

**CLEAN ENERGY COMMISSION  
MEETING NOTES ~ MAY 22, 2012**

**Members attending:** Candace Wheeler, Tom Balf, Jill Buchanan, Sam Cleaves, Linda Stout-Saunders, Linda Brayton **Guests:** Paul Marquis, Energy and Sustainability Manager, City of Salem and Cindy Keegan, Chair, Renewable Energy Task Force, City of Salem

The meeting was called to order at 7:40 p.m. Approval of minutes was deferred until next meeting.

**1) Discussion with guests from City of Salem:**

Candace Wheeler, Chair, stated that the staff and volunteers in Salem are known to have developed a strong renewable energy program and good working relationships with Salem's city government and that the intent of this meeting was to exchange ideas with them.

Paul Marquis said that the fact that his position has been full-time up until now has been very helpful. Formally, he reports to the Planning Director but also has a good rapport with Mayor Driscoll who is highly supportive of renewable energy initiatives, and he is able to talk with her directly as needed.

Cindy Keegan explained that in addition to this staff position and the official City of Salem Renewable Energy Task Force, there is also a strong group of volunteers which first began meeting around issues related to the Salem Power Plant. Having these three entities working in synch has been very helpful.

Tom Balf commented that we are reliant on the DPW to see projects through to completion. Paul said that even having the support of the mayor, he found that it is important to demonstrate to DPW and other departments the merits of a project and the measurable and immediate benefits to be had; e.g. energy upgrades to the DPW building in Salem were much appreciated. Coming up with City matching funds is the biggest challenge.

Paul and Cindy also felt that finding a way to have "face time" with department heads and/or those who report to them makes a big difference.

Sam Cleaves asked what sort of marketing and outreach Salem does. Paul and Cindy mentioned their "Living Green Fair" as a significant accomplishment. They felt that strong community advocates are important, keeping City Councilors informed is key, and presentations to department heads a definite plus.

Linda Brayton noted that Gloucester's CEC ordinance requires regular presentations to City Council. She also suggested that John Rockwell might check to see if he might attend one of the regular City Managers' meetings (perhaps as Acting Community Development Director Gregg Cademartori's guest) in order to formally introduce himself and make a brief presentation to that group.

A CFL light bulb swap was another effective public relations and outreach initiative carried out in Salem.

Jill Buchanan asked how Salem went about identifying priorities. Priorities, for the most part, evolved organically in Salem. The main reason for a task force to develop came out of interest in developing a wind project, and connections were made with groups like Health Link and MAPC for that purpose. A proposed turbine on Winter Island is still pending.

Salem has also identified taking over streetlights from National Grid as “low hanging fruit.” They are working with George Woodbury (of Republic, now Siemens) who is known to be the “go to” guy for this type of project. Tom Balf mentioned that a student intern, Dillon Vasillo, did a survey for the CEC on other communities’ experiences with streetlight purchases. John Rockwell will forward a copy of the study to Paul.

Salem decided not to include streetlights under an ESCO agreement. Ultimately pursuing an ESCO was found to be impractical in any case as the City had already captured most of the low-hanging fruit. Also, regulations for capital improvements (e.g. School Building Administration triggers) narrowed options for projects. The scope of identified projects dropped from \$5M - \$1M, and more than 50% of these projects would have been for lighting.

Even though the City of Salem eventually decided to pay the “breakup fee” of \$54K and do the work themselves, they felt this was money well spent for the information they gained in the process. They did do an RFQ (or RFP?) for an Owners Agents with about \$25K - \$30K allotted, but then they got an award for the services of an Owners Agent from the state. Feedback on the agents assigned to various communities was mixed; some seemed clearly better than others.

Molly Elborough of Newburyport was mentioned as a good resource.

Paul and Cindy expressed particular interest in Gloucester’s experience with getting the two turbines for Gloucester Engineering approved, and CEC members filled them in on the process we followed on a number of proposed wind projects to date. Candace will send them contact information for Richard Kleiman and Equity Industrial Partnership.

There has been recent news re: acoustics and possible changes to allowable noise levels for wind turbines and this may impact Salem’s Winter Island turbine proposal.

There is an up-coming wind forum in Salem.

## **2) ESCO/Owner’s Agent update**

Linda S. stated that Jim Duggan has responded positively to a recent CEC request for a further meeting on ESCO financing and possible hiring an Owner’s Agent, and Candace asked John Rockwell to schedule this meeting. Linda has spoken to and received info from Helen Aki,

MAPC, including a copy of the contract between City of Ashland and the Peregrine Group. It appears that the actual cost to hire an Owner's agent is likely to be more like \$30K - \$35K rather than the \$10K we originally estimated. (As discussed earlier in this meeting the success of the DOER Owners' Agent Technical Assistance Services program can vary depending on the agent assigned.)

### **3) Streetlight acquisition/ LED lamp conversion**

No further updates at this time. (Tom is following up with Mike Hale and Suzanne Egan on next steps.)

### **4) West Parish School: energy efficiency in building design**

Candace received a positive response from Tad Cunningham on the idea of a presentation by Sarah Creighton on Manchester's experience with green school building design. Brian Tarr is acting as a consultant for the West Parish project. While the CEC was meeting, the City Council was holding the public hearing and vote downstairs on whether or not to authorize \$500K for a school building study related to the aging West Parish School.

### **5) Green Ribbons Schools**

Per Action item from last month's meeting, Linda S. reported that she did send informational materials on DOER's school recognition program to O'Maley School Principal Debra Lucey but she has not received a response as of yet.

#### **Action Items:**

A1. Candace and CEC - plan next regular City Council presentation/update.

A1. John Rockwell - check to see if he might attend one of the regular City Managers' meetings in order to formally introduce himself and make a brief presentation.

A1. John Rockwell - forward a copy of Dillon Vasillo's streetlight study to Paul Marquis

A1. Candace - send contact information for Richard Kleiman and Equity Industrial Partnership to Paul Marquis and Cindy Keegan.

A1. John Rockwell - schedule the meeting on ESCO and Owner's Agent with Jim Duggan et al.

Upon a motion made and seconded, the meeting ended at 9:20 p.m.

Respectfully submitted,  
Linda Brayton