

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

Minutes of September 17, 2018 Meeting

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

In attendance: Councilor Linda Kenison (Chair); Mayor Jim Bouley; and Councilor Rob Werner. Staff present included Assistant City Planner Beth Fenstermacher and Senior Planner Sam Durfee.

1. Minutes

A motion was made by Mayor Bouley, and seconded by Councilor Werner, to approve the July 30, 2018 minutes as submitted.

2. Kearsarge Energy to discuss development at landfill

Everett Tatelbaum from Kearsarge Energy provided an overview of the company and explained that they work on developments from the beginning all of the way through construction and operation. They bring in the construction company, asset manager, and own the development. Councilor Kenison asked what the City's up front dollar investment would be, Mr. Tatelbaum responded that the only costs incurred by the City would be for legal opinion.

There was a discussion about net metering and how it would be difficult to get the economics of the project to work with only 1 MW. The wholesale energy market is about half of what they get for net metering.

Mr. Tatelbaum went through a powerpoint presentation showing other municipal projects they have completed or are working on. He presented a preliminary concept layout for the landfill, indicating that the site could produce approximately 5.16 MW. He presented options for the City based on the economics: land lease (\$3000 to \$25,000 per year based on size of installation), or credits for energy cost savings (\$6000-\$60,000 per year). The land lease option would meet the goal of "greening the grid", the energy buy-back would help the City meet the goals for renewable energy.

Regarding moving forward with a project, he indicated that the utility system impact study is usually the longest part of the timeline. The utility determines what protective measures need to be installed at the substation to make sure the power is integrated.

Councilor Kenison asked what the typical lifespan was on the solar panels. Mr. Tatelbaum stated that they are seeing about 25 years for the panels and 10 yrs for the inverters. While panels may last longer, there is diminished capacity towards the end of life. Kearsarge would pay to replace any non-functioning components as part of the KW guarantee – meaning if they guarantee 5 KW, they guarantee to maintain the system to always produce 5 KW.

Councilor Kenison asked about battery back-up technology. Mr. Tatelbaum said we should see more in the next 18 months, but right now they are not economical without incentives. Massachusetts has incentives.

There was discussion about packaging the landfill with other municipal projects, such as the Wastewater Treatment Facility and Water Treatment Facility. Mr. Tatelbaum stated that this would likely be more attractive to developers since the economics will work out better. If a future net-metering bill goes through, the landfill project can be amended to expand beyond the 1 MW.

Mr. Tatelbaum stated that installation costs have gone down in the past couple of years, so even projects that did not work 2-3 years ago could work now. The benefit of getting started now instead of waiting for a future net-metering bill is the federal tax credit starting to step down after January 1, 2020.

3. Other business –

- a. The committee continued the discussion of moving forward with a report to the Council requesting to move forward with an RFP packaging multiple sites. The committee agreed that they should meet with at least one more developer who has worked locally. Councilor Werner recommended Granite Apollo.

Action items:

- Councilor Werner will reach out to Granite Apollo to present at the next meeting. The next meeting date will be determined by their availability.
- b. Planning staff presented a draft GIS map depicting City-owned parcels that are greater than 5 acres in size and are within ¼ mile of available 3-phase power. The map will be revised based on information that was provided by Kearsarge Energy.
4. The next meeting to be determined based on availability of solar developer.

Meeting adjourned at 1:45 pm

Respectfully Submitted,  
Beth Fenstermacher, Assistant City Planner