

# Article 25

Medfield Energy Committee  
Medfield School Committee



# Article 25

## **Article 25. School Committee Power Purchase Agreement and Lease Authorization for Solar Photovoltaic**

To see if the Town will vote to authorize the Select Board and the School Committee, pursuant to Massachusetts General Law Chapter 59, Section 38H to enter into power purchase agreements and lease agreements for power generated by solar energy systems to be constructed at the Amos Clark Kingsbury High School, 88R South Street, Thomas Blake Middle School, 24 Pound Street, and Memorial School, 59 Adams Street, or at any other school property; and further to authorize the School Committee to lease portions of the property at the Amos Clark Kingsbury High School, Thomas Blake Middle School and the Memorial School or any other school property for the purpose of constructing a solar energy system and accessory equipment for the installation of solar photovoltaic on such terms that the Select Board and/or School Committee deem to be in the best interest of the Town of Medfield; or do or act anything in relation thereto.

**(Medfield Energy Committee/School Committee)**  
***Two-Thirds Vote Required***

# Articles 17 & 18

Approved at 2021 Town Meeting

**Article 17.** To see if the Town will vote to authorize the Board of Selectmen to dispose of by lease the Town Garage roof together with accessory land on a portion of parcels of land off North Meadows Road, shown on the Board of Assessors' Maps as Map 42, Lot 140 and Map 48, Lot 027, for a period not to exceed 30 years for the purposes of constructing a solar energy system and accessory equipment and facilities, on such terms and conditions as the Board of

45

Selectmen deem to be in the best interest of the Town of Medfield; or do or act anything in relation thereto.

(Board of Selectmen)

*This article provides the authority to the Board of Selectmen to lease the roof of the DPW Town Garage at 55 North Meadows Road for the purpose of the construction of a solar facility. The Town is currently preparing a Request for Proposals to release to solar developers for a rooftop solar project to achieve savings on the Town's electricity costs.*

**Two-Thirds Vote Required**

Board of Selectmen Recommends Passage  
WARRANT COMMITTEE RECOMMENDS PASSAGE

---

**Article 18.** To see if the Town will vote to authorize the Board of Selectmen, pursuant to MGL Chapter 59, Sec 38H enter into power purchase agreements for power generated by solar energy systems to be constructed at the Medfield DPW Town Garage at 55 North Meadows Road, former Landfill, or any other solar energy systems on Town-owned land or buildings, or do or act anything in relation thereto.

(Board of Selectmen)

*This article provides the authority to the Board of Selectmen to negotiate and enter into power purchase agreements with solar developers for potential solar projects at the DPW Town Garage, former landfill, or other Town-owned land or buildings. A power purchase agreement is a commitment to purchase power produced by solar panels at a negotiated, reduced rate for a 20-year period, achieving savings on electricity over that time period.*

Board of Selectmen Recommends Passage  
WARRANT COMMITTEE RECOMMENDS PASSAGE

---

**Article 25, brings the same approvals to the school properties so the School Committee can continue to explore solar PPA/lease alternatives for the schools.**

