TOWN OF SPRINGFIELD
SELECTMEN'S HALL – 96 MAIN STREET – THIRD FLOOR
REGULAR BOARD OF SELECTMEN MEETING
MONDAY, OCTOBER 27, 2014 – 7:00 PM

MINUTES

A. CALL TO ORDER AND ROLL CALL:

Chairman, Kristi Morris, called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited and Roll Call taken.

Board Members Present: David Yesman, George McNaughton, Chairman, Kristi Morris, and Peter MacGillivray. Vice-Chairman, Stephanie Thompson Absent.

Also Present: Town Manager, Robert Forguites, and Comptroller, Jeffrey Mobus

B. MINUTES:

1. Special Board of Selectmen, Meeting Minutes, September 24, 2014
2. Special Board of Selectmen, Meeting Minutes, October 13, 2014
3. Regular Board of Selectmen, Meeting Minutes, October 13, 2014

MOTION: **David Yesman moved to approve the Special and Regular Meeting Minutes listed above based on the requested changes.**
Seconded by Peter MacGillivray

George McNaughton requested the following changes to the Regular Board of Selectmen Meeting Minutes of October 13, 2014.

- Page 4, 12th Paragraph – the word "said" was added.
- Page 6, Last Paragraph – the 8th sentence – the word "license" should be changed to "facility".
- Page 6, Last Paragraph – the 11th sentence – the word "exempt" should be changed to "exemption".
- Page 7, Top of the Page – the 2nd & 3rd sentences were combined to read, "If there is to be some tightening up, then People need to start showing up at the Planning Commission Meetings to discuss language issues".
- Page 7, Next to last Paragraph – 4th sentence the word "rather" should be "whether".
- Page 9, 5th Paragraph – 2nd sentence – the word "cost" should be "costs".
- Page 9, 8th Paragraph 1st sentence – the word "valid" should be "balloted".
- Page 10, Under Citizens Comments, the gentleman's name Dick "Ambrose" should be Dick "Andrews"

Peter MacGillivray also requested a change to the same meeting minutes.

- Page 6, Last paragraph – the 6th sentence – the word "interrupts" should be "interprets".

Vote: 4 Yes, passed unanimously. (Vice-Chairman, Stephanie Absent)

Peter MacGillivray referenced the meeting minutes submitted during the last two, (2), meetings. He suggested/authorized the meeting minutes be shortened up. By doing so, maybe it would save a lot of work for the Recording Secretary and the Board Members too.

MOTION: **Peter MacGillivray moved based upon the burden placed on the person taking the minutes, and the Board for having to review the minutes as presented in detail, that the proposed minutes in the future be reduced to the minimum amount of information as required under Vermont Statute Title 1 V.S.A. §312(b)(1).**
Seconded by David Yesman

A short discussion pursued and David Yesman and George McNaughton reviewed the print out of the Statute. The Board of Selectmen Meeting Minutes is recorded for SAPA TV and there are also the audio tapes for back up if the need arises.

Chairman Morris questioned if there was enough information to provide direction to the Recording Secretary. He wanted to know if she would be comfortable with what the Board is asking. Mr. MacGillivray didn't think that was a question that could ever be answered unless you were sitting there. Chairman Morris wanted to know if the Board was leaving it up to the Recording Secretary

to determine. Mr. MacGillivray suggested it would be the responsibility of the current and new Town Manager if the meeting minutes met the requirements.

Town Manager Forguites suggested the Recording Secretary could use more abbreviated minutes for tonight and run them past the Town Attorney. However, he is not at the meeting tonight. Mr. MacGillivray also suggested additions could be added at the next Board Meeting if necessary.

Dennis McPadden, resident, suggested using Cloud Technology. This is where information is saved electronically in the clouds and a password is used for security purposes.

Betsy Levine, resident, also reminded the Board not everyone has access to SAPA TV and the public might like more than a condensed version of the Board Meeting.

Chairman Morris asked the Recording Secretary if she had any questions for the Board. The Recording Secretary replied she would do whatever the Board wanted. Chairman Morris asked if she had an understanding of what the motion is. The Recording Secretary stated she hand an understanding of the motion. However, she would like them reviewed before they are sent out; to make sure the Board is happy.

Chairman Morris stated that would need to be within five, (5), days of this meeting in order to be posted on the Town Website, per the Secretary of State. Town Manager Forguites pointed out that was the DRAFT Copy, not the approved copy.

David Yesman read out load the highlighted items on the Vermont Statute Title 1V.S.A. §312(b)(1). Mr. Yesman liked the fact the Meeting Minutes would be shorter. A copy of the Statute is attached.

Vote: 4 Yes, passed unanimously. (Vice-Chairman, Stephanie Thompson Absent)

Chairman Morris recommended the Recording Secretary have a copy of the motion made and the Vermont Statute Title 1 V.S.A. §312(b)(1).

Town Manager Forguites also shared the Chester Board of Selectmen is hosting a discussion with VLCT, (Vermont League of Cities and Towns), covering the "Open Meeting Laws" on Wednesday, October 29, 2014 at 6:00 PM. Chairman Morris noted the discussion will be held at the Newsbank Conference Center in Chester.

C. ANY REQUESTED ADDITIONS TO THE AGENDA: None

D. CITIZENS TO ADDRESS THE BOARD: Dennis McPadden

Town Manager Forguites explained Dennis & Bonnie McPadden have requested to address the Board. Mr. McPadden dropped off information this AM. Selectboard Members received copies of the information tonight.

Mr. McPadden introduced himself and wife, Bonnie. Also in attendance was Nathaniel Vandal from Green Peak Solar, (GPS). The McPaddens presented a 500 Kw Net Metered Project that will be installed on their property in North Springfield; about 6-1/2 acres. The proposed project would use about 3-1/2 acres of the land.

Mr. McPadden explained the 30% Invest Tax Credit offered by the State of Vermont promoting Solar Energy within the State. Mr. McPadden went on to explain the Public and Private Sectors can now partner together. Mr. & Mrs. McPadden and Green Peak Solar, GPS, would like the Town to purchase solar power from them.

