CALL TO ORDER/PLEDGE OF ALLEGIANCE

President Anglace called the Special Meeting of the Board of Aldermen to order at 6:34 p.m. All those in attendance rose and recited the Pledge of Allegiance.

ROLL CALL

Alderman John F. Anglace, Jr., President – present
Alderman Lynne Farrell - present
Alderman John “Jack” Finn - present
Alderman Stanley Kudej- present
Alderman Noreen McGorty - present
Alderman John P. Papa - present
Alderman Eric McPherson- present
Alderman Anthony Simonetti- present

ADMINISTRATION

Mayor Mark A. Lauretti
Corporation Counsel Thomas Welch
Fran Jones, Fire Chief

ALSO IN ATTENDANCE

Sarah Hill, Solar City
Michael Johnson: Government Relations Manager, Sullivan & LeShane

AGENDA ITEM

1. SOLAR CITY SOLAR POWER PURCHASE AGREEMENT – WAIVER OF BID

Alderman Papa moved, per the recommendation of the Purchasing Agent, to waive the bidding process for purchase of solar power for various city schools.
He further moved to approve the Solar Power Purchase Agreements and the Performance Guarantee Agreements by and between the City of Shelton and Solar City Corporation regarding Long Hill School, Perry Hill School, Sunnyside School and Elizabeth Shelton School.

Further authorize Mayor Mark A. Lauretti to execute any and all documents necessary to effectuate said agreements.

Alderman Finn seconded the motion.

Sarah Hill from Solar City made a presentation which touched upon some of the below points.

- Reliable, nationwide company
- Commercial and residential solar
- About 70 Connecticut employees
- They secure the financing so that projects can move forward
- All operations are in house they employ 50 full-time engineers
- 24/7 monitoring service
- Checks are done at 15 minute intervals
- If there is a problem Solar City will send someone out to address it at no cost.
- No upfront cost.
- Won’t provide more power than you need.
- Power purchase against 20 years flat rate, no inflation or escalation.
- Smart battery available

Discussion:

The Aldermen took turns asking Sarah Hill questions.

Alderman Finn: What would happen if the roof needed to be repaired?

Sarah Hill: We would work with the installer and the manufacturer so that there would be no loss of warranty on the roof.

Alderman Finn: How will the added weight of the panels affect the structural integrity of the roof? How will snow affect this?

Sarah Hill: We do an in depth structural analysis with snow load in mind. There are also six foot walking paths between the arrays to assist in clearing snow from the roof if necessary.

Alderman Finn: In the past we have had problems with people climbing on the roof and cutting phone lines. Is there any way to insure people’s safety if they get on the roof when they aren’t supposed to be there?

Sarah Hill: There is nothing extra that we could do. You would just have to do what you would normally do to keep people off the roof.
Alderman McGorty: Do you have experience working with and training fire departments and municipal services?

Sarah Hill: We offer training on how to turn off and shut down all or parts of the system safely. The disconnects are designed for fire safety.

Alderman McGorty: Is the training typically a one shot deal?

Sarah Hill: We can come back for refresher training or to train new people.

Alderman Simonetti: This system is designed to only make the power that we need. Why not make a system that makes more than we need and sell it back?

Sarah Hill: You can’t sell the excess energy produced back to the utility company.

Alderman Kudej: How much do these panels weigh and how did you figure out how much weight the roofs will bear?

Sarah Hill: The sales engineer worked with the Board of Education to age the roofs and come up with the recommendation. Before we build an in depth analysis will be done to verify the preliminary analysis.

Alderman Kudej: What are the panels made out of?

Sarah Hill: The panels are made out of tempered glass and polysilicon. The frames are aluminum.

Alderman McPherson: Will the install have any benefit on the roof warranty?

Sarah Hill: No

Alderman McPherson: Who owns the panels?

Sarah Hill: Solar City.

Alderman McPherson: In case of damage will Solar City’s insurance cover it?

Sarah Hill: Yes, unless someone from the City damages it.

Alderman McPherson: Do all clients do 20 year agreements?

Sarah Hill: No. Some clients do 15 year agreements but there is less of a savings because the contract is condensed.

Alderman McPherson: Is the energy generated stored or released?

Sarah Hill: Released.

Alderman McPherson: Technology changes quickly. Would you be doing upgrades to keep up with the technology?
Sarah Hill: If the cost would benefit replacement, yes, but the technology probably wouldn’t change enough.

Alderman Farrell: On slide 5 it states that you service seven states. Are there other firms that are in competition with you?

Sarah Hill: Yes, there are other firms that offer parts of what we do. We are more inclusive.

Alderman Farrell: How long have you been doing this?

Sarah Hill: Since 2006. We went public in 2013.

Alderman Farrell: After 20 years can you buy it?

Sarah Hill: Yes.

Alderman Farrell: As technology changes can you upgrade panels?

Sarah Hill: If the cost benefit warrants it.

Alderman Farrell: How were you selected as a provider?

Sarah Hill: We approached the Board of Education through the U.I. and spoke to them about installing the solar panels. We were awarded the bid through the U.I.