# MEC asked School Committee to Lead on Next Solar Projects in Medfield

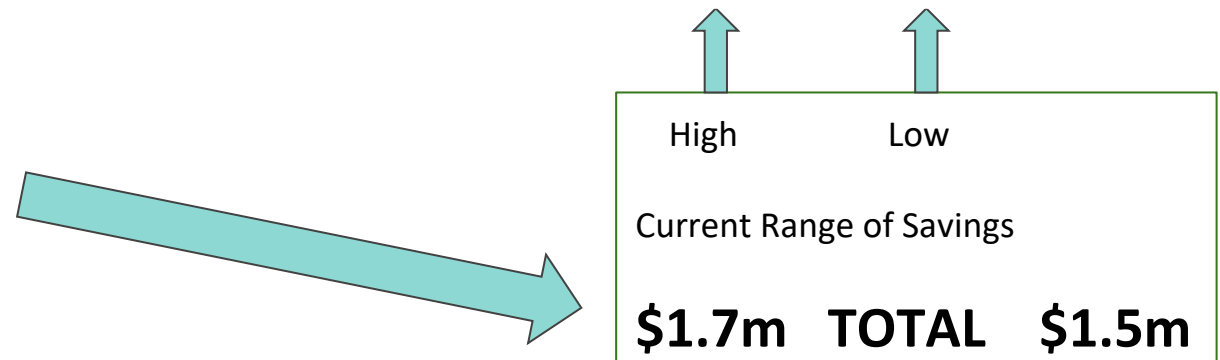
- Climate Action Plan
- Renewables Pillar -- identified potential solar locations
  - Inventoried potential solar locations in town
  - The parking lot canopies and new Blake roof section were identified as the best locations to move forward
- Fall/Early Winter 2022
  - Project review/conversation with school committee
  - Preliminary financial analysis
  - Identified best 1<sup>st</sup> projects – High School Parking Lot, Blake Parking Lot, Blake Roof, Memorial/North Street Parking lot
- February 2023
  - School Committee signed LOI which allows Solect to do more engineering, apply for interconnection & incentives (note: interconnection application is in)
- Spring 2023 - outreach/pr
- May 2024 – town meeting, Article 25
- Renderings/ incentives finalized/updated pricing (still getting guidance on tax incentives)
- Contract negotiations/contract language
- School Committee decision
- Goal to begin work when school ends in June 2024

# Financially Beneficial

## Medfield Schools - Solar Updates

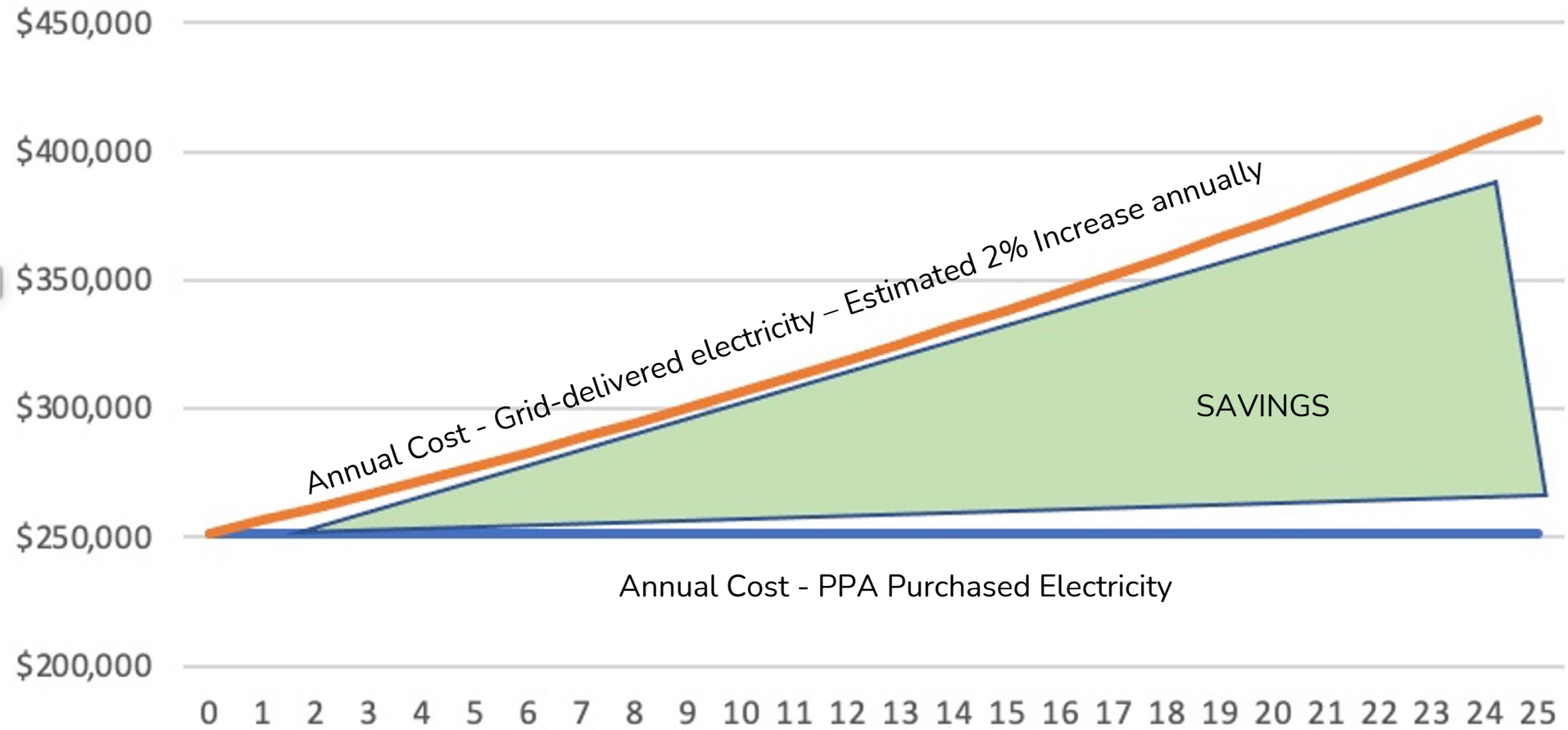
Location	System Size kW (DC)	kWh (Year- 1)	% Of Use	System Type	PPA Rate Block 7	PPA Rate Block 8	Total Savings + Tax (Block 7)	Total Savings + Tax (Block 8)
Blake Middle School	413.3	452,000	79%	Canopy + Roof	.1587	.163	\$476,827	\$395,872
Medfield High School	661.44	734,000	64%	Canopy	.164	.167	\$676,729	\$627,690
Memorial School	374.4	395,000	105.9%	Canopy	.149	.156	\$547,743	\$484,192

