

**Wellfleet Energy Committee
Minutes of the Meeting of November 29, 2017
Council on Aging
7:00 p.m.**

Present: Richard Elkin, Chuck Cole, Lilli-Ann Green, ChristiAne Mason and David Meade-Fox

Guests: From BlueSel Commercial Solar – Wally Cole, CEO, Michael Tanghe, Prinipal and Co-Founder, Rob Rollins, Director of Business Development, Ara Merakian, Sr. Project Manager

Chair Elkin called the meeting to order at 5:02 p.m.

A request to tape record the meeting by Lilli-Ann Green was made and the request was granted by the Wellfleet Energy Committee (WEC) Chair, Elkin.

BUSINESS

Explore Options for a Power Purchase Agreement (PPA) for Solar Panels on the Capped Landfill: Elkin introduced the guests. They provided WEC members with a packet of information¹ and each spoke on various topics. First an overview of the BlueSel company, their history and the Preliminary Solar PV proposal for solar panels on the Wellfleet town landfill was provided. The discussion was about a PPA where a third party would finance, own and insure the panels. The proposal included a savings of electricity costs for our town and also a fee to lease the property in order to place the panels. The area of land where the solar panels were proposed would cover 73% of the town's electric energy needs at this time. The proposal included a PPA for 20 years. A solar PPA cash flow was presented with electricity cost savings of \$813,318 over 20 years and lease payments of \$363,314 over 20 years, or a total of \$1,176,632 over 20 years. As Cole stated, the preliminary proposal from BlueSel not only includes the savings for the electricity as in the Cape and Vineyard Electric Cooperative PPA proposal, but adds to it the revenue from lease of the town owned land. The PPA generally includes an end of term option for the town to purchase the solar panels at less than 15% of the original cost at the end of 20 years or the option to extend the terms of the PPA for 5 additional years. The 5 year extension usually is available twice. An overview of a sample timeline and action plan was provided which showed that the project could be completed within 6 months. BlueSel included a proposed layout of the solar panels on the site and a series of photographs of solar panels they propose so WEC members and others could visualize the solar array and its components. A letter of intent/term sheet was submitted and discussed.

Elkin asked if there is a cost to have the PV panels removed after 20 years? The answer was, generally there is no cost to the town. Green asked about the height of the PV panels. The answer was, the PV panels are at their optimum if they are raised to 7' high. Green's response was that the town bylaw called for 6' and a variance will be needed. She recalled that her research at the time indicated the height may be higher than 6' but others on the committee at the time disagreed and refused to change the height in the bylaw. C. Cole asked about safeguards so the cap on the landfill is not punctured. BlueSel employs several different safeguards including installing landscape cloth covered with gravel so there is no grass growing in the area and using a rubber

tire buffer with a concrete line instead of driving a truck onto the area in order to pour concrete for the posts the solar panels sit into. They assured the WEC members this concern will be seriously addressed and insurance will cover any issues that may arise. It was agreed that C. Cole will be the WEC contact name for BlueSel to file a new pre-qualification agreement with the utility for the location. This is the first step to see if it is feasible to develop this location for solar PV panels. There is no charge or obligation to take this step. BlueSel will look at the property again to determine if there could be more solar panels placed in this location to cover more of the town's electrical energy needs and to see if the fencing goes all the way around the landfill property (if so, the price for the proposal can be lowered). Mason and Meade-Fox questioned the background and stability of BlueSel and the investor company they propose will own the panels. More information will be provided to WEC as requested.

Changes that will be made with the new SMART program, when it will start and how it will impact the costs and potential savings to the town were discussed. It is possible the SMART program will begin in April but it is more likely on June 1. BlueSel will know more after January 1, 2018 and will keep WEC members informed. The Department of Public Utilities and Eversource case should be decided in December which will determine how much savings our town will be able to reap. Elkin will keep WEC up to date on this.

BlueSel will stay in touch with WEC members, provide the answers to questions posed and provide further information as requested.

Motion: Elkin moved to adjourn the meeting. Green seconded. The motion carried 5-0. The meeting was adjourned at 6:20 p.m.

Respectfully submitted,



Lilli-Ann Green, Committee Secretary

¹ Folder with information provided by BlueSel Commercial Solar