

## **Town of Bayfield Plan Commission Meeting Minutes - April 12, 2010**

Meeting notice and agenda was posted at The Bayfield Town Garage, The Bayfield Town Hall, Andy's IGA, and the Town of Bayfield website.

The meeting was held following the Joint Public Meeting with the City of Bayfield and CORE Community Services concerning the Housing Needs Assessment Report. It was called to order by Town of Bayfield Plan Commission Chairman Richard Carver. Plan Commission members present were Jack Beagan, Bill Ferraro, Richard Carver, Jim Moeller, Nancy Bussey, Demaris Brinton, and Plan Commission Secretary Kelly Faye. Member Jeff Boutin was absent.

**Reading and Approval of Minutes of Previous Meeting of March 8, 2010:** Bussey made motion to approve minutes. Beagan seconded. Motion carried.

**Communications and Public Input:** Carver stated that Tom Gordon received a letter from Einar Olson requesting a revision of the name Torbick-Weidinger Road to Torbick Road. This was not on the agenda for this meeting. It will be addressed at the next Plan Commission Meeting.

**Discussion and Identification of Items for Future Agendas:** In addition to the requested road name change, Beagan suggests future agendas include a comprehensive discussion of the Housing Needs Assessment Report and what the next step will be related to housing. Carver suggested doing so in conjunction with the City of Bayfield and CORE Community Services.

### **OLD BUSINESS**

**Discussion of Potential Photovoltaic Installation on Town Buildings:** Carver stated that he and John Johanning inspected the potential locations of the photovoltaic installations and discussed some data related to the options. Carver explained that the proposal was first discussed about a year ago at a Town of Bayfield meeting and it since then funding for the project was sought but not yet found. At this time, further discussion of the possibilities is taking place with Johanning. Issues to be considered include: type of installation needed, cost, time needed to amortize the cost, and sources of funding to help with the project. Carver invited Johanning to present his ideas. Johanning stated that he researched some systems that might be appropriate including. He presented several options: 1) A system costing in the range of \$86,000 with \$25,000 rebate from Focus on Energy, complete payback taking about 19 years, after 30 years there would be a cash flow of close to \$48,000 over the 11 years it was paid off. Ferraro questioned Johanning on the life expectancy of the systems. Johanning stated that they have a warrantee of 25 years to produce 80% of their rated output. Most manufacturers claim they will be running in 50 years. Beagan asked if the cost numbers include what may have to be done to maintain it. Johanning said that there is a small amount of maintenance cost built into his numbers. Brinton asked if the payback numbers are

based on current energy prices. Johanning explained that they take into account an increase in energy cost. From 2000-2008 energy costs were averaging a 5.75% increase annually. Johanning explained he used a 4.5% increase. It is a fairly conservative number. Bussey asked if the \$25,000 Focus on Energy rebate is all that is available. Johanning explained that the one-time rebate could be as much as \$29,000 and he is not aware if there is possible grant money the project could qualify for. Carver stated that seeking additional funds would be necessary due to the Town of Bayfield's current inability to pay for such a project. Galazen asked about the size of the system currently being discussed. Johanning explained that he researched several differently sized systems. The \$86,000 system would produce more than the town uses between the Town Garage and the Town Hall. He looked at 6.4 kilowatt system, which would just about meet the needs of the buildings, and a 9.6 kilowatt, which would overproduce. The 6.4 kilowatt system would cost around \$57,000 with a \$16,000 Focus on Energy rebate. Johanning suggested using tracking systems because their output is 30% higher than fixed systems. Galazen questioned if it would be possible to install a system that met half the needs of the town buildings. Johanning stated that that is a possibility. Brinton asked where the funds would come from. Carver stated that it would have to come out of existing town assets and grants. Discussion took place about the options of building a small system then adding another small system later if desired or building an oversized system to start with and selling back electricity. Carver suggested proceeding by researching a broader price range, to include less expensive systems.

**Continue Committee Reports on Current Status and Recommended Revisions to Elements of the Comprehensive Plan:** Carver stated that he and Brinton met to revise elements of Intergovernmental Cooperation section of the plan and will provide notes. It was determined that the Coastal Resources, Agriculture, and Housing sections still need to be revised.

**NEW BUSINESS:** None

**Correspondence:** None

**Report from PBSB Representative:** None

**Set Date and Time for Next Commission Meeting:** May 10, 2010, 7PM.

**Adjournment:** Brinton made motion to adjourn. Seconded. Motion carried.