Mr. Nathaniel Vandal, of GPS, went into some details of the power purchasing proposal. A brief discussion between Mr. Vandal and the Board Members took place. A copy of the proposal of Green Peak Solar, LLC is attached.

MOTION: **George McNaughton moved to have the McPaddens and Green Peak Solar submit the power purchasing proposal to the Springfield Energy Committee. In addition, the McPaddens and Green Peak Solar should submit a Contract Template to the Town's Attorney for review and approval.**
Seconded by Peter MacGillivray.

Mr. McPadden was advised to contact the Springfield Energy Committee so his group could make a presentation. The Springfield Energy Committee will meet on Thursday, November 20, 2014 at 6:30 PM upstairs at the Springfield Police Station. The agenda has already been published. David Yesman indicated the agenda could be amended.

Vote: 4 Yes, passed unanimously. (Vice-Chairman, Stephanie Thompson Absent)

E. PRIORITY BUSINESS: None

F. PETITIONS AND COMMUNICATIONS: None

G. BOARDS, COMMISSIONS, AND DEPARTMENTAL MINUTES AND REPORTS:

1. Springfield Energy Committee, Meeting Minutes – October 16, 2014
2. Springfield Energy Committee, Agenda – November 20, 2014
3. Springfield Library Board of Trustees, Meeting Minutes, October 13, 2014
4. Springfield On The Move, Meeting Minutes – September 25, 2014
5. Springfield On The Move, Agenda – October 16, 2014
6. Springfield Parks & Recreation – 2014-2015 Winter Sports Brochure

Chairman Morris noted copies of the above agendas, minutes, and brochure may be picked up at the Town Manager's Office.

H. ORDINANCES AND RESOLUTIONS: None

I. OLD BUSINESS:

1. Property Transfer Deed: Town Manager Forguites reminded everyone the Board previously approved transferring a small park area of land known as the playground from the Town to Springfield Housing Unlimited. The Town will remove the aging playground and Springfield Housing Unlimited will be responsible for the assembly and maintenance of a new playground. The Town Attorney has prepared a Quick Claim Deed and the Board of Selectmen need to approve the transfer and authorized the Town Manager to sign the Quick Claim Deed on behalf of the Town.

MOTION: **David Yesman moved to grant approval from the Board of Selectmen to transfer said property to Springfield Housing Authority and for the Town Manager to sign the Quick Claim Deed on behalf of the Town of Springfield.**
Seconded by George McNaughton
Vote: 4 Yes, passed unanimously. (Vice-Chairman, Stephanie Thompson, Absent)

2. Lister Errors & Omissions: Town Manager explained the Assessment Department submitted a Lister's Errors & Omissions Report. The property of David Heinz located at 316 Parker Hill Road had an assessed value of $363,600.00; the new value is $310,000.00. The reason for the change was due to a fire of the Barn and Garage in November 2013. The tax billing software did not carry over the change. No action is required from the Board of Selectmen. The report is merely for notification.

J. NEW BUSINESS:

1. Hawks Mountain Ridge Rider Snowmobile Request: Mr. Barry Messer was present at the Board of Selectmen Meeting on behalf of the Hawks Mountain Ridge Rider Snowmobile Club. For the previous two, (2), years the Snowmobile Club has requested approval from the Board of Selectmen to run on both sides of the Maple Street Extension in North Springfield. This allows access to the gas station on Route 106. The approval expired on April 15, 2014. Town Manager Forguites checked with Lt. Fountain from the Springfield Police Department and he is not aware of any problems over the last two, (2), years.

MOTION: **David Yesman moved to approve the request from Hawks Mountain Ridge Rider Snowmobile Club to run snowmobiles on both sides of the Maple Street Extension in North Springfield in order to have access to the gas station on Route 106 until April 15, 2015. The Town of Springfield is to be furnished with a Certificate of Liability Insurance in the amount of $1,000,000.00.**
Seconded by Peter MacGillivray
Vote: 4 Yes, passed unanimously. (Vice-Chairman, Stephanie Thompson Absent)

Mr. Messer expressed his gratitude for permission again this year.

2. Parade Permit Request: Town Manager Forguites shared the Town has received a request from Christian Craig on behalf of the Edgar may Health and Recreation Center to hold a 5K Run on Thursday, Thanksgiving Day, November 27, 2014. The event will be entitled the "Edgar May Thanksgiving Day 5K". The event should run from 8:30 to 10:30 AM. The route will start at the Springfield Hospital, right onto park Street, right onto Union Street, right onto South Street, right onto Davis Street on White Street, left onto Union Street, left onto park Street, left onto Ridgewood back to the Springfield Hospital. Usual conditions will apply,

such as approved of the route by the Springfield Police Department; proper signage and traffic monitoring; the Town of Springfield should be listed as additional insured for Liability Insurance in the amount of $1,000,000.00 for the day of the event.

MOTION: **Peter MacGillivray moved to approve the Parade Permit Request to the Edgar May Health and Recreation Center to hold the Edgar May Thanksgiving Day 5K on Thanksgiving Day, November 27, 2014 between 8:30 to 10:30 AM with the usual conditions applying.**
Seconded by David Yesman
Vote: 4 Yes, passed unanimously. (Vice-Chairman, Stephanie Thompson Absent)

K. LEGISLATIVE REPORTS:

L. CITIZENS COMMENTS: Wes Marshall, resident, commented on the newly constructed wall at the Community Center. Mr. Marshall thought the new wall looked real nice. Town Manager Forguites commented fencing would also be installed.

David Yesman commented on the Streetlight in front of the Town Hall. The blub has been changed to a LED blub. The blub is slightly brighter and white colored. The Town is monitoring the cost. The new blub is 34 Watts compared to 180 Watts that was removed.

LOCAL CONTROL COMMISSION: Serving Permit

Local Control Commission opened at 8:00 PM.

