

City of Sanford



**From the Desk of
Steven R. Buck
City Manager**



Memorandum

To: City Council
Subject: Manager's Report for May 3rd, 2016
Date: May 3rd, 2016

Photovoltaic Arrays in Sanford:

There are two major elements on which to report at the time of this writing. One is the State's actions on Solar and the Second is the City's partnership actions on private development independent of the State and its inactions.

First, the State's omnibus **Bill LD 1649 "An Act To Modernize Maine's Solar Power Policy and Encourage Economic Development"** was the culmination of several years' worth of work combining varying prior Bills and incorporating the findings of the Maine Public Utilities Commission's "Maine Distributed Solar Valuation Study." LD 1649 directed the PUC to enter into long-term contracts with duration of 20 years for the procurement of 248 megawatts of solar energy over a 5-year period beginning in 2017. The Bill split the contracts into various amounts for specified areas of from grid-scale, large-scale community, commercial and industrial distributed, and residential and small business generation. The Bill created a standard buyer aggregated arrangement to purchase the power and sell it into the relevant new England Markets. The Public Advocates Office, via Tim Schneider, had negotiated the value of this distributed power to the mutual benefit of the Grid and all Rate Payers.

The Energy Utilities and Technology Committee, chaired by Sanford's Senator Woodsome, provided an Ought to Pass report after amending the original Bill, which ultimately passed both the House and Senate. The Governor returned the Bill with objections. The Bill then passed by a Roll Call Vote No. 650V 96 to 52 somewhat on party lines. Held by McCabe it was returned for another Roll Call Vote No 660 84 to 62. Further objections were made by the Governor. The final roll Call Vote 661V had a vote of 93 yeas, 50 Neas and 8 being absent. The Vote failed to muster the necessary 2/3rds vote to override the Veto, failing by 4 Votes. It is important to note that all of Sanford's legislators, Senator Woodsome, and Representatives Mastraccio, Harrington, and Hymanson all voted Yes in support throughout.

The development of 5 megawatts atop Sanford's closed Landfill off Rushton Street with electricity to be sold to the City, School, and offered to the Utilities Districts is now set aside and or delayed due to the failure of this Bill to provide distribution and power purchase agreements as set forth.

Notwithstanding the State’s inability to develop comprehensive Law on Solar Development, the City has continued to partner with Ranger Solar towards the development of a Utility Scale Photovoltaic Solar Array at the Sanford Seacoast Regional Airport. To this end an attached summary relays the scale, understanding, and economic benefit and importance of this Project to both the Airport and the property tax payer in Sanford. Please review the Summary;



<p>About Ranger Solar</p>	<p>Sanford Airport Solar by the Numbers</p>	<p>SANFORD AIRPORT SOLAR PROJECT, MAINE</p>
<ul style="list-style-type: none"> • Ranger Solar is a utility scale solar development company focused on projects in the New England market • Our team is comprised of experienced developers and permitting experts with over 25 years’ of combined experience in renewable energy development • Our projects provide affordable power, create in-state jobs and new tax revenue for the City 	<ul style="list-style-type: none"> • Approximately \$29 million dollars of new taxable investment in the local community • Job creation (50 MW Project) ¹: <ul style="list-style-type: none"> • Approx. 94 full time Construction Jobs • Approx. 9 full time Operations Jobs • Approx. \$72 millions in new investments¹ • Payments to the City for the lease of Airport land during Operations Period adding much needed diversity to farm revenue streams. • New tax revenue for the City and State • Power from the Sanford Solar Project will likely be the least expensive solar power in New England • The Project will use approximately 200 acres of land • Either fixed or single-axis tracking panels will be used <p><small>¹ NREL JEDI and Ranger Solar Estimate</small></p>	<ul style="list-style-type: none"> • Declining costs make solar a safe, reliable , and cost-efficient form of domestic power generation • The project will be up to 50 MW (ac) in size and constructed entirely on Sanford Seacoast Regional Airport Property • Construction is anticipated to begin in 2018 • All Ranger Projects are built at <i>utility</i> scale – they are not eligible for state incentives • The Ranger Solar permitting team takes pride in working with communities to develop well-sited projects
<p>Solar Project Economics</p>		<p>Contact Us</p>
<ul style="list-style-type: none"> • Photovoltaic (PV) is currently the most economical and least intrusive solar technology available for the northeast • PV systems require little maintenance, and operate without moving parts and without producing air pollution or greenhouse gases • Clean domestic energy generation and long term stable energy price 		<p>60 Forest Falls Dr. – Riverside Suite 7 Yarmouth, Maine 04096</p>



The Solar Development in partnership with Ranger will bring the Airport to a revenue neutral status whereby it will no longer require property taxation to support its general operations. Furthermore, the future addition of the taxable based and economic development associated ancillary revenues will significantly reduce the overall tax burden within our community. All while a private sector company, Ranger Solar, develops a profitable business model selling and green energy within ISO New England, creating both construction and permanent jobs within our Community, and also places the City of Sanford on the map as a progressive Community focused on alternative energy and public-private partnership initiatives.

As a City Manager, I could not be more enthused and supportive of the work performed by Airport Manager Allison Rogers and the business partners of Ranger Solar in developing this Solar Array. Further details will be discussed under the Lease Agreement before the Council this evening.

Ranked Choice Voting:

I attended a recent educational session held in the Council Chambers on April 27th, 2016 on the Citizens Initiative pending for this November on converting our Gubernatorial Voting process to Rank Choice Voting. The session was conducted by Abbie Ryder on behalf of Fair Vote Maine, a voter education project of FairVote, a 501 (c) (3). The Rank Choice initiative seeks to convert Maine from a plurality vote for Governor to a system of Rank Choice to produce a majority vote of 50% plus 1. The Rank Choice vote will be most prevalent in contest having more than 2 candidates. Information indicates that between 1974 to 2014 there have only been two Governors elected having a majority of 50% or higher; Joseph Brennan in his first term in 1982 and Governor King in his second term in 1998. All other Governors in that time period have been elected having received less than 50% of the vote.

Further information and research is available at www.fairvotemaine.org.

High School Construction:

A pre-Construction meeting was held on Monday, May 4th, 2016 in the Council Chambers for the Site Contractors working under the selected General Contractor of Hutter. The major focus of the meeting was to satisfy Maine Departmental of Environmental Protections regulations pursuant to their issued permits for clearing and excavation activities in alignment with the Site Plans as approved by the State and City. The review went well with no amendment from the submitted plans. DEP was very adamant that if there were any deviations anticipated from the Site Plan that they be notified prior to and allowed to determine if permit amendment would be triggered. Hutter indicated that they anticipate starting tree clearing as early as the week of May 9th, 2016. Concurrent to the clearing entrance road work will begin for both the Route 109 and Route 4 entrances followed by excavation for the Building footings and a laydown area. Work on the sports fields will not start this year. the impacted area must be kept within limitations as set as well as controls for erosion, sedimentation, and protection of sensitive areas. Onsite monitoring of the work and the sensitive areas will be performed by City/State employed Inspectors as well as monitored by DEP. A Site Ribbon Cutting is anticipated for early June.

