



**TOWN of
THOMPSON**

Board of Selectmen

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2018 APR 26 P 5:55
Linda Paradise
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Joint Special Meeting

Board of Selectmen and the Building Committee

Tuesday, April 24, 2018 7:00 PM Seney Community Room/Town Hall

Minutes

Present: First Selectman Ken Beausoleil and Selectman Amy St Onge

Absent: Selectman Steve Herbert (out of state)

Members of the Building Committee: Chairman John Rice, Larry Consiglio, Jonathan Hoenig, Frank Langlois, John B. Lenky, Brian Santos, William Witkowski. Absent: Ray Faucher, Jr.

Members of other Boards/Commissions: Town Planner M.A. Chinatti, EDC Chairman Brian Yacino, BOE member Linda Jarmolowicz, BOE member Tom Angelo, BOF member Robert Mann, others

Several members of the public

Staff: Recording Secretary Dotti Durst

1. First Selectman Ken Beausoleil called the meeting to order at 7 PM.
2. Building Committee Project Updates, Discussion and Action:
 - K. Beausoleil reviewed the status of matters pertaining to the Joint meeting.
 - The Referendum last night passed by a margin of 3:1, approving the funds for the oil spill remediation (\$110,000).
 - We had a question from the attorneys at Shipman And Goodwin about drilling and we will co-ordinate with the driller to get a contract in place
 - A pre-trial meeting is scheduled for May 17 with litigation expected in the fall
 - The Building Committee, Bill Birch and CME, using DEEP requirements should set up a time frame. There is only a single vendor which does the drilling work.
 - Board of Selectmen members A. St Onge and K. Beausoleil were present at the Building Committee last week for discussion of the Solar ideas. New information has come in. At the BOS meeting on April 17 Mr. Lenky asked to be added to the agenda to present information. It was agreed at that meeting that the BOS and the Building Committee should meet to gather further information.
 - The question before us is how to move ahead with Solar. The Tighe and Bond contract for \$20,000 has a provision to explore all options; we should do so before spending anything.

Selectman A. St Onge – Solar was presented last week to the Board of Selectmen. We agreed that we need more information, whether we go with SHR or not. We need to explore all options and calculate cost savings. We should determine what Tighe and Bond will provide that we don't already know. I do want to move forward with this.

Building Committee Chairman J. Rice – At the April Building Committee meeting, following an examination of Tighe and Bond’s ability to analyze all alternative energy possibilities, the consensus was to use that firm to explore all energy system options to serve the school facility.

- J. Lenky was not authorized to present comments at the Board of Selectman’s meeting on April 17.
- Priority: the fuel tanks will be shut down on the school property on June 30
- Tighe and Bond has indicated in an email today that from the time they do a site inspection until an evaluation of all options would be available will be three weeks. The firm is large enough to be able to handle the three aspects of the Building Project simultaneously.
- K. Beausoleil - the Tighe and Bond contract was signed by the town, sent to Tighe and Bond with a proposed revision and is due back to the town
- At the Building Committee meeting next week, the bid paperwork/RFP for a contractor oil spill remediation should be prepared, through CME, and a selection made, which we would approve.

B. Santos, Building Committee member – as a new member of the committee, utilized his experience in solar installations at educational facilities to develop data regarding solar to serve the Thompson school facilities. Copies were distributed and discussed, with key points being the steps used to consider site options and to rule each one in as feasible or to rule them out. Mr. Santos conducted his study approached from a PPA (Power Purchase Agreement) standpoint. The data shows in detail the actual kWh used on a per-month basis. Then there is a comparison demonstrating what the cost savings would be to the town if a contract with a solar provider could be obtained at various costs per kWh calculations. He requested that his data be shared with Tighe and Bond, providing a foundation upon which they could build in evaluating all of the options available to Thompson. They may come up with a capital project or a PPA project.

K. Beausoleil – There is a variety of expertise within the membership of the Building Committee which should be utilized. Tighe and Bond may not be everything, the only thing, B. Santos has explored many options. This process calls for effective interaction within the Building Committee; seek consensus then work together to reach your goals.

3. Citizens’ Comments:

- There may be a misconception: Tighe and Bond will do an analysis to learn *whether* use of a town-owned property is a possibility. We as a community can’t know the best course of action until we can compare options
- Clarification was provided about ZERC (Zero Emission Renewable –Energy-Credit): this is a State-issued and controlled meter that is placed behind the primary power meter and is under the control of the approved vendor. This is important to the vendor in maintaining his income stream. The current installation will expire in October 2018.
- A. St Onge - the reason that SHR is being considered for the Solar project is that they are the vendor which has control of the ZERC panel; these are not available

- Question - what is the process for posting an RFP and going out to bid on this matter? K. Beausoleil – no, the project for the schools is further along- shovel ready- approvals are in place. Anything *in addition* has to go through the process.
- Suggestion- rather than rush to enter a twenty-year agreement, wait the three weeks that Tighe and Bond will use to create a list of options.
- Since the project is shovel-ready and since October is the expiration of the ZERC contract, the three week study period seems appropriate
- A. St Onge - endorses sending the B. Santos Solar Study to Tighe and Bond
- K. Beausoleil – working together within the Building Committee, with effective interaction among the members and constructive conversations will result in better understanding and lead to the best decisions in the interests of the town
- Sees the research which has been done as a positive for the town and thanks B. Santos for the document
- The issue of direct communication with a possible vendor by committee members was identified as a breach of procedure. It was pointed out that Selectman S. Herbert has specifically advised about the appropriate protocol. B. Santos noted that his contact was only to get basic background so as to be up to date with what has taken place since 2014 when the Solar Project was launched.
- Observation – although we may be all for installing solar, the financial reward should fall to the Town rather than to a private party
- Support for working together as Boards and Commissions as well as within the Building Committee will result in a benefit to the Town, bringing in revenue.
- Support – yes, there is only one chance to do this right; let's look at and share the data that B. Santos has compiled
- We need to understand it all; PPA, Virtual Net Metering. We all need to get all of the facts to make an educated, informed decision

4. Selectmen's Comments: K. Beausoleil – the Tighe and Bond report will take three weeks; suggests moving it forward since they have multiple staff to achieve this timeline. A. St Onge – agrees that it be moved forward and expedited through Tighe and Bond.

5. Possible action on Item # 2: none

6. Motion A. St Onge by seconded by K. Beausoleil to adjourn carried unanimously. Adjournment was by K. Beausoleil at 8:30 PM.

Respectfully submitted by Dorothy Durst, Recording Secretary *Dorothy Durst*

These minutes have not yet been approved by the Board of Selectmen. Please refer to next month's meeting minutes for approval of and/or amendments to these minutes.