Springfield Regional Development Corporation, SRDC, has submitted an application for a Serving Permit to serve Malt and/or Vinous Beverages at an Art Show sponsored by the Vault at the Great Hall on November 7, 2014 from 5:00 to 7:00 PM. Paul Kowalski who is an employee of SRDC has taken the Liquor Control Courses necessary.

MOTION: **David Yesman moved to grant approval for Springfield Regional Development Corporation, (SRDC), for a Serving Permit to serve Malt and/or Vinous Beverages at an Art Show sponsored by the Vault at the Great Hall on November 7, 2014 from 5:00 to 7:00 PM.**
Seconded by Peter MacGillivray
Vote: 3 Yes, 1 Abstain (George McNaughton). (Vice-Chairman, Stephanie Thompson Absent)

Local Control Commission closed at 8:03 PM

M. FUTURE AGENDA ITEMS:

David Yesman requested an update on the Dilapidated Buildings.

Peter MacGillivray had two, (2), questions. 1. What is the status of the Charging Park? Town Manager Forguites indicated he is still waiting to hear back from the Savings & Loan. There is a problem with the boundary line. 2. Are letters being sent out to Landlords from the Springfield Police Department when a tenant has been arrested? Town Manager checked with Chief Johnson and letters are still being sent out.

Town Manager Forguites also stated the letter for the Public Service Board on behalf of Win Stanley/Green Lantern is currently on hold because Town Attorney Ankuda is waiting for information from Win Stanley's Attorney. Town Attorney Ankuda has received a copy of the Win Stanley/Green Lantern Contract.

Peter MacGillivray also commented the Town will have to consider the presentation from McPadden/Great Peak Solar too.

David Yesman also asked for an update on the Union Contracts for the next meeting.

George McNaughton also inquired if a letter was ever sent to the State Building people. Chairman Morris indicated a letter was written and mailed. However the Town has not received a reply. Mr. McNaughton asked if a copy of the letter could be shared with the Selectboard Members.

EXECUTIVE SESSION: - Contracts

MOTION: **George McNaughton moved to go into Executive Session for the purpose of Contracts. Seconded by David Yesman.**
Vote: 4 Yes, passed unanimously. (Vice-Chairman, Stephanie Thompson Absent.

ADJOURMENT:

The meeting adjourned at 8:09 PM

Submitted by:

Donna M. Hall

Donna M. Hall,
Recording Secretary

Executive Session
October 27, 2014

The Board returned to open session at 8:35pm.

Bob Forguites recommended that the Town loan up to $20,000 from the Economic Revolving Loan Fund to Michelle and Paul Wilcox for the purpose of establishing a bakery at 1 Main Street. The interest rate will be at 3%, with the duration of the note to be determined. **Peter MacGillivray made the motion that the Town loan up to $20,000 from the Economic Revolving Loan Fund to Michelle and Paul Wilcox for the purpose of establishing a bakery at 1 Main Street with an interest rate of 3%. George McNaughton seconded the motion that then passed 3-1, with Dave Yesman voting no.**

George McNaughton moved to adjourn. Peter MacGillivray seconded the motion that then passed unanimously. The meeting adjourned at 8:38pm.

No further business was conducted.

Respectfully submitted,

Jeff Mobus
Acting Secretary

The Vermont Statutes Online

Title 1: General Provisions

Chapter 5: COMMON LAW; GENERAL RIGHTS

Sub-Chapter 2: Public Information

1 V.S.A. § 312. Right to attend meetings of public agencies

§ 312. Right to attend meetings of public agencies

(a) All meetings of a public body are declared to be open to the public at all times, except as provided in section 313 of this title. No resolution, rule, regulation, appointment, or formal action shall be considered binding except as taken or made at such open meeting, except as provided under section 313(a)(2) of this title. A meeting may be conducted by audio conference or other electronic means, as long as the provisions of this subchapter are met. A public body shall record by audio tape, all hearings held to provide a forum for public comment on a proposed rule, pursuant to 3 V.S.A. § 840. The public shall have access to copies of such tapes as described in section 316 of this title.

(b)(1) Minutes shall be taken of all meetings of public bodies. The minutes shall cover all topics and motions that arise at the meeting and give a true indication of the business of the meeting. Minutes shall include at least the following minimal information:

(A) All members of the public body present;

(B) All other active participants in the meeting;

(C) All motions, proposals and resolutions made, offered and considered, and what disposition is made of same; and

(D) The results of any votes, with a record of the individual vote of each member if a roll call is taken.

(2) Minutes of all public meetings shall be matters of public record, shall be kept by the clerk or secretary of the public body, and shall be available for inspection by any person and for purchase of copies at cost upon request after five days from the date of any meeting.

(c)(1) The time and place of all regular meetings subject to this section shall be clearly designated by statute, charter, regulation, ordinance, bylaw, resolution or other determining authority of the public body and this information shall be available to any person upon request.

(2) The time, place and purpose of a special meeting subject to this section shall be publicly announced at least 24 hours before the meeting. Municipal public bodies shall post notices of special meetings in or near the municipal clerk's office and in at least two other public places in the municipality, at least 24 hours before the meeting. In addition, notice shall be given, either orally or in writing, to each member of the public body at least 24 hours before the meeting, except that a member may waive notice of a special meeting.

(3) Emergency meetings may be held without public announcement, without posting of notices and without 24-hour notice to members, provided some public notice thereof is given as soon as possible before any such meeting. Emergency meetings may be held only when necessary to respond to an unforeseen occurrence or condition requiring immediate attention by the public body.

(4) Any adjourned meeting shall be considered a new meeting, unless the time and

place for the adjourned meeting is announced before the meeting adjourns.

(5) An editor, publisher or news director of any newspaper, radio station or television station serving the area of the state in which the public body has jurisdiction may request in writing that a public body notify the editor, publisher or news director of special meetings of the public body. The request shall apply only to the calendar year in which it is made, unless made in December, in which case it shall apply also to the following year.

(d) The agenda for a regular or special meeting shall be made available to the news media or concerned persons prior to the meeting upon specific request.

