



# Laguna Woods Village®

**OPEN MEETING**

## **REPORT FOR REGULAR MEETING OF THE VILLAGE ENERGY TASK FORCE**

**Friday, January 10, 2020 – 12:00 P.M.  
Laguna Woods Village Community Board Room  
24351 El Toro Road**

- MEMBERS PRESENT:** Carl Randazzo, – Vice Chair, Judith Troutman, Bert Moldow, Brian Gilmore, Cush Bhada, John Frankel, Advisors: Bill Walsh, Sue Stephens
- MEMBER ABSENT:** None
- OTHERS PRESENT:** Juanita Skillman, Elsie Addington, Pat English, Manuel Armendariz
- STAFF PRESENT:** Guy West - Staff Officer, Laurie Chavarria, Chris Naylor, Chris Swanson

### **1. Call to Order**

Vice Chair Randazzo called the meeting to order at 12:00 P.M.

### **2. Acknowledgment of Media**

Vice Chair Randazzo noted no members of the media were present.

### **3. Approval of the Agenda**

Item 15 was moved to Item 6a on the agenda. All items on the consent calendar were pulled for discussion. The agenda was approved as amended.

### **4. Approval of Meeting Reports for September 4, 2019**

The Meeting Report of September 4, 2019, was approved as written.

### **5. Chairman's Remarks**

Vice Chair Randazzo commented on the future format being considered for the Task Force; the vote for the new chair of the Task Force; Director Moldow's list of future energy tasks for discussion; the EV charging stations at the Community Center; and his concerns about lighting.

**6. Member Comments (*Items Not on the Agenda*)**

- Manuel Armendariz (917-D) commented on the United & Third Solar projects; the energy consultant budget; and the street light project.
- Pat English (2022-D) commented that the legitimacy of the Village Energy Task Force.

The Vice Chair and various Directors and Advisors responded briefly to all comments.

**6a. Vote for a New Task Force Chair**

Director Moldow accepted a nomination to be the Chair of the Village Energy Task Force.

**7. Department Head Update**

Staff Officer Guy West deferred the Department Head Update to allow the Senior Management Analyst to provide a brief summary on the status of the Professional Service Agreement with MelRok Operating, LLC.

Discussion ensued regarding the monitoring of the EMS systems for each Clubhouse.

**Consent:**

*All matters listed under the Consent Calendar are considered routine and will be enacted by the Task Force by one motion. In the event that an item is removed from the Consent Calendar by members of the Task Force, such item(s) shall be the subject of further discussion and action by the Task Force.*

By consensus, the Task Force pulled all items on the Consent Calendar for discussion.

**8. Project Log**

**United Mutual:**

- Walkway Lighting – Advisor Walsh commented on getting funding to add this type of program for Third Mutual. Chair Moldow commented on the cost for this walkway program. Vice Chair Randazzo commented on the process for requesting a new walkway light.
- Energy Consultant Services – Juanita Skillman (2154-N) commented on the status for this line item.

**Third Mutual:**

- Electrical Systems – Chair Moldow commented on the use of this budget.
- Exterior Lighting – Chair Moldow asked if tree trimming is included in the street light project costs. Advisor Walsh commented on tree trimming during the light fixture conversion. He would like to see a list made of trees that are blocking the new lights so that they can be trimmed. Chair Moldow commented on using the old street light fixtures to replace the walkway light fixtures that are not in good condition.

Staff Officer Guy West and the Senior Management Analyst responded to all questions and comments.

**9. Third Mutual Street Light & Walkway Light Outage Report**

Chair Moldow commented on the response time from SCE when it is identified that there is no power to the pole.

**10. United & Third Mutual Electric Vehicle & Electric Golf Cart Report**

Chair Moldow commented on the new format for this report.

**11. Third Mutual Solar Production Report**

Chair Moldow commented on the average monthly production of kilowatt hours. He would like to see a more user friendly report instead of just a data spreadsheet and would like explanations added for months where low generation is indicated.

Discussion ensued regarding generation capacity; the solar production reporting software package for each building; how staff receives the data for the production report; adding this report to the agenda for United Mutual; the possibility of hiring an energy manager and solar plant manager; projected kilowatts versus actual kilowatts generated and ROI for the solar equipment.

By consensus, staff was directed to contact Third Mutual's Solar O&M contractor to find out if any of the inverters are experiencing more than a 2% loss of Direct Current (DC) power.

