

**MINUTES OF THE CLEAN ENERGY COMMISSION MEETING**  
**FEBRUARY 28, 2019**  
**City Hall, 3<sup>rd</sup> Floor Conference Room, Dale Avenue**  
**(Approved at meeting of April 24, 2019)**

**Members Present:** Candace Wheeler, Linda Brayton, Debra Darby, Paul McGeary (by phone), John Moskal, Linda Stout-Saunders

**Members Absent:** Mike Nolan

**Staff:** Jeremy Price

**Guests:** Madeleine Barr, Resonant Energy; Susan Hoague and Dick Prouty, TownGreen 2025

**Public:** Rick Hersey, Gloucester Harbor Development Corporation, Tom Mikus, Rockport Green Community Task Force, Suzanne Altenburger, Phil Bolger & Friends, Inc.

The meeting was called to order by **Ms. Wheeler** at 7:30pm

**Roll Call Vote:** **Mr. McGeary** joined the meeting by telephone. All members present verbally consented. Further actions throughout this meeting that required a vote were conducted by formal Roll Call vote.

**Approval of Minutes:** Minutes of January 24, 2019 approved contingent upon changes made as discussed. November 2018 Minutes remain outstanding.

**Member Reports:** **Ms. Stout-Saunders** reported her attendance at the February 5, 2019 meeting of the Sawyer Library Building Committee for the presentation by The Green Engineer. She stated that this firm focuses on LEED Certification for buildings and has worked with several libraries.

**CEC Agenda Format:** **Ms. Wheeler** mentioned the City Clerk's notification to her that "New Business" as had been stated on the CEC Agendas was not acceptable because it was not specific enough under the Open Meeting Law. In lieu of that, the members agreed to use the language that is usual and customary to various other commissions in the City and as suggested under the Open Meeting Law: *"The listing of matters is those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law"*.

**1. Cape Ann Total Carbon Footprint Project with MAPC:** **Ms. Wheeler** and **Mr. Prouty** attended the MAPC Clean Energy Update meeting held February 21 and learned that MAPC is offering assistance to all MAPC communities to analyze available data in order to put together a baseline carbon footprint, including a transportation component. MAPC proposed that the four Cape Ann communities (Gloucester, Rockport, Essex and Manchester) collaborate on this effort. Sam Cleaves, MAPC Principal Planner and Coordinator of the North Shore Task Force, stated he would reach out to the Cape Ann communities to explore the potential for a joint project and then set up a meeting. **Ms Wheeler** asked the members their thoughts on this opportunity, assuming there is no monetary cost to the City; and then to determine how much staff time and/or volunteer time would be required and what the financial implications would be.

**Mr. Moskal** asked how this is different from the baseline already developed under the Green Communities program. **Ms. Wheeler** stated that Green Communities was limited to municipal data. The MAPC study would be for the entire community--- residential, commercial, institutional, and includes

transportation. Once we meet with MAPC, we will get more particulars as to their methodology for gathering the data.

**Ms. Darby** commented that this is in line with what Boston wants to do relative to their carbon planning, particularly the transportation sector being Boston's number one priority.

**Mr. Moskal** asked what the end game would be. **Ms. Wheeler** noted that if we had a baseline we would then be able to measure ongoing progress as we reduce our carbon footprint.

**Mr. Price** commented that from the City's perspective we have our hands pretty full keeping up with the Green Communities baseline which requires substantial resources data. He is concerned about the software and technology needed to quantify this data on a regional scale and that we may just be throwing estimates around, particularly with transportation data. He pointed out that from a reduction standpoint we already have a case for commercial businesses and we have the home energy audits data from Mass Save. He doubts that Community Development can devote additional staff time. If MAPC will to do all the data collection, house it and update it, then the City can decide. **Mr. Price** would like to hear their methodology.

**Mr. Moskal** asked what the goal is; how progress is measured; who is going to collect that data? He commented that a baseline is good to have only if you do something with it. And that it would require a level of expertise and effort to figure out how you measure transportation emission reduction and how the residential and commercial data will be obtained. It is **Mr. Prouty's** understanding that MAPC will assist in putting a baseline together and will do the data gathering.

**Ms. Stout-Saunders** asked what we will do with the data; unless we are willing to take subsequent actions, why bother. **Ms. Wheeler** stated that so far MAPC is just seeking buy-in from the communities.

**Motion by Ms. Wheeler** to participate in a joint meeting with MAPC and the interested Cape Ann communities to take a look at the Carbon Footprint Proposal. All members voted and unanimously approved.

