr. Stewart indicated that is not a model they use.

Mayor Bouley asked what the City should be looking out for with the landfill project. Mr. Stewart replied that there is settlement of trash in old landfills, ballasts are expensive which drives up costs, and utilities are the biggest issue - cost and timeline for studies and system upgrades.

Mayor Bouley asked if there were any obstacles to looking at 3 sites under one RFP. Mr. Stewart said that as long as the interconnect is good, there should be no problems treating it as one project.

Councilor Werner asked for a recommendation on structuring the RFP. Mr. Stewart said there were 2 options, either state that the developer tells us how to build the 3 sites in their response, or ask the developers to tell us how much they would sell the power to the City.

Mr. Stewart said the City should not wait for net-metering legislature and instead do a full build out now, stating the more acreage developed the better. There was discussion about splitting up the project, such as power purchase agreement for the landfill and behind the meter at the wastewater treatment facility.

Mr. Stewart further indicated that we should target larger, national companies. Smaller, local companies likely will not be able to make the economics work for the scale of project. He stated that it may take up to 3 years to get the project completed, the longest part of that timeline is the interconnect with the utility (up to 2 years). He recommended we look at the RFP prepared by the City of Palo Alto, CA, for an excellent example of a municipal project.

3. Other business –

There was discussion of moving forward with a report to the Council requesting to move forward with an RFP packaging multiple sites. Ms. Fenstermacher will draft a report and forward to the committee for review prior to the next meeting.

Action items:

- Councilor Werner will reach out to Unitil
- Ms. Fenstermacher will draft a report to Council for review at the next meeting

4. The next meeting date to be determined.

Meeting adjourned at 12:40 pm

Respectfully Submitted,  
Beth Fenstermacher, Assistant City Planner