(e) Nothing in this section or in section 313 of this title shall be construed as extending to the judicial branch of the government of Vermont or of any part of the same or to the public service board; nor shall it extend to the deliberations of any public body in connection with a quasi-judicial proceeding; nor shall anything in this section be construed to require the making public of any proceedings, records, or acts which are specifically made confidential by the laws of the United States of America or of this state.

(f) A written decision issued by a public body in connection with a quasi-judicial proceeding need not be adopted at an open meeting if the decision will be a public record.

(g) The provisions of this subchapter shall not apply to site inspections for the purpose of assessing damage or making tax assessments or abatements, clerical work, or work assignments of staff or other personnel. Routine day-to-day administrative matters that do not require action by the public body, may be conducted outside a duly warned meeting, provided that no money is appropriated, expended, or encumbered.

(h) At an open meeting the public shall be given a reasonable opportunity to express its opinion on matters considered by the public body during the meeting as long as order is maintained. Public comment shall be subject to reasonable rules established by the chairperson. This subsection shall not apply to quasi-judicial proceedings.

(i) Nothing in this section shall be construed to prohibit the parole board from meeting at correctional facilities with attendance at the meeting subject to rules regarding access and security established by the superintendent of the facility. (Amended 1973, No. 78, § 1, eff. April 23, 1973; 1979, No. 151 (Adj. Sess.), § 2; 1987, No. 256 (Adj. Sess.), § 2; 1997, No. 148 (Adj. Sess.), § 64, eff. April 29, 1998; 1999, No. 146 (Adj. Sess.), § 7.)

GREEN PEAK
SOLAR

October 23, 2014

Springfield Board of Selectmen
Town of Springfield, Vermont
96 Main Street
Springfield, VT 05156

Re: Proposal of Green Peak Solar, LLC to develop a 500 kW net metering electric generation facility for the Town of Springfield

Dear Selectmen,

On behalf of Green Peak Solar, LLC ("GPS"), I am pleased to enclose for your consideration a proposal and relevant supporting materials outlining our request to develop, install and operate a net metering solar electric generation facility to offset the energy consumed by the Town of Springfield. GPS is co-developing the proposed project with Dennis McPadden. GPS worked with Dennis on his Springfield Solar Alliance project which is located in North Springfield and is currently under construction.

GPS proposes to develop a 500 kW AC facility on the open parcel of land at 19 School Street in North Springfield that is owned by Dennis McPadden. The facility would generate approximately 850,000 kWh annually. If the Town's energy consumption is considerably greater than this number, GPS would also be willing to discuss additional solar projects that could offset the remaining energy demand of the Town.

GPS is pleased to offer 12.5% of the total Net Metering Credit reimbursement from the interconnecting utility for the energy generated by the solar energy system. In the first ten years of the system's operation, the Net Metering Credit is equal to $0.019/kWh for the electricity generated by the solar net metering project. The annual savings can be calculated by multiplying 12.5% of the $0.19/kWh Net Metering Credit by the 850,000 kWh of expected annual generation of the 500 kW solar facility, which equals approximately $20,100 in savings.

GPS proposes a twenty-five (25) year solar purchase agreement with the Town of Springfield, with the option to extend and/or modify the agreement once the term expires. GPS also includes an option for Springfield to purchase the solar energy system at Fair Market Value beginning in the 6th year of the contract.

Thank you for your attention to our proposal. Please contact me by phone or email if you have any questions about the information we have provided. I look forward to hearing from you soon and discussing our proposal further.

Sincerely,

Chris Cadwell
Principal

Contact Information

Chris Cadwell, Principal
415-730-9075 (direct)
ccadwell@greenpeaksolar.com

Green Peak Solar, LLC
127 Bent Hill Rd
Waitsfield, VT 05673
www.greenpeaksolar.com

Enclosed Documents

1. Proposal for a Solar Net Metering Project developed by GPS
2. Exhibit A – Site Plan

GREEN PEAK SOLAR

Proposal

A. Financial Savings

GPS proposes to offset the electric demand of Springfield's municipal facilities with a 500kW solar net metering project. The project would generate an estimated 850,000 kWh of energy annually.

Vermont utilities currently reimburse these applicable renewable energy generation credits at a rate of $0.19/kWh on a customer's bill. GPS offers 12.5% of this credit to the Town, effectively reducing the Town's electricity bills. For the first ten years of the contract, Springfield's share of the credit would be fixed at $0.02375/kWh (12.5% of the $0.19/kWh Net Metering Credit that Green Mountain Power is required to pay net metered host customers for the first ten years of the system's operation under Vermont net metering law). After the first ten years, the Net Metering Rate becomes equal to the interconnecting utility's current residential rate. Consequently, the credited savings that Springfield receives would be a floating rate equal to 12.5% of Green Mountain Power's residential rate at the time of invoicing.

In the first ten years, Springfield's annual savings can be calculated by multiplying 12.5% of the $0.19/kWh Net Metering Credit by the 850,000 kWh of expected annual generation of the 500kW solar facility, which equals approximately $20,100. GPS proposes a twenty-five (25) year Solar Service Agreement with the Town of Springfield, with the option to extend and/or modify the agreement once the term expires.

The energy credit reimbursement of $0.19/kWh is composed of 1) the retail rate for energy for the 25-year term of the Solar Service Agreement (currently $0.14959/kWh) and 2) the solar adder for the first ten years of the SSA. For projects that come online after December 2015, under Vermont State law, the solar adder brings the reimbursement up to $0.19/kWh for all projects over 15kW in size. After the first ten years of the contract, the solar adder is removed and projects are reimbursed at the prevailing residential rate.

In the event that energy rates continue to become more expensive, the 12.5% credit will result in a greater monetary discount. The graph below displays Vermont's historical residential electricity prices (averaged across all utilities) for the period from 2003 – 2013. The data behind the graph is publically available from the U.S. Energy Information Association (http://www.eia.gov/electricity/data/browser/). As shown in Figure 1, the residential electric rates have increased by an average of 2.59%/year over the past decade.

