



**LEBANON ENERGY ADVISORY COMMITTEE (LEAC)
DECEMBER 18, 2025 - 3:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

-
- 1. Call to Order**
 - 2. Preamble**
 - 3. Approval of Minutes**
 - A. November 20, 2025
 - 4. Old Business**
 - A. Legislation 1 PUC Regulations, 1 CPCNH / LCP updates; CPCNH Publicity Campaign
 - B. Lebanon Community Power refresh policy
 - C. Landfill Gas to Energy Project
 - D. Lebanon Energy Savings Program
 - E. EV Subcommittee Report
 - F. City Master Plan: Chapter 13-Energy. Final edit. Next- Planning Board
 - G. UV's 'Energy' Committees 'conference'
 - H. C-PACER- Commercial Property Assessed Clean Energy and Resiliency
 - I. CIP-Capitol Improvement Plan: priorities stemming from Chapter 13
 - 5. New Business**
 - 6. Open to the Public**
 - 7. Upcoming Events**
 - 8. Future Agenda Items**
 - A. LEAC's April 16 meeting was changed to April 23, 2026.
 - 9. Adjournment**

AGENDA
LEBANON ENERGY ADVISORY COMMITTEE (LEAC)
December 18, 2025

AGENDA ITEM 3
APPROVAL OF MINUTES:

November 20, 2025

DRAFT

LEBANON ENERGY ADVISORY COMMITTEE (LEAC)
REGULAR MEETING MINUTES
Remote Via Microsoft Teams
LebanonNH.gov/Live
November 20, 2025
3:30 PM

MEMBERS PRESENT: Henry Bromberg (Chair), Clifton Below,
Sherry Boschert (remote, joined at 3:45PM), Jonathan Chaffee,
James Mashal (remote, joined at 4:07/left at 4:33PM, came back at
4:44PM, left at 4:49PM, came back and left a final time at 5:24PM),
Woody Rothe, Bill Stearns

MEMBERS ABSENT: Thomas Benzel, Patrick Kenelly

STAFF PRESENT: Chris Kilmer, Asst. Director, Public Works

1 **1. CALL TO ORDER – Chair Bromberg called the meeting to order at 3:37 PM**

2
3 **2. PREAMBLE – Read by Mr. Chris Kilmer**

4
5 **3. APPROVAL OF MINUTES:**

6 A. October 16, 2025

7
8 *Ms. Woody Rothe MOVED to approve the October 16, 2025, minutes as amended.*

9 *Seconded by Mr. Clifton Below*

10
11 ** The vote on the MOTION was approved (5-0)*

- 12
13 • October 16, 2025

14 Amendments:

15 Pg. 1, line 28, add “recharged” after the word customer

16 Page 2, line 1, add Commission after utilities

17 Pg. 3, line 17/18 change Zane to “Resilient” and add Mr. Jonathan Chaffee in lieu of him

18
19 **4. OLD BUSINESS**

20 A. Legislation 1 PUC Regulations, 1 CPCNH / LCP updates: CPCNH Publicity Campaign

21
22 Mr. Below started by showing costs allocation benefits report and also shared that their website is now:

23 [Community Power.gov](https://communitypower.gov)

24 One can go to the Document Library, and a document within the public folder is labeled Community
25 Reports, and this is where the costs allocation benefits reports are filed. There’s a bit of a lag time as one
26 would expect from collecting and compiling data. LEAC looked at the report ending 09.2025. Key folders
27 for this spreadsheet include Member Savings, Joint Reserves, Revenues, Energy Costs and various Costs
28 (overhead).

1
2 CPCNH as a whole has net member savings to date, though in 2025 members have paid somewhat more.
3 Looking at Lebanon alone, Lebanon is net positive overall in terms of the net margin to date and more so,
4 they have net positive joint reserves. Meaning there has been a net savings for Lebanon members, a net
5 positive from inception. The reserves for Lebanon are almost \$1.4M.

6
7 Mr. Below anticipates that CPCNH might be higher than Liberty for the near future, but Liberty still has
8 unrecovered costs from prior periods, that will be put into their costs (they need to do this as soon as
9 possible) and could well push Liberty rates higher than CPCNH.

10
11 The PUC gave credit to CPCNH for revealing and potentially saving rate payers \$6M. The PUC is
12 awaiting the Governor to nominate a third commissioner. A number of bills are being reviewed including
13 one by Representative Corman and Senator Prentiss, to allow the Lebanon landfill gas project to qualify
14 for Class 1 recs. Mr. Below encouraged all to go to the CPCNH website to keep up to date.

15
16 CPCNH is in the process of extending Calpine's contract. River City Bank is recommending a line of
17 credit for CPCNH to help them rely less on Calpine this Winter.

18
19 Next month he'll be able to report back on other initiatives such as balcony solar and a bill that proposed
20 to make all solar equipment subject to property tax.

