

**VILLAGE OF PERRY**  
**SPECIAL VILLAGE BOARD MEETING**  
**July 30, 2015**

A Special Board Meeting of the Village of Perry was held at the Village Hall 46 North Main Street Perry New York at 9:00 a.m. on the 30<sup>th</sup> day of July 2015.

PRESENT:	Rick Hauser	Mayor
	Eleanor Jacobs	Trustee
	Anita Billings	Trustee

ALSO PRESENT:	Terrence Murphy	Village Administrator
	Gail Vosburg	Village Clerk
	Molly Bayliss	Village Attorney DiMatteo representative
	Ben Frevert	Larsen Engineers
	Chelsea Bajek	Larsen Engineers
	Rob Gauchat	Solar Liberty

ABSENT:	Bonnita Matson	Trustee
	Dariel A. Draper	Trustee

Mayor Hauser called the meeting to order at 9:00 AM.

Mayor Hauser led in the pledge to the flag.

Motion by Mayor Hauser, seconded by Trustee Billings, to open the public hearing on the CDBG Drainage Grant application at 9:00 am. Motion carried with all voting aye.

The Village of Perry is considering submitting an application for funding the construction of stormwater drainage improvements along a portion of South Main Street.

**Solar Project**

Introductions were made around the table. Chelsea Bajek from Larsen Engineers will oversee the Perry Solar Project. Ben Frevert, Larsen Engineers, oversees the Solar Program at Larsen. Chelsea Bajek, Larsen Engineers said that she asked Rob Gauchat from Solar Liberty to be here to give an overview of their company. A handout from Solar Liberty was distributed to all present (attached). Mr. Gauchat said that Solar Liberty is a turnkey installer of solar energy systems. The company was founded 12 years ago and has installed or is in progress of installing over 1100 systems on commercial or residential properties. Mr. Gauchat spoke on several of the local projects that have been or currently being worked on in Western New York. He advised the board that this would be a great opportunity for the Village and its constituents. There are two potential sites: both on Water Street Road at the Village's storage facility. The site would be approximately three (3) acres that would be fenced or "gated in". The proposed project is a 642.0 kW system. He explained that there are four types of installations, but would be using the ground mounted system for Perry's project. He explained how the system size is determined by analyzing the building/meter's energy usage. Satellite imagery is used to determine the usable ground space and then the project specific site plan layout is generated. The expected power output of the system is calculated by using 30 years of average sunlight data specific to the area. Mr. Gauchat explained that the system has no moving parts so there is not a lot of upkeep. The systems are built to last 35-40 years. Under the PPA (power purchase agreement), the Village would lease the system and Solar Liberty would be responsible for fixing and/or repairs to the system within the gated area. The PPA proposed by Solar Liberty would be for 25 years. Solar Liberty would also be responsible for routine maintenance of the solar panels, inverter and the wiring. The inverter is the main piece of equipment that would need replacing as they only have a life expectancy of 7-20 years. Snow removal on the solar panels is not recommended. The bottom of the panels is about 3' off the ground. There is no cost to the village other than to have a site location and prepare the site (clear and level the site location). Administrator Murphy asked what are the Village's options at the end of the PPA. Mr. Gauchat said there are three (3) options: extend the PPA for two-five year terms; buy the system at fair market value; or Solar Liberty removes the system. Mr. Gauchat explained how remote net metering works. The solar modules produce the power and then the power is sent into the grid through a Host Meter located at the site that will tally the kWh produced. All of the energy created would go to the grid. The village would then have two bills – one from Solar Liberty and one from the Utility. The monthly

cost associated with the solar power plant is the Solar Liberty PPA cost that will be billed monthly. The monthly revenue associated with the solar power plant is the Utility's credit, credited monthly on the bill from the utility company. Mayor Hauser asked how much does a 642 kW system cost? Mr. Gauchat replied that the cost is approximately \$1.3 million.

