

## Charlotte Energy Committee Meeting – 02-13-13, 7 p.m.

**Attendees:** Catherine, Lily, David, Michelle, Jen; Gerald (Planning Commission liaison) - Suzy and Rebecca attended the Montpelier meeting to represent the Energy Committee

Previous meeting minutes were not discussed, therefore need to be approved at the March meeting.

### Town Building Data discussion

Gerald: Is degree-day use identified as part of the information on fuel and electricity usage? Portfolio Manager does this per Jen. Four town buildings now have fuel and power bill info entered into spreadsheets; #2 fuel and propane entered by Lily, Bill entered electrical use. Jen will meet with Lily as to entering spreadsheet data into Portfolio Manager.

### Engineering RFP Scope of Work

Discussion ensued about expectations from the engineering study for the amount of money available. Per the original RFP:

- A. *Review energy use of the four town-owned buildings as this pertains to heating and cooling. The successful proposer will be given access to the town energy information in Energy Star Portfolio manager.*
- B. *Analyze opportunities for district heating and/or district cooling. The Town is especially interested in the possibilities of district heating with the potential opportunity to expand to privately owned properties in the immediate vicinity if economically feasible, desired by property owners and agreed to by the Town. The district heating/cooling analysis should provide the following information:*
  1. *Potential sources for district heating and/or cooling*
  2. *The economics for heating and/or cooling with a life cycle cost analysis*
  3. *Potential sites of district heating and/or cooling sources and conceptual design for systems.*

After correspondence with Jen, LN Consulting had agreed to a scaled back version of this original scope by eliminating the life-cycle cost analysis and siting/conceptual design component in order to reduce costs and work with our budget.

Further discussion followed as to whether we have 'gut senses' that the end result of this feasibility study will be a project that is not a viable payback. Jen shared a study from 2011 of a VT town considering a central heating plant, including the estimated costs. Gerald mentioned a long range goal of Senior Housing within the vicinity and the opportunity for neighboring homes/businesses to utilize a central heat plant although that potential has not been reviewed, not the information gathered as to loads from these properties. David questioned whether dollars could be more wisely spent in energy audits and individual building system reviews, rather than spend money on a central plant study.

Follow-through with recommended efficiency improvements to lower energy use would thereby reduce central infrastructure needs further.

David: Future expenditures should include audits of the Library, Senior Center and Fire/Rescue Building in the next budget year(s). It was recommended this be on our agenda for our next meeting. Jen indicated Building Energy's predicted savings from the Town Hall renovations would have approximately a 15-year payback; current estimates are looking at 10-12 year payback.

Catherine believes we should first and foremost review the Library heating system, as we've been told this is a big concern. Jen and Michelle will meet at the Library to evaluate what the concerns are with their system(s); we can then decide whether to get an order of magnitude for an engineer's review and energy audit (hopefully less than the \$5,000 in our budget).

Meeting adjourned at 9:05 p.m.