21 22 23 B. Landfill Gas to Energy Project: compost issue

24
25 Mr. Chris Kilmer shared that the gas plant is operational and that they have four microturbines generating
26 power. The gas production within the landfill is up so they're producing enough to run four of the five
27 microturbines, averaging 680 kilowatts per hour.

28
29 The City also received the City's first check for Q2 recs, which was for only a partial period (June) with
30 much down time. Mr. Kilmer is working with Liberty Finance for future payments. Last Wednesday the
31 direct pay tax return was filed in time for the deadline and is for approximately \$1.4M (refund).

32
33 Mr. Below provided some information about an "under construction" ceremony event that happened
34 yesterday morning for a solar project just under 5 megawatt, and that is happening because of CPCNH.
35 All municipal members of CPCNH will get a cut of the revenue that they are paid by Eversource, for their
36 output, and CPCNH will pay them a fixed amount over 20 years. CPCNH will acquire all the recs for
37 that project and others, but CPCNH has a "contract for differences", which will result in substantial
38 savings for CPCNH, instead of buying recs at market price. This under construction project was featured
39 on the front page of the Concord Monitor this morning, with positive press.

40 41 C. Lebanon Energy Savings Program

42
43 Mr. Chaffee said that they have been working with the Resilient Building Group and that they still
44 haven't received many replies. LEAC is also working with RBG to do some marketing and putting this
45 initiative on the City's website. To date, they have only two landlords (and several individuals) signed up
46 for this program, which is a free energy audit. He said that people are busy with other things and this topic
47 simply is low on priorities for most; nevertheless, they will continue this initiative.

D. EV Subcommittee Report

Ms. Boschert said that there is potential rezoning opportunity for EV charging. The City Council has created a Task Force for this and during their third meeting, they had a meeting of the minds. Builder Jon Livadas provided them numbers. Mr. Below was able to look at this information along with Sam Evans Brown, Clean Energy New Hampshire, and they now have a revised way to proceed. The sticking point has been costs but Mr. Below uncovered Liberty Utilities requirements are for an oversized power supply, but this is not the same as home charging. She shared highlights:

- For example, at public EV charging stations, all spaces might be in use at the same time
- This is not the case for at-home charging in multi-unit housing, yet Liberty still requires oversizing electrical capacity that assumes all EV charges will be at full power simultaneously
- After 1 year of use, Liberty is willing to consider usage data and adjust requirements accordingly
- **So, our compromise solution: Start small in the first year, with triggers for adding EVSE if needed.** For example, for the Lebanon Woolen Mill (LWM) plan, they are proposing only 15% LPL2 Ready/Capable \$511,000 (baseline with no EVSE is \$455,000), resulting in only **\$56,000 additional cost (0.14% of \$40 million total costs)** versus the Zoning proposed cost amount of \$1,927,391 (3.6% of total costs) and even substantially less than LEAC which was proposed at \$1,428,000 (2.4% of total costs). They would then go back to Liberty after 1 year and make the case to Liberty that the existing power is sufficient, using actual data.
- They will make a case as to why the City should support this revised proposal using this new category, EVSE Planned Space, with a revised proposal that includes LPL2-Ready for 5% and LPL-2-Capable for 10% and EVSE Planned for the remaining units. They will have triggers in place so that when 80% of EVSE-Ready spaces are in use, they can convert half or more of EVSE-Capable to EVSE-Ready. After that when 80% are in use, the remaining spaces can be incrementally upgraded according to an approved site plan.
- This new strategy provides a clear and manageable path to EV charging for all.

Ms. Boschert shared a document for a proposal to amend the Site Plan Review regulations and thereby allow for enabling "EVSE Planned" and guard against NH State overreach. See Agenda Packet for this document.

She also shared a map that Mr. Below prepared of the Lebanon Woolen Mill project and an overlay with the EVSE Site Plan. This location could be built to include the conduits and room in the circuit breaker panel(s) that would allow the future upgrades if/as needed.

Enforcement was posed as a possible issue, but the builder will present a plan that incorporates this and can market this *renter benefit*. Also, the builder can set a rate that can pay for this project over time.

The EV Task Force agreed to move forward with this.