Confidential to Green Peak Solar, LLC and the Town of Springfield

Figure 1. Historical Residential Electricity Prices in Vermont (2003-2013)

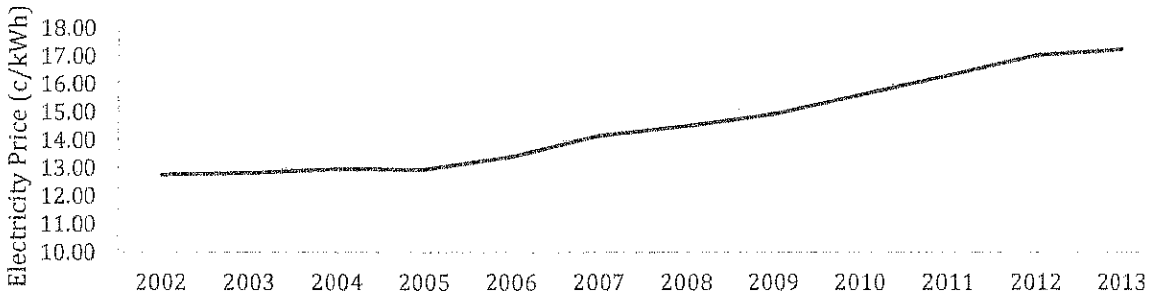
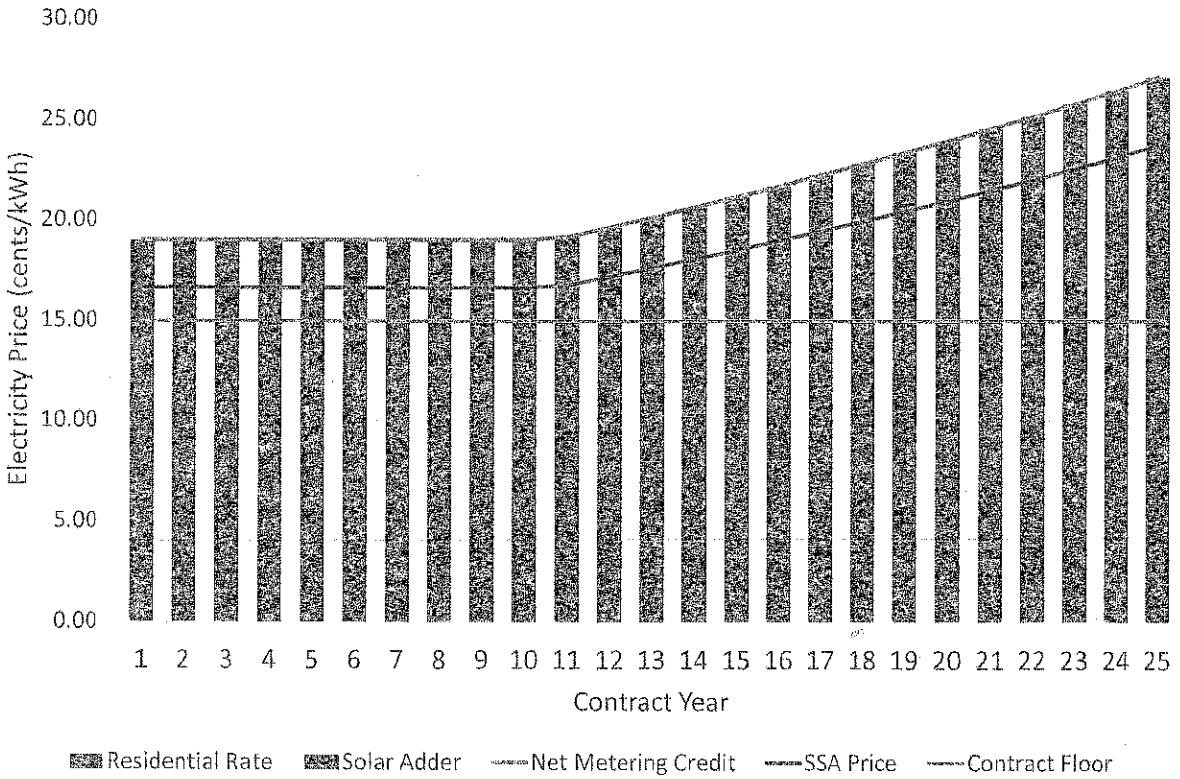


Figure 2 displays the projected residential electric rate, based on the historical rate of increase, (blue bars) as well as the solar adder (orange bars) and the total Net Metering Credit (yellow line) that the Town of Springfield would receive from the Green Mountain Power. As demonstrated, this rate would be $0.19/kWh for the first ten years of the contract due to the solar adder. Thereafter, electrical rates are expected to increase above $0.19/kWh. Springfield would pay GPS the SSA Price (green line) each year throughout the life of the contract. The SSA price is 87.5% of the Net Metering Credit, which would be fixed at $0.1663/kWh for the first ten years of the contract. Springfield keeps the 12.5% difference between the Net Metering Credit and SSA price.

Figure 2. Projected Net Metering Credits and Solar Service Agreement Price Over 25 Years