Alderman Papa: Are the panels U.S. made?

Sarah Hill: Not on this system.

Alderman Papa: With a one year savings of $47,000.00 can we look at installing the panels on other buildings in the city?

Sarah Hill: Yes, it is possible but it’s not something that we can do now. There is another bid that opens in May of next year.

Alderman Papa: Are you the only provider for us?

Sarah Hill: Yes.

Alderman Anglace: Does U.I. prequalify suppliers through a grant round?

Sarah Hill: Yes.

Alderman Anglace: How many developers are chosen?

Sarah Hill: There is only one developer per project.

Alderman Anglace: If we go out to bid then only one person can bid on it.
Sarah Hill: Yes.

Alderman Anglace: I spoke with the fire marshal to see if there were any restrictions on solar panels on schools in the State Fire Marshal Code. He told me that there absolutely were none.

Alderman Simonetti: What is the time frame to install?

Sarah Hill: We will work with the schools on installation. U.I. will send four dates. One date is picked. The system must be installed one year from the date chosen.

Francis Jones, Fire Chief:

- There are 78 residential homes and 2 large businesses with solar panels in Shelton.
- The fire department has had training sessions before. An ongoing relationship with the fire department to provide training is important.
- New technology means changing the way we do things but we are always up for the challenge.
- A recent research project about photoelectric cells fire department concerns showed that solar panels are a good benefit for the City.

Alderman Anglace: Would anyone from the public like to speak?

Wayne L. Bragg
85 Park Avenue
Shelton, Ct. 06484

Mr. Bragg: Shelton can’t go out to bid because U.I. has already gone through the bidding process, correct?

Sarah Hill: Yes.

Mr. Bragg: How does it work?

Sarah Hill: Projects are submitted and U. I. chooses which projects they want to do.

Mr. Bragg: What is the total value of the contract?

Sarah Hill: It’s the guaranteed kilowatt hour multiplied by the projected rate less undeliverable power.

What is the average savings?

Sarah Hill: I don’t understand the question.

Mr. Bragg: If structural costs are incurred during the installation, who pays?
Sarah Hill: The City.

Mr. Bragg: The direct purchase contract purchased from Solar City but can’t sell back and U.I. picks up the difference. Has someone looked at that?

Sarah Hill: That’s what the saving analysis chart is.

Mr. Bragg: When these types of installations are done do insurance premiums rise?

Sarah Hill: None in my experience.

Alderman Anglace: Any other questions? (None.)

A voice vote was taken and the MOTION PASSED UNANIMOUSLY.

2. ENERGY BID WAIVER

Alderman Papa moved to approve the following resolution:

Whereas and, pursuant to the Charter of the City of Shelton Section 7.14 the City is required to bid all purchases which may reasonably expect to exceed $7,500.

Whereas and, the intent of the Board of Aldermen is to meet those requirements and the Board of Aldermen is determined to obtain all purchases at the lowest possible cost.

Whereas and, the City and the Board of Education have endeavored to reduce utility and energy costs relative to, but not limited to, fuel, gas, propane, oil, solar, electrical and geothermal.

Whereas and, the City and the Board of Education have investigated and developed innovative measures in an effort to reduce utility and energy costs.

Whereas and, market conditions for the purchase of these utility and energy products, in some instances, change on a daily basis.

Whereas and, the State of Connecticut and the federal government have developed certain programs and grants in an effort to find alternative energy solutions and to provide cost savings.

Whereas, certain grants which provide cost savings for energy programs are time sensitive

Whereas and, as a result of the change in the various industries, the City often requires the expertise of certain energy vendors and providers to assist the city to guide the project.
Whereas and, the Board of Aldermen wish to adopt a procedure wherein the Purchasing Agent may under certain limited circumstances purchase various utility and energy products described above in order to obtain the purchase price of goods at the lowest possible cost taking into consideration any available grants and the required expertise necessary to implement the program.

Now, therefore be it resolved by the Board of Aldermen:

The Board of Aldermen pursuant to the Charter Section 7.14 hereby waive the bidding requirement and shall permit the Purchasing Agent to purchase utility and energy products such as fuel, oil, gas, propane, solar, electricity and geothermal when the Purchasing Agent determines it is either unwise, impractical or impossible to bid the item taking into consideration the foregoing.

Alderman Simonetti seconded the motion.

Discussion:

Alderman McGorty commented that, because of the volatility of the product, we could miss a good opportunity if we wait.

Alderman Papa commented that, because of the cost of gas and oil, this is something we should consider.

A voice vote was taken and the MOTION PASSED UNANIMOUSLY.

Alderman Simonetti MOVED to adjourn at approximately 7:30 pm. SECONDED by Alderman Papa. A voice vote was taken and the MOTION PASSED UNANIMOUSLY.

Respectfully Submitted,

Kimberly Anglase, Clerk
Board of Aldermen

DATE APPROVED: ______________BY: _____________________________

Mark A. Lauretti
Mayor, City of Shelton