Staff Officer Guy West and the Senior Management Analyst responded to all questions and comments.

**12. GRF EV Charging Station Report**

Chair Moldow asked staff to provide more information on this report such as dates of vehicle charging, especially on the Level 3 chargers.

Village Energy Task Force  
January 10, 2020  
Page 4 of 6

Discussion ensued regarding revenue percentage collected by ChargePoint; separate metering for the charging stations; and Tesla charging adapters.

By consensus, staff was directed to bring a cost to a future GRF M&C Committee meeting for the purchase of a Tesla charging adaptor for use with the charging stations behind the Community Center.

### **13. GRF Demand Charges Report (Finance Dept.)**

The Financial Analyst summarized the report and answered questions from the Task Force.

Discussion ensued regarding SCE billing rates, various rate schedule options; and regulating each cooling zone in the Community Center based on usage.

Meeting recessed for a break at 2:17pm, reconvened at 2:29pm.

#### **Reports:**

### **14. Third Mutual Walkway Lighting Locations**

Staff Officer Guy West summarized the report and answered questions from the Task Force.

Discussion ensued regarding the ability to purchase the walkway lights from SCE; the possibility of asking SCE to remove their existing walkway light poles; budgeting for future walkway light upgrades; and the underground infrastructure that powers the lights.

#### **Oral Discussions:**

### **15. Comments on TEC Update from October 18, 2019**

Chair Moldow asked for comments on the TEC presentations from the October VETF meeting.

Discussion ensued regarding EV charging as a priority; electrical infrastructure in residential buildings; providing more guidance to the energy consultant; and using the laundry room as a source of power for future EV charging bollards.

### **16. How SCE Power Outage Notifications Affect Laguna Woods Village (Bert)**

Chair Moldow discussed the power shut downs that SCE can perform during uncontained fires.

Discussion ensued regarding residents that need a power source for life saving medical equipment; local hospitals that are set up to help in an emergency; the use

of a Microgrid for power outages; and the residents' responsibility to provide their own power source.

**17. Discuss the Tesla proposal for installing Solar > 240Kw @ \$1.00 per Kw (Bert)**

Chair Moldow discussed info he found on the internet where you can buy or rent your own Tesla residential solar panel system.

By consensus staff was asked to contact a Tesla rep and invite them to a future meeting so they can discuss all solar options that apply to the Community.

**18. Discuss current cleaning method for solar panels (Bert)**

The Senior Management Analyst provided the cleaning method for solar panels as specified by our O&M contractor and answered questions from the Task Force.

Discussion ensued regarding microfiber rollers; using vinegar in the water; the frequency of solar panel cleaning; and the status of ongoing discussions with JCI.

**19. Discuss product use for solar panel cleaning (Bert)**

This was discussed under item #18. No further discussion ensued.

**20. Discuss alternative solutions to EV charging in Third and United (Bert)**

Discussion ensued on what infrastructure needs to be upgraded in order to provide charging of electric vehicles in carports and Garden Village garages and the associated costs.

**21. Discuss alternate methods of financing a Microgrid (Bert)**

Chair Moldow discussed two alternative methods for financing a Microgrid - applying for a low interest loan to purchase and install the Microgrid and paying a third party company who would install the Microgrid and charge the customer for the electricity.

Discussion ensued regard how we would get extra fuel for the Community Center generator in an emergency; and are other communities considering or installing a Microgrid.

**Items for Future Agendas:**

Third Mutual:

- LED Solar Street Lights (to be considered after the street light fixture LED conversion project is completed.)

Village Energy Task Force  
January 10, 2020  
Page 6 of 6

**United Mutual:**

- Additional Walkway Lighting

**GRF:**

- Installation of Level II EV Bollard Chargers (on the streets and Clubhouses)
- Community Choice Aggregation

**All Corporations:**

- Identify locations in need of LED upgrades
- Electric vehicle charging
- Presentation by Gene Okun (Commercial Sales, Solar Optimum, Inc.)

**Concluding Business:**

**Committee Member Comments:**

- Director Gilmore requested a copy of the VETF Charter and TEC Presentations.
- Director Frankel commented on SCE's disaster response process.

**Date of next meeting – March 4, 2020**

**Adjournment**

This meeting was adjourned at 4:11 P.M.



Bert Moldow, Chair