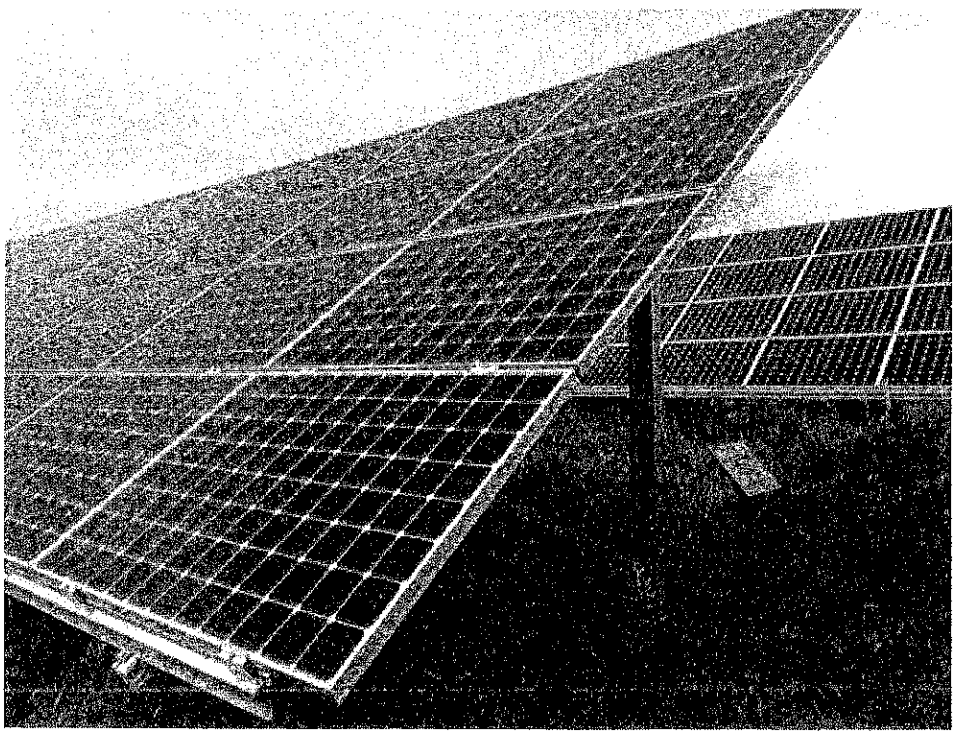
For financing purposes, GPS will require that the Solar Service Agreement include a floor price of 14.959 cents per kWh after the first ten years. If residential rates were to go down after the first ten years of the contract, Springfield would still keep 12.5% of the Net Metering Credit as long as the rate does not drop below the floor price (gray line). Furthermore, due to the historical rise in residential electricity prices shown in Figure 1, we believe it is extremely unlikely that the residential rate in ten years will be less than today's rate. For additional background, the floor price is required by financing institutions to guarantee that the project will have available the minimum return required to make its debt service payments.

B. System Layout and Design

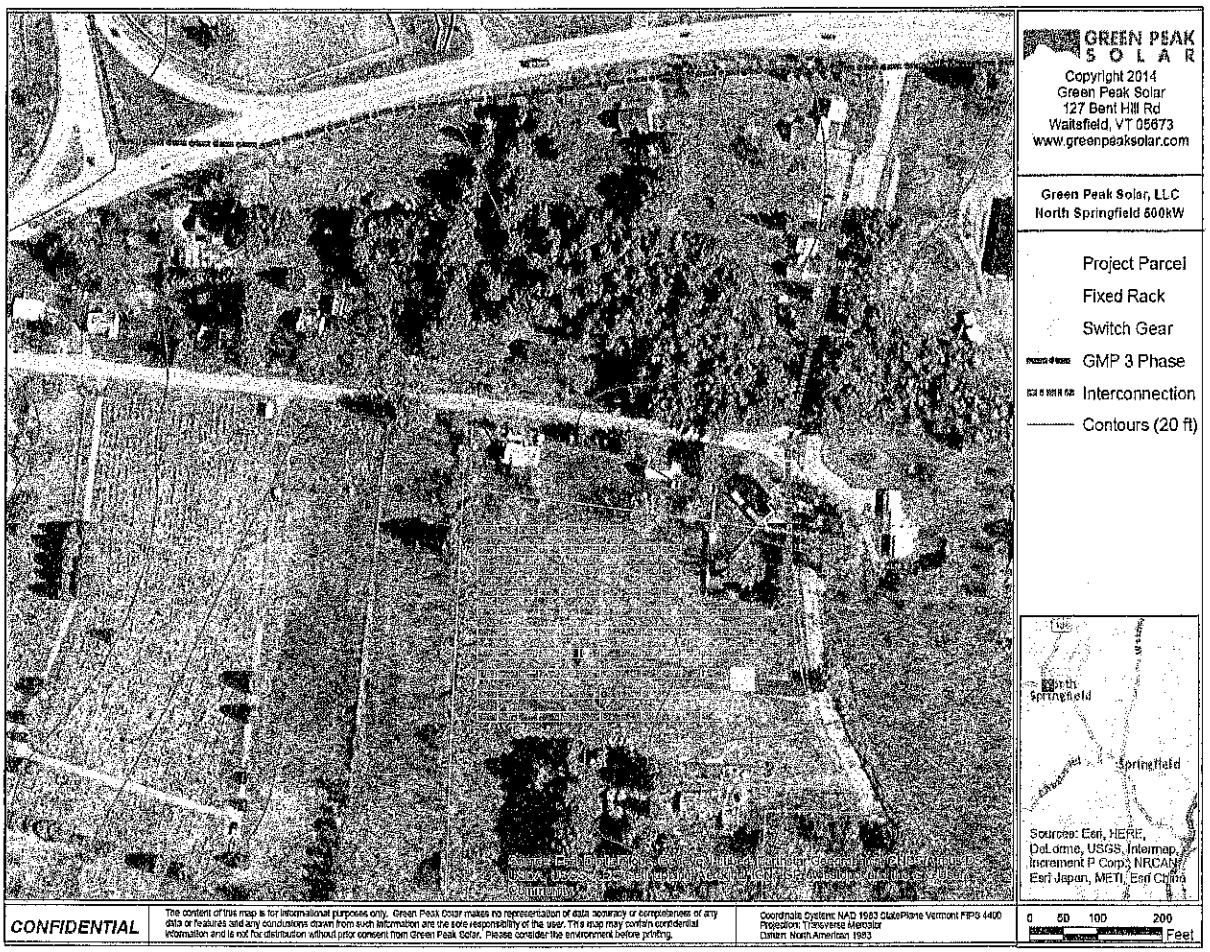
GPS has included a preliminary site design and layout for the North Springfield site below and attached as Exhibit A. The project is proposed to be located at 19 School Street, on a parcel owned by GPS's co-development partner Dennis McPadden. Although the site is immediately adjacent to the road, a short extension of the Green Mountain Power three phase power line on Route 106 will be required.

GPS has performed an initial GIS study of the parcel, and no environmental constraints were identified. The site is located on a southward facing slope, which should not adversely affect the design or construction of the system.

