



MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE EVERGREEN FIRE PROTECTION DISTRICT MAY 30, 2017

The special meeting of the Board of Directors of the Evergreen Fire Protection District was held on May 30, 2017 at the Administration/Training Building, 1802 Bergen Parkway, Evergreen, Colorado.

MEETING CALLED TO ORDER Director Anderson called the meeting to order at 5:39 pm.

TIME OF REMEMBRANCE AND REFLECTION: The pledge of allegiance was recited and a moment of silence was observed.

ATTENDANCE

DIRECTORS IN ATTENDANCE: John Anderson, Mike Gregory, Dave Christensen, Jeff deDisse, and Dr. Jim Mosby.

ALSO IN ATTENDANCE: Chris Schleef, Sal Christ, Jeff Bunge, Chief Mike Weege, and Carol Hucker.

APPROVAL OF AGENDA: Director deDisse made a motion to approve the agenda as presented; seconded by Director Christensen; motion carried.

PUBLIC COMMENT: Chris Schleef – has been working with committee to identify areas where lighting can be changed to reduce electrical usage. In a recent meeting he felt that it was decided that it would be best to hold off on the solar energy project until the energy reductions are completed. Lighting that is currently 24/7 will be reduced down to 8-9 hours per day in business areas. In the towers motion sensor lights would be added to take the 24/7 lights off. Prudent to hold off until the efficiency changes are made and a few years of usage data with them in place can be viewed to determine how much electricity is needed.

PRESENTATIONS:

- Solar Energy – Director Christensen: this project started at higher levels of PV needed and this has been reduced down due to energy efficiency work completed / planned, and with plans to PV the satellite stations eliminated. We are down to PV for the 3 buildings at Station 2, with built in reasonable assumptions of efficiency measures, and sized the PV accordingly. The current plan takes advantage of the trending down of costs and takes advantage of low pricing of PV and racks. Director deDisse would like to be sure we are putting in the right amount of solar based on what actual needs are and how this is judged. What is the cost of overbuilding/underbuilding the system? Mr. Bunge responded that electricity generated beyond usage is held for us as credits at Xcel. Director Christensen noted that there are incentives from Xcel that we can benefit from if we make the decision now versus waiting for a few years more. Director Anderson asked that it be explained how the size and assumptions of the system were determined and is there an appreciable difference in the effect of efficiency on usage. He asked that one station be discussed at a time.

Mr. Bunge explained that the solar for the station 2 buildings have a relatively stable and predictable electrical usage. Maintenance was sized at 25 kW which equates to 87% offset of usage. This allows the building to go to the commercial level of renewable energy credit (REC) which is now at 4.75. The REC would be worth about \$30,000 over a 25 year period. A year of utility bills were reviewed to come up with these calculations. Discussion ensued regarding whether 1 year of data was sufficient to review, whether an additional 13% in efficiency could be achieved on the maintenance building, the improvements in solar technology in the coming years, whether we were considering over/under building the system. Mr. Bunge explained that to achieve 100% offset we would need a 28.8 kW system, costing about \$8,000 more for the installation. Director Christensen noted that if the conclusion is that additional efficiency is not available then we could increase to 26kW for 90% offset.

Station 2 is limited by the roof size so a 44% offset is what can be reasonably expected to fit. We are not able to cross electrically between the 3 buildings. We may find more efficiency there but that won't change the 44%.

The administration building was sized at 75kW which would be an 83% offset with room for more efficiencies to be completed. Discussion ensued about under-sizing the system and additional efficiencies to make up the 17%. Mr. Bunge noted that panel cost is low now because the federal

tax credit was anticipated to go away in 2017 and that didn't happen so there are more panels available. He also noted that the REC may go down before we could get it locked in for a guarantee. It was discussed that 24 hour lighting will be placed on operational time zones and the HVAC will be inspected and adjusted to its optimal performance. It was noted that it is important to stay under the peak demand charges and a system would be placed to monitor and notify usage levels.

Director Christensen explained that the documents presented show a 1% and a 4% increase in electrical rates. The payback is a little longer with the 1% at 9.9 years. The panel life span is 30-35 years and are warranted to 25 years. In summary he feels the numbers are reasonable. They could be upsized. There are additional efficiencies to be considered. Demand charges are based on a random 15 minute period at any point in the day. Director Mosby emphasized that the intent was to save the district a significant amount of money over a 10-20 year period and that this is the direction that companies and other countries are taking. The cost of waiting for 2 years to monitor the effectiveness of recent efficiency measures, how to determine and avoid peak demand pricing, and optimizing the HVAC system were discussed.

UNFINISHED BUSINESS:

- Solar Energy – Director Christensen made a motion to direct the staff to send the proposed solar contract to legal for review, and for a public hearing to be posted as legally required regarding an amendment to the budget whereby funds may be added to the 2017 budget; Director Mosby seconded the motion. The motion was voted 3 ayes and 2 nays. Motion carried.

MEETING ADJOURNED: Director deDisse made a motion to adjourn the meeting; Director Mosby seconded; motion carried. The meeting adjourned at 7:32 pm.

NEXT MEETING DATES:

Special Board Meeting Wednesday, May 31, 2017 at 6:00 pm in the District Board Room
Volunteer Pension Board Meeting Tuesday, June 13, 2017 at 5:00 pm in Training Rooms A & B
Regular District Board Meeting Tuesday, June 13, 2017 at 5:30 pm in Training Rooms A & B

Respectively Submitted,
Carol Hucker
Recording Secretary