

FINAL

**LEBANON ENERGY ADVISORY COMMITTEE**  
**THURSDAY, April 18, 2019**  
**COUNCIL CHAMBERS – CITY HALL**  
**4:00PM**

**MEMBERS PRESENT:** Clifton Below (Chair), Greg Ames, Meghan Butts, Johnathan Chaffee, Peter Beardsley (Alt.), Gene Homicki (Alt.), Woody Rothe

**MEMBERS ABSENT:** Keith Davio (Planning Board Rep), Karen Hill (Alt. Council Rep.),

**STAFF PRESENT:** Tad Montgomery (Energy & Facilities Manager), Marc Morgan (Solid Waste Facility), James Donison (Director DPW), Mark Goodwin (Planning & Development), Rebecca Owens (Planning & Development)

**GUEST:** Andrew Hatch, (Resilient Buildings Group); Mike Hildenbrand & Chris Rivet (Dubois and King, Inc.)

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1. **CALL TO ORDER:** Chair Below called the meeting to order at 4:03 PM. Gene Homicki was appointed to have voting privileges in the absence of Keith Davio and Peter Beardsley voting privileges until Jonathan Chaffee's arrival.

**2. ACCEPTANCE OF MINUTES:** • March 21, 2019

*Greg Ames MOVED to approve the March 21, 2019 minutes as amended. Seconded by Peter Beardsley.*

*\*The MOTION passed 6-0.*

Amendments: Page 1 Line 30 Add 'According to the results of a retro-commission study,' before the HVAC. Page 1 Line 31 Remove 'the fault lies with Honeywell, who are "not doing their job."' Page 2 Line 3 Remove 'the lively discussion lost some focus as it proceeded.' Page 2 Line 36 Remove 'Ellen' and Add 'Mark Goodwin' and Remove 'get' and Replace with 'ask for'. Page 2 Line 39 Remove 'the battery pilot program, specifically'. Page 2 Line 40 Remove 'for the' and Replace with 'and', Remove 'of it'. Page 3 Line 1 Replace mW with MW.

**3. LANDFILL GAS TO ENERGY (LFGTE):** presentation by DPW on evaluation of alternatives to date & plans for RFP; discussion.

Mr. Donison, Mark Morgan, and Mike Hildenbrand and Chris Rivet from Dubois and King, Inc presented the findings of the gas to energy conversion project. The team for the analysis of the project included Stantec Consulting and Rafteli Financial Consultants. A slide presentation stating their findings was presented that included an evaluation of what could be done to benefit the City the most; projected amount of gas over the next thirty years; using the gas to generate electricity; and how gas could be used by the City at the landfill.

The next step is to develop an RFP to solicit contractors for this project.

Mr. Chaffee arrived at 4:15.

Ms. Owens questioned the costs to the City for insurance, which was not considered, and was told that on the proposal, the contractors would determine what insurance is needed. The Staff is proposing that the contractor own and operate this energy facility because the City does not have the technical expertise to

oversee this project. LEAC may want to discuss this further to determine if it would be better for the City to own the operation to offset the cost of electricity. The CIP project that was approved was to be City owned for electricity for City operations and Chair Below presented a spreadsheet that showed how the City pays for electricity, how it amortizes debt and where the break-even point is for this project.

The backup information used by the team to determine the break-even point will be shared with the members before the next meeting.

At this time an audience member asked to speak under the Open to the Public section as he was not able to stay at the meeting until that agenda item came up later in the evening. The Committee allowed Mr. Hatch to speak at this time.

Andrew Hatch (Resilient Buildings Group) spoke about the continued progress with businesses in the communities, noting that the Power House Mall owners are interested in energy efficiency in their common areas and Eastern Mountain Sports is interested in developing their energy efficiency. Mr. Hatch is making head way with Liberty Utilities and the simplified application will be used for incentives up to \$5,000. He left copies of the simplified application form.

#### **4. BRIEF UPDATES**

##### **a. EV Subcommittee**

Ms. Butts said the subcommittee will be meeting for a second time. Their last discussion pertained to charging stations. They have had conversations with the public resulting in some good feedback, noting there was interest in private chargers at work places. They also looked at a series of public sites and continue to look at the feasibility of putting charging stations in public spaces and what types of chargers were preferable.