The proposed design is based on a fixed tilt system, utilizing 116 racks, each containing 18 solar photovoltaic modules rated 305 Wdc. The racks would be mounted at 25 degrees with approximately 15 feet between rows. The racks are mounted to driven piles, either I-Beam or C-Channel configuration with three foundations per rack. Below is a photo of a typical fixed tilt configuration.



Per Vermont statute, "plant capacity" for a solar facility means the aggregate AC nameplate capacity of all inverters used to convert the plant's output to AC power. For example, in the attached preliminary layout, GPS proposes to use eighteen Power One Trio 27 string inverters, each with a nameplate capacity of 27.6 kWac. The corresponding plant capacity would be calculated as: 18 inverters x 27.6 kWac/inverter = 496.8 kWac. The number of fixed racks and spacing between rows brings the DC capacity of the system to 750 kWdc. The system is expected to generate approximately 850,000 kWh annually.



C. Operations, Maintenance, and Liability Insurance

GPS would oversee and manage the operations and maintenance of the 500 kW solar energy system. Our services include operational performance management for the system, oversight and management of O&M providers, production monitoring and analysis for optimization, contract administration, financial management (including billing and payment, audits and reporting), administration and management of tax equity and debt financing agreements, and advisory services for special situations (insurance casualty events, warranty claims, litigation, repowering, etc).

Our Engineering, Procurement and Construction (EPC) contractor typically performs the Operations and Maintenance. This provides for better terms of the construction warranty as well as any applicable performance guarantees. GPS would provide contact information to the Town for

any concerns regarding the systems' management, and would notify the Town well in advance if the responsible party were to change. Springfield would not incur any expenses for hardware or integration requirements.

GPS carries professional liability insurance coverage, and would be happy to provide the Town of Springfield with a certificate of insurance at the time of contract award. During construction, GPS will require the EPC contractor to carry builders risk coverage, where the Town and any other landowner would be named an additional insured. During the operations phase, the O&M contractor (typically the same as the construction contractor) would also be required to carry appropriate liability insurance.

D. Previous Projects

To date, the majority of GPS's experience is in the utility scale market under the Vermont SPEED Standard Offer Program. GPS is the only developer to be awarded a power purchase agreement in both the 2013 and 2014 Vermont SPEED Standard Offer RFPs established by the Vermont Public Service Board. Both RFPs were extremely competitive, and only three projects were selected each year.

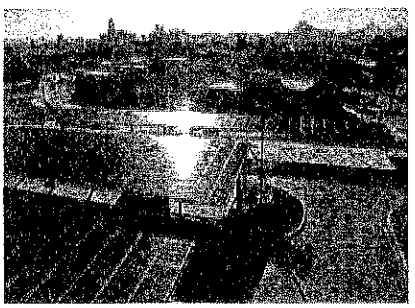
In addition to the 2013 and 2014 SPPED RFP's, GPS worked with co-development partner Dennis McPadden to help secure take-out financing for his 1.0 MW Springfield Solar Alliance I Project which is currently under construction in North Springfield, VT. Dennis was responsible for all of the development activities associated with the Springfield Solar Alliance project. As the parcel owner, Dennis secured a power purchase agreement under the SPEED Standard Offer Initial Solicitation. After being awarded the contract, Dennis worked with State and Local stakeholders and was awarded a Certificate of Public Good for the construction of the Project.

Prior to founding GPS, principals Chris and Nathaniel gained experience from developing hundreds of MW of renewable energy projects across the country. Below are several relevant examples:

As part of Foresight Renewables based out of San Francisco, Chris Cadwell participated in the development of a 6 MW single axis project in Arizona that is now part of the University of Arizona Tech Park. As part of AMSOLAR based out of San Diego/New York, Chris Cadwell participated in the development of a number of projects for schools. "AMSOLAR partnered with educational institutions throughout the United States to develop and fully coordinate the construction, operation, and maintenance of solar energy facilities on their campuses. Each campus receives the benefit of renewable energy awareness, education, and exploration.

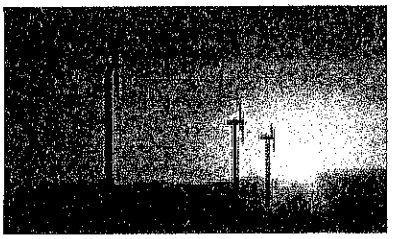
AMSOLAR project developments include:

- Rio Rancho Public Schools – 2.4 MW
- University of San Diego – 1.2 MW
- Middle Township School – 1.5 MW
- Corcoran Unified School District – 1.2 MW
- Scripps Ranch High School – 602 kW
- University City High School – 296 kW
- Kearny High School – 240 kW



Corcoran Unified School District

Working for Ridgeline Energy, Nathaniel Vandal helped develop three large wind farms from green field all the way through operations.



Ridgeline project developments include:

- Goshen Phase II – 124 MW
- Rockland Wind Farm – 80 MW
- Meadow Creek – 120 MW

At Ridgeline, Nathaniel also helped to direct project acquisitions, including the purchase of 50 MW of solar projects in California from a New York based developer.

E. References

Reference 1

Name	John R. Spencer, P.E. VEPP Inc. Executive Director
Address	1965 Depot Street, P.O. Box 1938 Manchester Center, VT 05255
Contact Phone #	802.362.0748
Contact Email Address	jspencer@veppi.org

John Spencer is the VT SPEED Purchasing Agent and manages GPS's SPEED Standard Offer Power Purchase Agreements.