**2. Big Roof Solar:** Discussion continued from the January 24, 2019 CEC meeting. The program targets small businesses, non-profits and houses of worship. To date, TownGreen has developed a prospect list of approximately 15 such businesses interested in the program, including Cape Ann Savings Bank, Bomco, Inc., the Temple and some other houses of worship. Resonant Energy has been the lead for the development of the solar roof project for St. John's Episcopal Church in Gloucester which is due to be completed in April, 2019.

**Madeleine Barr of Resonant Energy ("Resonant")** (<http://www.resonant.energy>): **Ms. Barr** provided a handout of Resonant Energy's background, outline of the Big Roof Solar Program and project case studies. Their program targets smaller businesses and non-profits (the markets Resonant Energy specializes in) many of which have not had the opportunity to participate in the state run Solarize Program. She stated the primary issue for these markets has been information and access to tools.

To date, Resonant has completed approximately 1 MW of solar projects. They work with partnerships in Massachusetts and affordable housing projects in New York. They project 2.5 MW of projects over the next year. She pointed out that Resonant is not installer. They develop a portfolio of projects that are then put out to bid to their network of installation partners. This allows them to match a particular installer with the relevant experience such as the type of grid interconnection some of the smaller installations may have. Resonant has the expertise to navigate the SMART program (Solar Massachusetts Renewable Target launched the end of November 2018 ) and to source financing options to customize loan and third party financing including mission-aligned and faith based loan providers for

non-profits. **Ms. Barr** pointed out that based upon the most recent tax code Solar is eligible for 100% bonus depreciation.

Resonant is compensated approximately \$0.32 per watt, capacity not energy, paid by the installer which becomes a part of the project cost. Costs are affected by the height of a building and type of roof. A donation of approximately \$25,000 will be paid by Resonant Energy if the City meets a goal of approximately 275kW installed solar capacity. **Mr. Prouty** suggested that this donation might be used to fund an educational program.

Resonant was approached by the City of Melrose to design a program for their City's small businesses, houses of worship and non-profits. Melrose has set a goal to be carbon neutral by the year 2050 and has had success with larger installations and home owners under the state Solarize campaign but small businesses and non-profits were left untouched. Through an interview process, Melrose chose Resonant Energy since Resonant is able to provide a turnkey service (project evaluation, technical assistance, financing, bulk purchase discounts). The criteria were price and track record and a program that maximized roofs (rather than ground mounted) and that the installer Resonant would be using had strong experience with the utility interconnection requirements. Melrose's Big Roof Solar campaign (launched December 6, 2018) goal is 250kW of installed solar capacity for 2019. To date, they have five churches and four small businesses proposed that, if all move forward, will meet the 250kW goal. The Big Roof Solar campaign is sponsored by and being coordinated through the Melrose Energy Commission. **Ms. Barr** pointed out that Resonant has a letter of support from Melrose which is a huge boost to the program since a business owner knows Resonant is accountable to the City and that other experts have reviewed the installer bid and selection process that Melrose participated in. **Ms. Wheeler** mentioned that members of the Melrose Energy Commission are not a direct city appointment. **Mr. McGeary** pointed out the unlike Melrose, Gloucester does not have a full time energy manager on staff.

**Ms. Wheeler** asked what Community Development thought of this proposed program.

**Mr. Price** stated that they need further information, an understanding of how this might fall under M.G.L. Chapter 30B Uniform Procurement Act and whether this is a cause the CEC supports. They would like to see an expression of interest from several businesses before considering if this is a program the City would either participate in or endorse. **Mr. Price** suggested that the CEC submit a letter to the Mayor's office to start this dialogue. **Mr. McGeary** and **Mr. Moskal** asked what the role of Community Development and the CEC would be. **Mr. Moskal** pointed out that it is not the CEC's charter to sign off on anything. We solely advise the City of the merits of a program.

**Ms. Barr** noted that Resonant also requires multiple expressions of interest to commence the competitive bid process for an installer. And that the City could participate in the installer selection process if it chose to do so. The City of Melrose wanted transparency and participated in the final two installers' interviews. She emphasized that the City's involvement would boost the program's success rate as demonstrated in Melrose.

**Ms. Darby** asked whether TownGreen has approached a cluster of businesses.

**Mr. Prouty** and **Ms. Hoague**, along with Resonant, have developed a prospect list and several businesses have been contacted. **Mr. Prouty** mentioned that he spoke to Wellspring who indicated that they have been contemplating solar for some time but had not been previously contacted. **Ms. Hoague** hopes that this ultimately becomes a Cape Ann program.

**Mr. McGeary** asked if a modified solar ordinance first needed to be in place. **Mr. Price** stated that if it is deemed an accessory to the principle use a special ordinance would not be needed.