The proposed PPA price and estimated savings table was reviewed. Solar Liberty proposed a 1% increase each year in their PPA rate and they estimated the NYSEG rate at an increase of 3% each year. The estimated savings for the 642 kW system over the 20 year PPA is \$177,000. Administrator Murphy asked is there any risk to the annualized savings. Mr. Gauchat replied the risk is if the power costs will tank. Ms. Bayliss asked if Solar Liberty provides any guarantees for the annualized savings. Mr. Gauchat did not know, but advised Ms. Bayliss to contact their legal counsel. The life expectancy of the project is 35-40 years. Mr. Frevert said that there is a very good chance that the panels will still be producing after 35 years. Mr. Gauchat feels that this is great protection against price increases for electricity.

Mr. Gauchat outlined the steps that need to take place. There are awaiting the interconnection information (timing and cost) from NYSEG. Then next step would be to work on the PPA so that it could be signed by the Village and Solar Liberty. The GANTT Chart (installation timeline) specific to the Perry project would need to be completed. The Village would need to work on clearing and leveling the site location. It was noted that the installation process must be completed by December 31, 2016.

Mayor Hauser asked how large Solar Liberty is and if they have the capacity to proceed if all of the municipals that are working on solar projects choose to partake. Mr. Gauchat replied that they would have no problem as they have a total of 70 employees and have several contractors that they work with to ensure that the projects will be done in time. He shared that they are currently working with the Town and Village of Warsaw and Attica. Trustee Jacobs asked if there would be any economic advantage for the Town of Perry to work together with the Village on this solar project. He replied no. Ms. Bajek reported that the Town of Perry's solar project is located just east of the Village's potential site. Administrator Murphy asked what the Village's direct cost is. Mr. Gauchat replied that there is no cost directly to the village other than to clear the land. Administrator Murphy said that direction would be provided as to clearing and preparing the site. Ms. Bayliss asked if a performance bond would be required for the project. Mr. Gauchat said that he did not know, but would check. It was asked how long it would take for the installation as the project needs to be completed by December 31, 2016. It was reported about 7-8 months. Ms. Bayliss asked about the provision in the PPA that stated the Village of Perry would be responsible for maintenance for the electric outside the gate. Mr. Frevert asked where the host meter would be located. It was unclear where that would be located.

Mayor Hauser asked for Solar Liberty to recreate the PPA with a 1.5% increase for PPA rate. Mr. Gauchat noted that most municipalities use 1-1.5% increase. The proposed PPA will be forwarded onto the Village's insurance company for them to review and comment. Mayor Hauser thanked everyone for coming to the meeting.

Ms. Bajek asked Administrator Murphy about setting up a site visit. She also needs to have copies of the past 12 months of utility bills. It was noted that copies of the utility bills are being done at this time. Ms. Bajek will also begin the SEQRA process.

Mayor Hauser asked if anyone from the public had any further comment on the CDBG drainage grant application. No one from the public spoke.

Motion by Trustee Jacobs, seconded by Trustee Billings to close the public hearing at 10:30 pm. Motion carried with all voting aye.

### **Resolution to submit CDBG application for drainage approved**

**RESOLUTION DULY ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF PERRY,  
WYOMING COUNTY, NEW YORK AT A MEETING OF SAID BOARD ON THE 30th DAY OF  
JULY, 2015.**

Motion by Trustee Billings, seconded by Trustee Jacobs;

"RESOLVED, that the Mayor of the Village of Perry, Wyoming County, New York, is hereby authorized as the official representative of the Village of Perry to execute and submit a Community Development Block Grant application to the administrative agency for the Fiscal Year 2015

program, all understandings and assurances contained therein, and is hereby directed and authorized to act in connection with the submission of the application and to provide such additional information as may be required.

Ayes 3      Hauser, Billings, Jacobs  
Nays 0

Motion by Mayor Hauser, seconded by Trustee Jacobs to adjourn the special meeting at 10:30 am. Motion carried with all voting aye.

Respectfully submitted,

*Gail I. Vosburg*  
Gail I. Vosburg, Village Clerk