Reference 2

Name	Warren Byrne, Foresight Renewables, Chairman
Address	657 Mission Street, Suite 504 San Francisco, CA 94105
Contact Phone #	(415) 495-0700
Contact Email Address	wbyrne@fsrenew.com

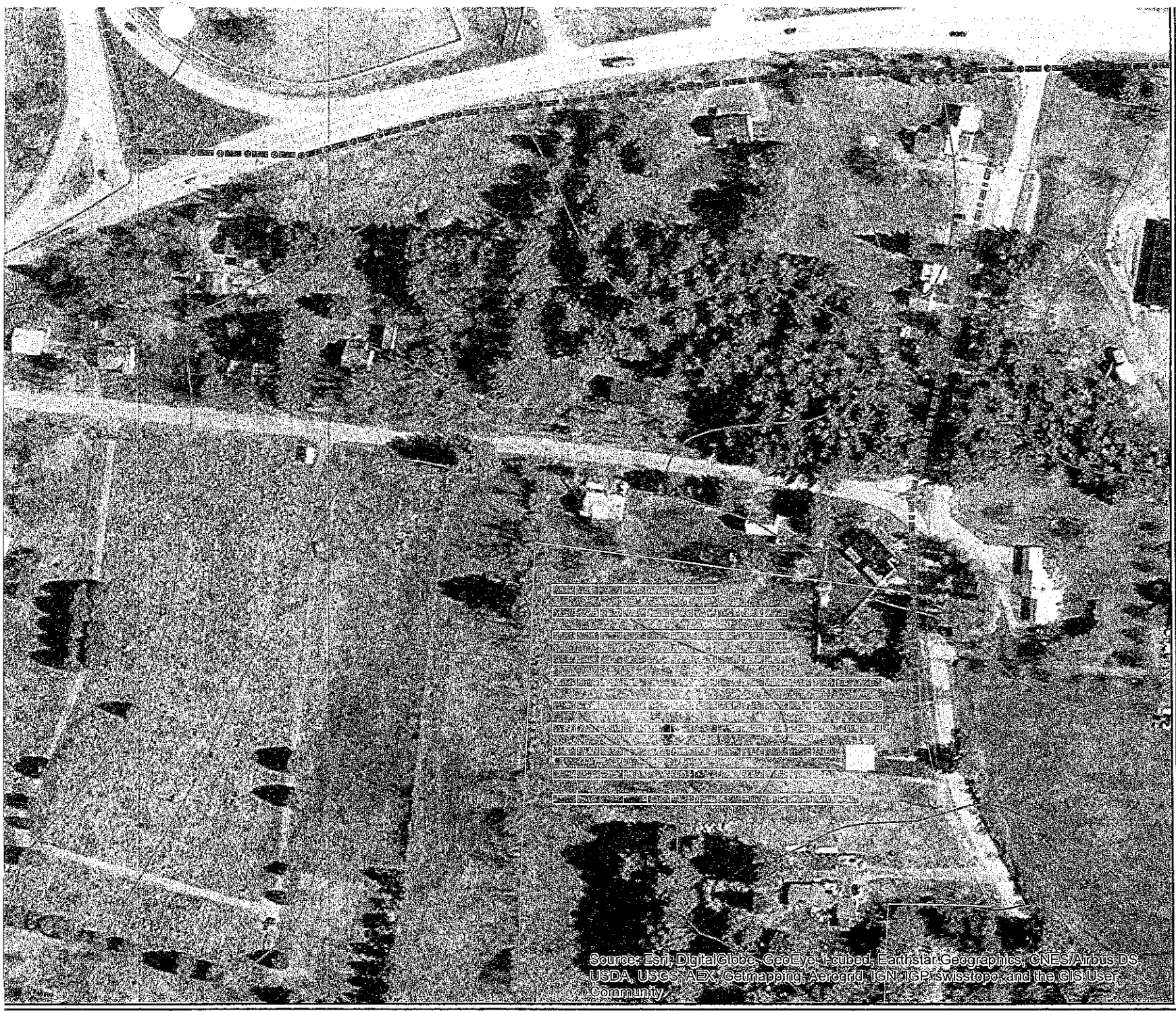
Warren Byrne is a former colleague and business associate of Chris Cadwell and Nathaniel Vandal.

Additional references are available upon request.

F. Project Schedule

1. Onsite survey: Immediately following award of contract. To the extent that Springfield would like to be included in the site selection and design process, GPS would be glad to discuss ways to be transparent and alleviate any question that the Town might have regarding the location and development of the project.
2. Execute Solar Service Agreement: As soon as possible following the onsite survey, initial meetings, and agreement upon the Solar Service Agreement's provisions.
3. Submission of all required permit applications: Following the execution of the Solar Service Agreement, GPS anticipates taking two to the three months to finish putting together permitting materials and testimony and file with the Vermont Public Service Board for a Certificate of Public Good (CPG).
4. Receipt of CPG: GPS expects the PSB to take at most ten months to review the 500kW project and issue the CPG.

5. Final preparations before commencing construction: GPS would take 45-60 days to conduct a final review of the design plans and execute the EPC and equipment supply agreements. In parallel with the EPC agreements, GPS would conduct project due diligence with the financing parties.
6. Start of construction: Immediately following the execution of the EPC agreements and close of financing.
7. Completion of project and system commission: The completion of construction and commissioning of the project would happen at virtually the same time. This process would take two to three months. Although work done to prepare the North Springfield site for the construction of the solar array would be minimal, an extension of the three phase line from Route 106 would be required as part of the utility grid interconnection process.



GREEN PEAK SOLAR

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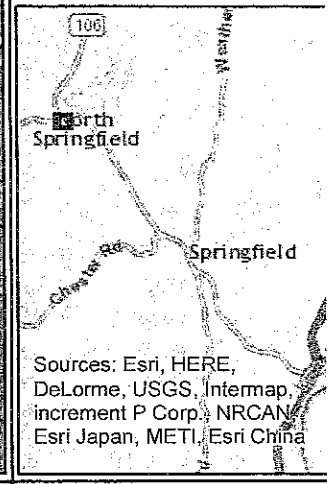
Waitsfield, VT 05673
www.greenpeaksolar.com

Green Peak Solar, LLC
North Springfield 500kW

Project Parcel
Fixed Rack
Switch Gear
GMP 3 Phase
Interconnection
Contours (20 ft)



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Coordinate System: NAD 1983 StatePlane Vermont FIPS 4400
Projection: Transverse Mercator
Datum: North American 1983

0 50 100 200 Feet