

**TOWN OF MINTO****DATE:** July 14, 2016**REPORT TO:** Mayor and Council**FROM:** Bill White, CAO/Clerk**SUBJECT:** Fit 4.0 Solar Installation Contract Offer, Municipal Properties

STRATEGIC PLAN:

10.11 In partnership with private business host solar power initiatives on Town land that encourage local investment keeping in mind community impacts, and Provincial policy. Support on a case by case basis investment in solar energy on private lands where compatible with community interests are addressed.

BACKGROUND

At the June 16, 2015 and August 11, 2015 Council meetings resolutions were passed supporting the Town applying for eight solar sites on municipal properties under Fit 4.0.

1) Town Municipal Office	60kW	Roof Top Unit (Maintenance Bldg)
2) Clifford Arena	100 kW	Roof Top Unit
3) Clifford Sewage Treatment Plant	250 kW	Ground Mounted
4) Greenbush Park	100 kW	Ground Mounted
5) Harriston Arena	250kW	Roof Top Unit
6) Harriston Sewage Plant	250 kW	Ground Mounted
7) Palmerston Arena	200kW	Roof Top Unit
8) Palmerston Industrial Stormwater pond	250 kW	Ground Mounted

The last resolution Council passed was as follows:

MOTION: COW 211-15

THAT Council receives the C.A.O. Clerk's August 5, 2015 report, Update Fit 4.0 Solar Installations Municipal Properties, and staff continue to work with SunSaver 2 Ltd to apply for solar installations on eight Town owned sites, and that a land use exemption resolution is approved as needed for the ground mount sites at Clifford Sewage Treatment Plant, Greenbush Park, Harriston Sewage Lagoons and Palmerston Industrial, and that the C.A.O. Clerk be authorized to submit any of required forms for the ground mounted sites to comply with Section 2.3 of the FIT 4.0 Rules as outlined in the August 5, 2015 report

June 29, 2016 the Independent Electricity System Operators (IESO) announced 907 solar projects will receive procurement contract offers including all of Minto's eight sites:

Town of Minto	Clifford Sewage Treatment Plant	43 James Street East	Solar (PV) (Non-Rooftop)
Town of Minto	Municipal Office	5941 Highway 89	Solar (PV) (Rooftop)
Town of Minto	Harriston Arena	111 George Street South	Solar (PV) (Rooftop)
Town of Minto	Palmerston Road Works	Minto Road	Solar (PV) (Non-Rooftop)
Town of Minto	Palmerston Arena	520 Cavan Street	Solar (PV) (Rooftop)
Town of Minto	Harriston Industrial Sewage Plant	83 William Street West	Solar (PV) (Non-Rooftop)
Town of Minto	Green Bush Community Park	5576 Highway 9	Solar (PV) (Non-Rooftop)
Town of Minto	Clifford Arena	2 Brown Street South	Solar (PV) (Rooftop)

COMMENTS:

In speaking with Rolf Maurer of Arntjen Solar there is still considerable work to be completed before installation can occur. The Town has indicated interest in hosting these installations on municipal sites, but the Town has not been in a financial position to invest further in these projects. Infrastructure demands and the need to continue to match available grant funds have priority. However, that decision can wait until a Purchase and Financing Agreement is signed with Arntjen or their installation company SunSaver.

Each installation requires some level of public engagement. Installation is to be complete within 18 months. SunSaver has assessed the roof structures for all the rooftop units (three arenas and municipal office shop), and will be providing that engineering information to the Town. Council will have a chance to review the appearance of the installations, although locations in the sewage lagoons and industrial parks are somewhat isolated. The Greenbush Park installation has some complications over the conditions by which the lands were donated to the Town many years ago. Technology for firefighting capability will need to be implemented according to the needs of the Fire Department.

The Town has tried at least three times to receive an offer under the FIT program. While pricing is not as attractive as it was four years ago, there is still an opportunity to generate revenue for the Town with very little impact on municipal property. The microFIT program for the single solar installations will generate nearly \$1 million for the Town over a 20 year period. The Town is contributing toward innovate and lower carbon technologies for electricity generation which assists the Province in reducing carbon emissions.

FINANCIAL CONSIDERATIONS:

Last year total project cost for SunSaver was estimated around \$6 million to produce about 1.5 mWatts of power. At 8% to 10% of revenue from the power generated the Town should receive between \$60,000 and \$100,000 annually over a 20 year contract. This depends on pricing and final installation costs.

A Purchase and Financing Agreement will be prepared by Town Legal Counsel at SunSaver's cost. The terms will likely have the Town leasing the equipment from SunSaver, receiving all revenues and reimbursing all but a facility or land rental charge. At the end of the agreement the Town could typically purchase the Equipment for \$1 or require its removal. Details of the agreement are subject to final Council approval.

RECOMMENDATION:

That Council receives the C.A.O. Clerk's July 14, 2016 report Fit 4.0 Solar Installation Contract Offer, Municipal Properties, and that Arntjen (SunSaver) continue to supply to the Town information about public engagement, roof structure, firefighting technology, pricing, layout and similar information needed to sign a purchase and finance or similar agreement.

Bill White, C.A.O. Clerk