PPA rates assume a 30% tax credit. Subject to final engineering, utility approval and incentive award.





## Electricity Supply Cost -- 76% of Overall Buildings' Use



# Benefits

- Saves Money & Stabilizes Expenses
- Reduces Carbon (18,200 Metric Tons of CO<sub>2</sub> avoided)
- Allows our schools to be demonstrated leader to reach the town's goal of Net Zero by 2050

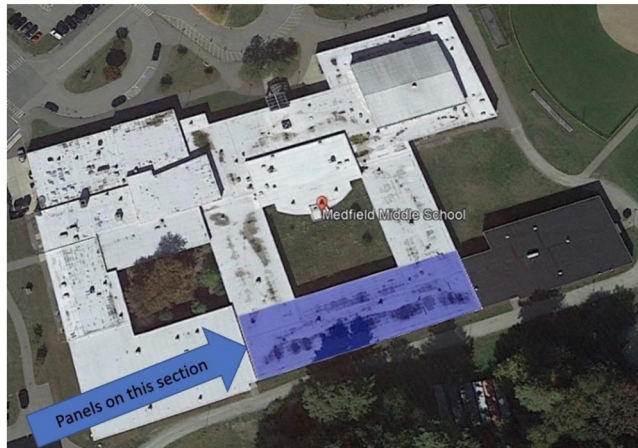


# Layouts of parking lots

BLAKE MIDDLE SCHOOL



ROOFTOP INSTALLATION ON RECENTLY REPAIRED ROOF



MEDFIELD HIGH SCHOOL



MEMORIAL SCHOOL





# Canopy Example



Solar canopy examples from other towns.