The subcommittee made a motion asking LEAC to recommend that the City install a level two charger at the back of City Hall as part of the solar project. They would like a meter installed so the City can determine the cost of the electricity used and what level of demand there is in the City. Discussions with Hanover about their process and costs for charging stations are taking place.

Tad Montgomery is working on determining the cost to own or lease and operate a city-owned electric vehicle. Due to the City's non-appropriation rule, they do not commit to a contract for more than a one-year, but a lease allows them to capture the tax credits. Alternatives are being looked into.

***Gregory Ames MOVED that LEAC recommend to the City that a level two charger station be installed in the vicinity of City Hall with a separate meter and a shut off. Seconded by Meghan Butts.***

***\*The MOTION passed 6-0.***

##### **b. Solar**

The Solar Subcommittee has not been meeting.

##### **c. LED Streetlighting Conversion**

This subcommittee is ready to dissolve. The public announcement of the streetlighting conversion was made and posters will go up on poles soon, so the public can provide input on any lights that will be removed or added. Public Forums will be held May 6<sup>th</sup> at City Hall and May 9<sup>th</sup> at Mount Lebanon School.

#### **d. Legislation**

Chair Below provided an update on current legislation, noting that legislation is moving forward for collecting data on energy use, the municipal aggregation bill will be heard the next week, and streetlight legislation is pending.

#### **5. ENERGY & FACILITIES MANAGER REPORT**

Mr. Montgomery presented the audit information. He is meeting with architects and builders about insulation options for the majority of walls in City Hall.

The use of pellet boilers for heating and their impact on air quality is being discussed. There will be follow-up meetings and possibly a tour of the Hartford building. Issues still remain with the Police Department building and they are considering propane heat. The audits of the other City buildings are continuing.

Staff have recently completed a tour with Revision Energy to evaluate the potential of solar on the DPW building and other City buildings. It appears the airport hangers are not suitable for solar because the airport location requires consolidating the electric meters. Discussions continued regarding streetlights and the use of Federal funds for community solar.

#### **6. BUILDING ENERGY EFFICIENCY & STRETCH BUILDING CODES**

Begin discussion of Master Plan Chapter 13 (Energy) Outcome 1, and related strategies & actions as listed below:

- 2018 International Energy Conservation Code (2018-IECC)
- 2018 International Green Construction Code (2018-IgCC),
- LEED (Leadership in Energy and Environmental Design) standards,
- EPA Energy Star Certification with Indoor airPLUS qualification,
- US DOE Zero Energy Ready Home Program
- PHIUS+ 2015: Passive Building Standard -- North America

Chair Below informed the Committee where they are regarding the Master Plan and reviewed the City Master Plan strategies and the need for the City to support energy efficiency and discussed the future use of biofuel.

Chair Below reviewed the 2018 Energy Conservation Code, noting the City does not have its own code but one could be adopted by the City in the future.

Ms. Owens spoke about sources of energy information. Federal law requires that all new construction of federal buildings to be net zero by 2023. Discussions took place regarding the expense to retrofit buildings, especially in an older city like Lebanon; the wisdom of building facilities that aren't energy efficient if they need to be retrofit in another 10 years; and how Lebanon could move to the 2018 Code even though NH is just going to adopt the 2015 code.

There are two action items for the City building standards to be done as soon as possible: 1) Getting the community to follow the higher standard of codes; and 2) How does the City require Lebanon to follow the higher standard of codes. The City Council would have to make it a standard for the City in general. The documents that were provided give substantial information and data that supports the benefits of the 2018 standards.

#### **7. REPORTS & NOTICES**

**Energy related Conferences, Webinars, & Events**

Mr. Montgomery distributed a list of upcoming events and Chair Below reported on a few additional events. They reviewed the events to encourage members to attend some of the upcoming events.

**8. OTHER AND OPEN TO THE PUBLIC**

**9. NEXT MEETING DATE:** Thursday, May 16, 2019

**10. ADJOURNMENT**

*Mr. Rothe MOVED to adjourn the meeting at 6:20 PM.*

*Mr. Homicki seconded the MOTION.*

*\*The MOTION passed unanimously (6-0).*

Respectfully Submitted,  
Linda Billings  
Recording Secretary