**Ms. Stout-Saunders** asked if the City has committed to any climate and sustainability/carbon-neutral goals by a date certain. **Mr. Prouty** pointed out that Beverly, Melrose, Salem, Newburyport, to name a few, all have specific goals and that the CEC should advise the City Council to set a goal, if only aspirational. **Mr. Price** stated that the City's only targets are set for a municipal goal of 20% energy use reduction in accordance with the Green Communities program guidelines and that those are quantitative numbers that we have data for.

**Motion:** After much discussion and input by CEC members, the following motion was put forth: That the CEC send a letter to the Mayor recommending that the CEC investigate the Big Roof Solar Program put forward by TownGreen 2025 and Resonant Energy with a view towards making a recommendation to the City to endorse and/or partner with the program. Investigation shall be evidenced by a list of interested parties that have been contacted by TownGreen and Resonant Energy that will be included with the letter. The strengths of the program will be included and a statement that this program gives our local businesses a similar opportunity for clean energy purchases that we currently have for the municipal facilities through the wind turbine project. The motion was seconded by **Mr. Moskal**. All voted in favor of the Motion. It was agreed the **Mr. McGeary, Ms. Stout-Saunders** and **Ms. Wheeler** would write up a draft to be reviewed by **Mr. Price, Ms. Barr, Mr. Prouty** and **Ms. Hoague** will be responsible for the list of interested parties which they indicated should be available in about two weeks.

**Ms. Brayton** pointed out to Ms. Barr that in Resonant's marketing materials the City of Gloucester is incorrectly referred to as the Town of Gloucester. Ms. Barr will correct this error wherever it appears.

#### **Community Development Updates from Mr. Price**

**Green Communities:** The Green Communities projects for the High School and O'Malley School have been completed. The air vents were running 24 hours a, 7 days per week. They are now all on an energy management system and running the appropriate hours resulting in a 5% reduction of the City's energy consumption. The next Green Communities round will be a LED lighting conversion at the High School and tying the energy management system into the remaining infrastructure such as new RTU's and exhaust fans that are also running 24/7. They will be working with the project expeditor to keep it under M.G.L. Chapter 25A. The City received approximately \$100,000 in utility incentives from the last grant which will be added as a match to the next round. The application will be submitted by March 22, 2019.

**Sol Smart:** Designation should be completed over the next two weeks.

**Community Aggregation** has been stable and City has received calls from additional residents to join the program.

**Solar Ordinance:** no further progress at the moment.

**International Energy Conservation Code:** **Mr. Price** has discussed with **Ms. Cahill** and **Mr. Cademartori**. They feel that the benefit is small relative to the size of our community. Although the cost is minimal it requires staff time. **Ms. Wheeler** will check what assistance MAPC may be able provide. The deadline for registration is March 29, 2019.

**National Grid Community Initiative:** Has been completed for 2018. The City received \$25,000 which will be put in a budget for grant applications or potentially a revolving fund for energy projects. 700 audits were completed. A third round is being considered. That application is not be due until January 2020.

**4. National Grid (NGrid) Electric Vehicle Charging Station Initiative:** Mr. Price pointed out that for municipal purposes the Massachusetts Electric Vehicle Incentive Program (MassEVIP) that helps eligible public entities acquire electric vehicles and install charging stations is much more cost effective for the City than the NGrid Initiative and that the City will continue to use MassEVIP. The City is applying for another grant under this program for a charger to be installed at the High School. The NGrid Initiative requires a five year contract, chargers that are approved by NGrid, a Level II charger is \$50K plus fees. Ms. Stout-Saunders reviewed the program and the NGrid contract. It is her opinion that NGrid should market this directly to their larger accounts and accounts with multiple employees that would benefit from the convenience of an on-sight charging station.

**5. St. John's Episcopal Church Solar Project:** Mr. McGeary reported that the SMART application was accepted today for one of the two buildings and that the project should be eligible for the first batch under SMART, Tier One. They are waiting for the final loan approval from the Episcopal Diocese. This project will be available as a Resonant Energy demonstration project in the City.

**6. Outstanding Item:** Ms. Stout-Saunders mentioned that at the January 2019 CEC meeting the Strategic Plan (not yet posted on the website) and annual report had not been addressed and that these should be included on our next meeting Agenda.

**CEC Meeting Time:** Ms. Stout-Saunders proposed that we move the CEC meeting time to 7pm instead of 7:30pm. All members agreed to try out this time slot.

**Ms. Altenburger:** Distributed handout: "Why are We Letting MA's Fishing Fleet and Harbors be Ruined?" (10/03/18)

**Next Meeting:** March 28, 2019.

**Motion** to adjourn meeting: 9pm

Respectfully submitted,

**Linda Stout-Saunders**

Documents Referred to in the Minutes:

Resonant Energy's background, outline of the Big Roof Solar Program and project case studies.  
"Why are We Letting MA's Fishing Fleet and Harbors be Ruined?" (10/03/18)