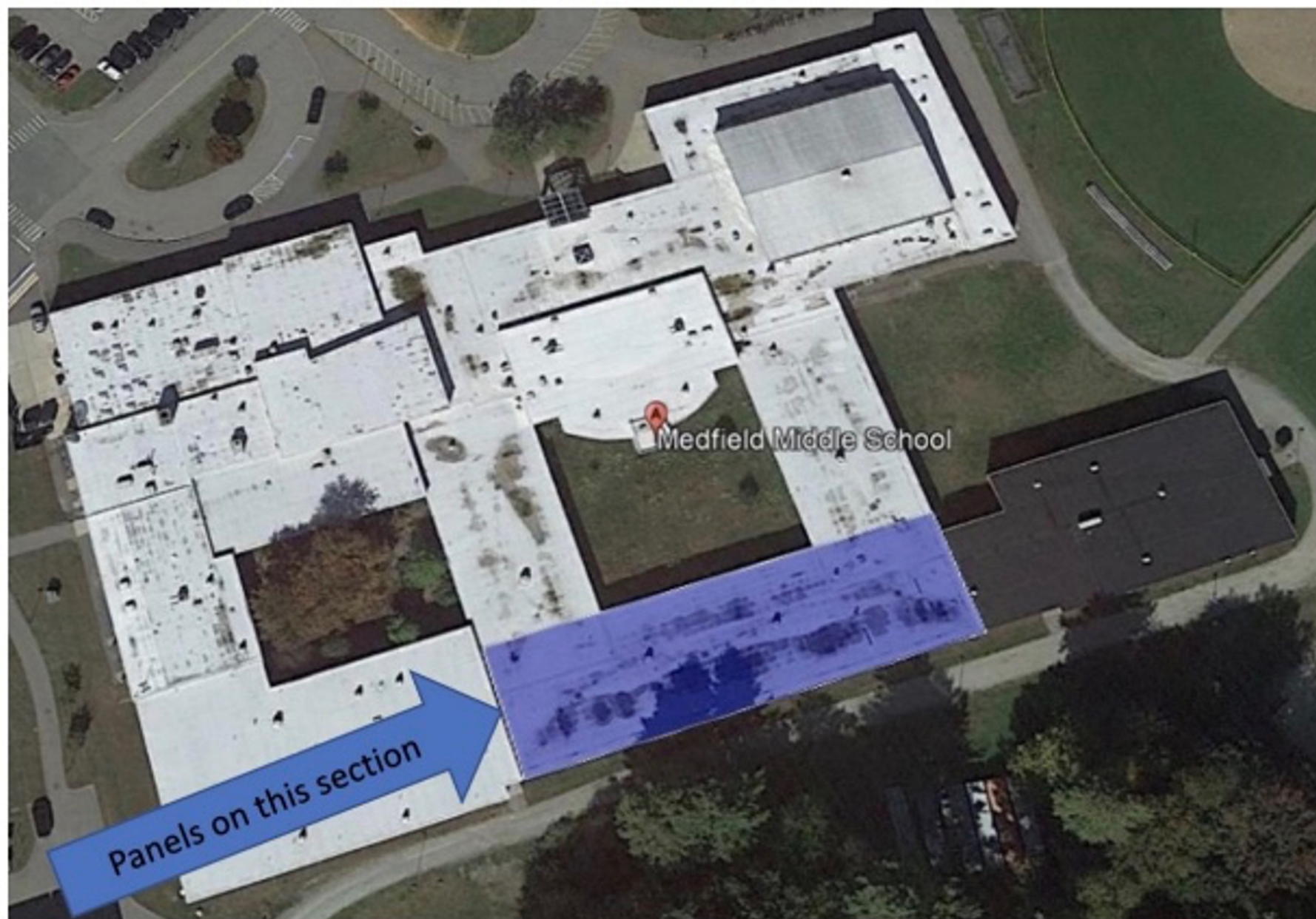


## BLAKE MIDDLE SCHOOL





## ROOFTOP INSTALLATION ON RECENTLY REPAIRED ROOF





# MEDFIELD HIGH SCHOOL



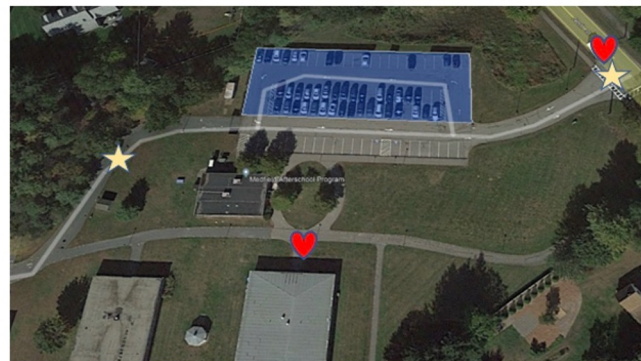
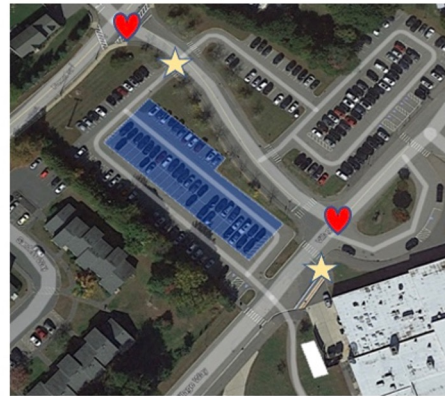
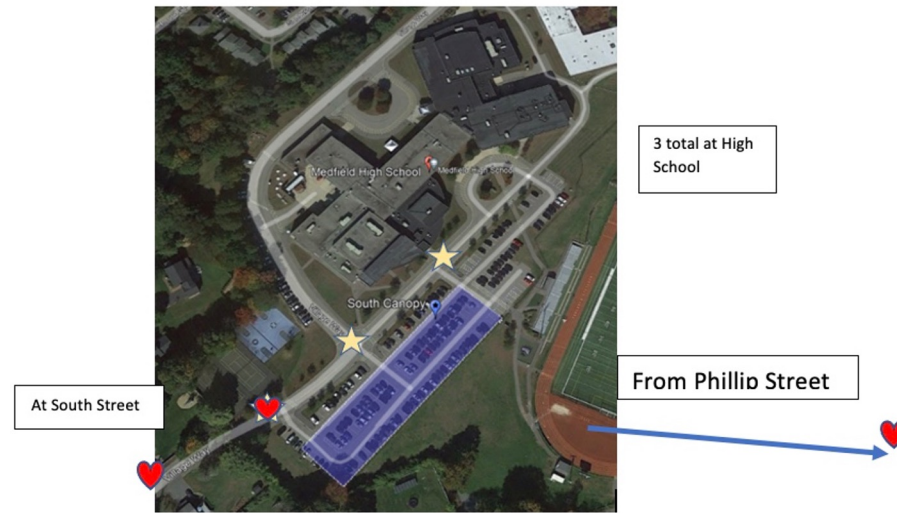
## MEMORIAL SCHOOL





# Outreach – Spring 2023

- February 2023 Hometown Weekly article
- FAQ developed
- Solar Projects section of MEC on Town Website
- Letter mailed to all abutters of the 3 school properties
- Catching the Sun movie March 27 & April 2
- Spring 2023 Solar Survey
- April 10 & 11, Go Solar, Medfield!
  - Survey results/response to questions asked
- April 26<sup>th</sup>, Article 25 Discussion Q&A
- Community/abutter meeting specifically on schools, when renderings are available



# Many Good reasons to move forward at this time...

- Opens the door for these projects
- Keeps the door open to future projects
- Allows the Medfield School Committee to seize opportunities
- Takes advantage of current SMART program
- Accesses Existing Interconnection Capacity
- Begin generating electricity for the schools asap
- Financially Beneficial & Protects schools from upside price exposure

# Article 25

- A win-win for Medfield!

## **Article 25. School Committee Power Purchase Agreement and Lease Authorization for Solar Photovoltaic**

To see if the Town will vote to authorize the Select Board and the School Committee, pursuant to Massachusetts General Law Chapter 59, Section 38H to enter into power purchase agreements and lease agreements for power generated by solar energy systems to be constructed at the Amos Clark Kingsbury High School, 88R South Street, Thomas Blake Middle School, 24 Pound Street, and Memorial School, 59 Adams Street, or at any other school property; and further to authorize the School Committee to lease portions of the property at the Amos Clark Kingsbury High School, Thomas Blake Middle School and the Memorial School or any other school property for the purpose of constructing a solar energy system and accessory equipment for the installation of solar photovoltaic on such terms that the Select Board and/or School Committee deem to be in the best interest of the Town of Medfield; or do or act anything in relation thereto.

**(Medfield Energy Committee/School Committee)**  
***Two-Thirds Vote Required***