

**LINCOLN PARK DISTRICT  
BOARD MEETING MINUTES  
SPECIAL MEETING ~ FEBRUARY 20, 2020**

**CALL TO ORDER** – At 4:15 PM, Don Peasley called to order the Lincoln Park District Board of Commissioners’ monthly business meeting.

**ROLL CALL** – Commissioners attending were Don Peasley, Gary Nodine, Laura Duffer and Dave Perring. Bob Thomas was absent. Attending from the Park District were Abby O’Brien, Vern Haseley and Angie Coombs. Jennifer Prather and Jaylee Swinford were absent.

**RECOGNITION OF VISITORS:**

A. Steve Smith, Clean Energy Design Group, Inc.:

1. Steve handed out an updated solar energy proposal, which capable of covering 94.9% versus the previously proposed 86.5% energy usage.
2. Dave stated that he had spoken with some of the suggested clients, and they reportedly were able to negotiate some of the lease rates and terms.
  - a. Steve stated that there was little room for negotiation due to the size of the project.
  - b. Dave asked if there might be some possibility of the investment group selling the project after 10 or 15 years, which Steve agreed that it was a possibility.
3. Dave inquired as to the changes between the two proposals.
  - a. Steve stated that most systems are not designed to be 100% efficient.
  - b. Also, the costs of upgrading the inverter to the next level would be considered wasteful; as the larger inverter cost more and would not be fully utilized by the small scale of the project, and therefore waste some of its potential use.
4. Dave then inquired about the annual 1 % cost escalation over the projected 20-year term.
  - a. Steve stated that the cost behind the meter covers maintenance of the system.
  - b. Ameren’s costs were reviewed over the previous 10-year period for comparison.
5. Dave asked about the size of the area required to support the 94.9% proposed.
  - a. Steve stated that 1-2 acres would suffice.
    - 1) Regarding the roof section, he had spoken with Ryan, of Garland Company.
    - 2) Ryan stated that Garland would be willing to issue a statement that the proposed roof installation would not void the warranty.
  - b. Steve would need to speak with Abby and Vern to assess and decide where to install the ground unit within the driving range.
    - 1) Typically, a low moisture pollinator plot is planted underneath the solar panels.
    - 2) The panels will be 6 feet off the ground and tilted, which would help water the plants.
  - c. Gary stated that there were already plans to add a pollinator plot with Pheasants Forever on the end of the driving range.
6. Steve asked if either the City or County had adopted any ordinances pertaining to solar systems.
  - a. They may require the installation to be a minimum of 25 feet from the property line.
  - b. Don did not believe that either entity had passed any such ordinances to date but would contact the proper authorities to clarify.
  - c. Don asked if Steve had run into any issues with the College’s installation.
  - d. Steve stated that the College’s installation was well within property lines, so it would not have been an issue.

**LINCOLN PARK DISTRICT  
BOARD MEETING MINUTES  
SPECIAL MEETING ~ FEBRUARY 20, 2020**

7. Steve stated that the State's incentive directed towards small businesses and farmers is an \$40,000.00 initial investment that will more than likely be repaid within the first 120 days of operation. (depending on weather)
8. Dave inquired about the 3<sup>rd</sup> party billing process.
  - a. Steve stated that the Park District will still receive a small monthly bill from Constellation through the end of the contract, which will only for the small portion of energy needs not met by the solar project.
  - b. If the complex and shop use less energy than the system gains, then the company "credits" that amount to the account.
  - c. On the other side, if the complex and shop use more energy that the system gains, then any "credit" on the account is used before charges will be incurred.
9. Abby inquired if the current contract with Constellation Energy can deter the process of installing a solar system.
  - a. Steve stated that the state will not allow those entities to deter from bidding out a solar or wind farm.
  - b. Per Steve, the key is to install the system "behind the meter".
  - c. At the end of the current energy contract, Steve would be willing to help negotiate the next contract.
10. Dave inquired as to what happens at the end of the contract period and what is the average lifetime of the solar panels.
  - a. Steve stated that the panels were guaranteed 87% efficiency for 25 years.
    - 1) The finance company would help keep an eye on technology advancements and watch for better products in the future that will leave less of a footprint.
    - 2) Steve informed the Board that the wind farm in Paw Paw, Illinois has replaced the original 100 turbines with 39 new ones that produce more power than their predecessors.
  - b. Dave asked about possible decommission at the end of the 20-year contract.
    - 1) Steve stated that there are typically 3 choices once a contract term ends:
      - a) The system is removed, and the site is returned to its original state.
      - b) Even if another investment firm purchases the system, there may be the possibility to extend the contract.
      - c) The Park District may decide to purchase the system, which would require a maintenance agreement or staff training for in-house maintenance.
        - (1) Solar systems are safe unless someone gets into the inverters; the system will be fenced in.
        - (2) The system has a unique ID# for each panel to expedite service/identify issues.
        - (3) Don, Gary and Dave all had questions about the site monitoring process.
        - (4) Steve stated that the technicians will likely be sent from Bloomington, or nearby, but there is a component that allows the company to monitor alarms and cameras installed around the site.
        - (5) There will be a meeting with LPD to discuss security protocol measures.

**LINCOLN PARK DISTRICT  
BOARD MEETING MINUTES  
SPECIAL MEETING ~ FEBRUARY 20, 2020**

11. Dave inquired as to the likelihood of negotiating rates and other parameters within the contract.
  - a. Steve informed the Board that even though the project would source most of the energy usage for the Park District, it is still a small-scale project compared to others.
  - b. This small size limits areas of possible negotiations. (2 Kilowatts vs 1 Megawatt)
12. Gary queried about possible rate changes in the future.
  - a. Steve stated that costs and rates would be influenced by how much solar energy is captured versus the facility usage.
  - b. For example, due to the weather conditions, 2018 solar systems produced 10-12% more solar energy than 2019.
13. Dave asked how snow and ice effect solar energy production.
  - a. Steve stated that most sleet does not stick to the panels.
  - b. Snow typically isn't an issue unless it is more than an inch thick, but the radiation still penetrates, just not at the same rate.
  - c. Also, the panels will be tilted, so most precipitation will run off to tend to the pollinating plants below.
  - d. The monitoring system will be able to gauge low productivity and place a service call to determine if the panels need cleaned or if there is another problem.
14. Gary inquired about any possible negative effects on wildlife.
  - a. Steve stated that other than the fencing surrounding the site, there should be no issue.
  - b. Beekeepers have a great potential location to keep hives nearby since there is a large area of pollinating plants within the site. (8 hives in this setup)
15. Steve explained that if the Board approves the proposal that a contract/disclosure agreement will be drawn up and then it will take 3-4 weeks for Ameren to approve the power purchase.
  - a. Gary suggested having the Park District Attorney review the contract before signing.
  - b. Steve stated that he would be willing to send over a sample contract for review to expedite the process.
16. Laura Duffer made the motion to accept the proposal for a solar system presented by Clean Energy Design Group, Inc., which was seconded by Dave Perring. The motion passed after a unanimous, roll-call vote.

**ADJOURNMENT:** Seeing no further business, Gary Nodine moved to adjourn the meeting, Dave Perring seconded the motion. The motion carried. Adjournment: 5:30 P.M.

**NEXT MEETING:** The next meeting date will be Wednesday, March 11, 2020 at 6:00 P.M.