

Middleton Electric Light Commission  
Meeting Minutes  
June 14, 2017

The following individuals were in attendance:

Frank Twiss, Chairman  
Chuck Clinch  
Tim Houten  
Jim Kelley  
Jim Carbone  
Michael Cloutier, Manager

Chairman Twiss called the meeting to order at 5:00PM.

***Approval of Agenda:***

**Motion:**

Tim Houten motioned to approve the amended agenda as written. Chuck Clinch seconded the motion. Motion carried 5-0.

***Approval of Minutes:***

**Motion:**

Jim Kelley motioned to accept the minutes of May 24, 2017 as written. Tim Houten seconded the motion. Motion carried 5-0.

***Financial PPA:***

We are still doing well. April's YTD net income is \$400,658.54 compared to \$196,641.87 in 2016. We are on pace for the budget. Interest income is a little above 2016. Cash position about \$400k above what it was a year ago. One million thirty dollars was moved from our Wells Fargo account to our cash account and will be reflected in the June financials. This will be used for payment of the Danvers ROW.

***Power Sheets:***

Similar to what we had last year. Seabrook was out in April. However, the new Shell contract more than tripled what we normally get from them at a price of \$0.037 per KWH. Saddleback's low dollar number is the result of selling the renewable energy credits. Selling the RECs will bring down the energy charge. The renewable energy credit market is tanking. Normally we would get \$0.06 per REC per KWH and we are now getting about \$0.015.

***Manager's Report:***

**AEDs:** Both churches were glad to take the ones that we are replacing. Mr. Cloutier checked with the Town but they did not want them. He still needs to contact the American Legion. They may want two, one for the members' section and one for the function hall. Kathy, from the office, asked if it would be possible for MELD to donate one to the Ipswich River Wildlife Sanctuary in Topsfield as an AED has been on their wish list for a while. The Commissioners agreed to this request.

**Portable Generator Proposals:** Mr. Cloutier has analyzed the proposals and determined that Energy New England's proposal offers about \$86K more value than the Tangent proposal. ENE is working on the contract to place as much liability on Caterpillar, the generator owner. This should be simpler for MELD as we will be just signing a service contract with ENE.

**Solar Projects:** Essex Sports Center is now looking to install solar panels. Mr. Cloutier provided usage history to their solar developer. He explained to the developer that we only pay the average wholesale rate for the MEMA MASS Load Zone of the previous year which is now \$0.04. The developer said they were planning to use most of the power up. There is also a chance that we may revisit the solar projects at 30 Logbridge Road and Ajootian Way. Ralph Digiorgio, the land owner, received a new proposal from a solar developer. It was not quite as generous as the previous proposal. Mr. Cloutier has not heard anything further but it is still a possibility.

**Bucket Truck:** The truck was auctioned off June 3, 2017 for \$10K. It was more than we would have got in a trade.

**Demo Digger:** We have had a demo digger since June 1, 2017. The men like the response and feel. They have plenty of suggestions for changes. Mr. Cloutier will talk with the salesman about some of the changes we would like to see. There is also an Altec truck in Littleton that has electrical hydraulics and joy sticks that we will try out.

**LED Lights:** The Evluma lamps will be delivered June 15, 2017. The Remphos lamps are scheduled to be shipped on July 6, 2017. The Square will be the first to be installed.

***Danvers ROW Purchase Update:***

Pole attachment agreement is back in Danvers after we simplified the wordage. There is an issue with three small parcels on the Danvers spur. This land is owned by B & M Railroad and there is a 99 year lease that is renewable forever. We just have to let them know we want to renew the lease in 2025. Our real estate attorney suggested we try to get B & M to deed the property to MELD. These are parcels 3, 6 and 8 as shown on the maps provided. Parcel 6 is actually owned by a Johnson and parcel 8 is part of Maple Street where the gas station and Pace Auto are currently located. We probably won't be able to reclaim as these parcels are already being used by someone else. They were part of what Danvers was trying to grant to us but they never had them to grant us in the first place as they were revertible once B & M no

longer used the property. We would like clear title for at least Parcel 3 which is between the Gregory Street substation and the ROW as this parcel has real value to it.

**Motion:**

Chairman Twiss made a motion to go into executive session under Chapter 30A Section 21A Subsection 6 for the purchase of real property. Having this discussion in open session may be detrimental to the public body's negotiation position. We will be returning to open session. A roll call vote was made to approve the motion. Motion carried 5-0 at 5:30PM.

Returned to public session at 5:47PM.

Next meeting July 19, 2017.

**Motion:**

Jim Kelley made a motion to adjourn at 5:50PM. Chuck Clinch seconded motion. Motion carried 5-0.

**Respectfully submitted,**

**James Carbone**  
Clerk