

Minutes of the Memorial Hall Board of Trustees meeting Wednesday, December 2, 2020

REMOTE MEETING was called to order by Chair Mary Sexton, at 6 pm

Board Members in attendance via roll call vote: Chair Mary Sexton, Trustees Eric DiNoto and Mike Margolis.

Trustee Lou Izzi joined the meeting at 6:06 pm.

Invited guest: Martha Grover, Sustainability Manager, Planning Department.

Remote Meeting Information: Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, 18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Soldiers and Sailors Memorial Building Board of Trustees will be conducted via remote participation to the greatest extent possible. We will post a comprehensive record of these proceedings as soon as possible after the meeting on the City of Melrose website.

Motion to Open Public Participation

Mover: Trustee Margolis, Seconded: Chair Sexton

Roll call vote: Chair Sexton, Trustees DiNoto and Margolis

All voted in the affirmative; none opposed; Motion carried

No one from public requested to speak.

Motion to Close Public Participation

Mover: Chair Sexton, Seconded: Presiding Trustee Margolis

Roll call vote: Chair Sexton, Trustees DiNoto and Margolis

All voted in the affirmative; none opposed; Motion carried

Solar Panel Project on roof of Memorial Hall:

The City of Melrose, in an effort to reduce the use of fossil fuels and switch to renewable energy, has added solar panels on the roof of Melrose High School, Melrose Middle School and DPW Tremont St. building. Martha learned about Memorial Hall roof project so she reached out to Solect, solar developers, to investigate the feasibility of installing solar arrays on Memorial Hall.

- Solect sent out engineers to do a site visit to review building structure, building layout and location of main electrical feed. In addition, Martha sent them plans/drawings of the building
- Solect will receive a 26% tax credit and incentives from the State. The City will enter into long term contract to buy the power the system produces over the 20-year term. The City will not own the system because we cannot take a tax credit. So it is not in our best interest to do so. As part of the agreement, Solect will put forth all the upfront monies, with no upfront cost to the city.
- The City pays for power it produces that we use at the building over the 20-year term at the current electricity rate.
- The State incentive program has decreased over time. The State incentive program changed in 2018 and the “incentive blocks” have declined over the year. National Grid used up their 8 allotted blocks quickly so we are now in block 10. The Federal tax credit will go from 26% to 22% next year.
- Presently the rate is 19 cents/kilowatts. We will have a fixed rate of 19 cents/kilowatts over the 20 year contract agreement regardless of what the normal electricity rate is (public electrical rates are expected to increase over the life of the contract).
- Money saved over the 20-year life of the project comes from the fixed monthly electrical usage because the rate is locked in. Also, Solect will pay a pilot payment to the City, approx. \$750/year (1st year) decreasing to approx. \$450 final year. **PILOT AMOUNTS:**

Year	Payment Amount
1	\$765.00
2	\$742.05
3	\$719.79

4	\$698.19
5	\$677.25
6	\$656.93
7	\$637.22
8	\$618.11
9	\$599.56
10	\$581.58
11	\$564.13
12	\$547.21
13	\$530.79
14	\$514.87
15	\$499.42
16	\$484.44
17	\$469.90
18	\$455.81
19	\$442.13
20	\$428.87

- Mayor would need to sign the contract before the end of the 2020 to lock in this year's rates. If the contract does not get signed this year, the rates next year would not make the project financially viable,
- The contract needs to be approved by City Council before the Mayor may sign it.
- Installation would not occur until AFTER the roof project is completed.

All of the Trustees are for any project that reduces the carbon footprint and save money in the long run. Board of Trustees would need to approve final design/install of panels as well as the Melrose Historical Commission. Trustees agreed wholeheartedly with the switch to renewable energy. As no design was presented to them, they had several questions regarding the design.

1. What happens if the Historical Commission does not approve or the Trustees do not approve the design to install the solar panels? Does the contract allow us the ability to negate the Power Purchase Agreement if that happens?
2. Would the installation of the solar panels negate the new roof warranty?
3. After installation, what if some wind, rain, snow storm, etc. damages the roof or the panels? During the repair process, who owns the costs to remove panels, store the panels during the roof repair and to reinstall the solar panels? Who owns the cost to repair roof, repair panes and will that negate the roof warranty?
4. Does the warranty associated with the new roof extend beyond the alteration that is going to be created by these solar panels installed and whatever any other equipment? If we don't know this, is that something the developer, then will assume responsibility for? Ex: who pays if there is a leak?
 - a. Per Martha: the developer will pay for the leak but the warranty is not voided by the solar panels. Maintenance is owned by the developer.
5. What is the drainage plan for the new roof that would accommodate the "snow accumulation & drainage" of the snow on the panels?
6. Additionally, they wanted to confirm they would see the details of the installation plan early on so they would have time to submit their input.

Motion to approve November 4, 2020 meeting

Mover: Trustee Margolis with changes noted, Seconded: Trustee Izzi

Roll call vote: Chair Sexton, Trustees DiNoto, Izzi and Margolis

All voted in the affirmative; none opposed; Motion carried

Board of Trustees 2021 schedule:

Change January date meeting to January 13, 2021. All other dates approved.

Melrose University:

Huge success, college students are from all levels, Freshmen, Sophomores, Juniors and Seniors. No issues and very easy to host. Kathy opens building in the morning at 9 am, students arrive, check in online and are very responsible. End of day, Memorial Hall staff cleans tables and chairs. Students who attend have been spreading the word to other Melrose college students. Due to success Kathy is extending it to Dec 18th to cover the "final exams" week. Kathy wanted to thank the Trustees for allowing her to run this extremely successful program that helped a lot of Melrose college students to study in a quiet place, outside of their house.

Motion to approve November 4, 2020 meeting

Mover: Trustee Margolis with changes noted, Seconded: Trustee Izzi

Roll call vote: Chair Sexton, Trustees DiNoto, Izzi and Margolis

All voted in the affirmative; none opposed; Motion carried

Motion to Adjourn at 7 pm

Mover: Trustee DiNoto, Seconded: Presiding Chair Margolis

Roll call vote: Chair Sexton, Trustees DiNoto, Izzi and Margolis

All voted in the affirmative; none opposed; Motion carried

Next Monthly Trustees meeting is scheduled for Wednesday, January 13, 2021 at 6 pm.

Respectfully submitted,

Kathy Pigott-Brodeur, Memorial Hall Executive Director

Distribution: Chair Mary Sexton, Trustees Eric DiNoto, Lou Izzi, and Mike Margolis