***Mr. Bill Stearns MOVED to approve LEAC endorsing this compromised proposal.
Seconded by Mr. Chaffee.***

1 ****The vote on the MOTION was approved (6-0)***

2
3 The hope is that this project can move through all approvals and get started after the first of the year. Ms.
4 Boschert said that members of the public showed up at the Task Force meetings (many with signs
5 supporting EV charging) and that the community response has been great.
6

7 Next, Mr. Rothe inquired about any updates on the Energy Efficiency Standards of the City's staff
8 housing initiative. The City just put out an RFP for the concrete work for this project, and the bids need to
9 be submitted by December 8, 2025. That foundation work is scheduled to start in September 2026. These
10 will be prefab homes using Preferred Building Systems in Claremont. More information to follow in
11 future meetings.
12

13 E. City Master Plan: Chapter 13 – Energy. Discussion leading to LEAC's approval
14

15 Chair Bromberg opened the conversation to discuss the new City Master Plan, Chapter 13, and he
16 included the entire document in the Agenda Packet for LEAC members' review.
17

18 Mr. Stearns proofread this and said he had no change to the content but rather simple grammatical
19 updates/corrections.
20

21 In the outcome strategies and actions, this new document ties in persons and Commissions, rather than
22 simply stating "the City". It was agreed that this is a substantial, thoughtful document of the City of
23 Lebanon's history and will hopefully be included in the City's archives.
24

25 Mr. Below will provide all members (and the Recording Secretary) with updated numbers on the savings
26 that CPCNH has provided over a period of time, and this completed document can be included in this
27 Minutes document (FINAL). He will also be adding information on renewable energy, battery storage,
28 etc.
29

30 ***Ms. Sherry Boschert MOVED that LEAC endorse the revised energy Chapter 13, with the caveats that***
31 ***the edits by Mr. Stearns and Mr. Below be added into the document, before sending it to***
32 ***Ms. Catheryn Hembree, Planning.***
33 ***Seconded by Mr. Bill Stearns.***
34

35 Mr. Rothe asked if there will be discussion with the Planning Board, or if there is a way to position
36 LEAC so that they can talk with them about this document. Mr. Below said that LEAC can ask to be
37 included in any meetings where the Planning Board discusses this document. The history is that the
38 Planning Board typically defers to the parties that wrote the document.
39

40 ****The MOTION was approved (6-0).***
41

42 ***Mr. Mashall abstained since he missed much of the conversation.***
43

44 F. UV's Energy Committees – meet to share information, goals, etc.
45

46 Mr. Rothe commented that Mr. Tad Montgomery played a big role in the content of this document.
47

1 Mr. Chaffee suggested that LEAC speak with contiguous towns to learn from them and see what they
2 are doing about clean energy, resiliency, etc. Ms. Boschert has a list of contacts, and she will share
3 this with Chair Bromberg. The plan is to invite other towns to Lebanon and also make remote
4 attendance an option.

5 6 **5. NEW BUSINESS**

- 7
8 A. C-PACER – Commercial Property Assessed Clean Energy and Resiliency, designed to assist
9 commercial property owners and developers, access to private-sector financing for
10 improvements to save energy costs and/or improve a building's resiliency.
11 To enable the program, municipalities must adopt a C-PACER Ordinance or Resolution.

12
13 Ms. Boschert invited Mr. Cogan since he first brought this opportunity to LEAC's attention. The
14 C-PACER program is to help commercial establishments get funds to do efficiency work and other
15 things including building EV chargers, building affordable housing, etc. New Hampshire was the 28th
16 state to adopt this program. This is private money, rather than federal monies. The loans go with the
17 property, rather than with the owner of the property, and does not put any onus on the City.

18
19 C-PACER stands for commercial property, access clean energy and resiliency. The reason she is talking
20 about this now is that the City Council needs to pass a C-PACER ordinance, with Mr. Cogan's help.
21 Mr. Cogan will send Chair Bromberg a C-PACER 101 document.

22
23 Mr. Chaffee added that his study of this shows that in practice, it was very hard for municipalities to
24 collect on defaulted loans. Connecticut has this program, and it became so much of a burden that they had
25 to hire a commercial loan processor to manage these loans, The C-PACER promises did not pan out with
26 the reality, and the loans did in fact have to be paid off when properties were sold. However, he and Mr.
27 Rothe met recently with Ledge works Inc., a local property management company, and they are very
28 interested in accessing this program for their development.

29
30 Mr. Below has investigated this recently and shared that this chapter has undergone a major rewrite by the
31 New Hampshire Banking Assn. and so the Finance Authority or a commercial bank will be handling this.

32
33 Mr. Cogan will work with Ms. Boschert to learn more about all issues around this opportunity and
34 develop a plan if appropriate. .

35 36 B. Balcony Solar legislation

37
38 Ms. Boschert shared that she has recently learned that there are now plug-in solar panels that can be used
39 at individual residences (including apartments) and since they are portable, they can go with the owner of
40 the solar panel unit. Mr. Stearns said that there needs to be a dedicated meter (that knows which direction
41 the energy is flowing) and it could be a simple replacement at residences. Mr. Below and Mr. Cogan
42 agreed to share any information and/or updates with LEAC. This topic is bipartisan out of the gate on the
43 Senate side in New Hampshire. Mr. Stearns added that this initiative passed bipartisan in Utah, with very
44 strong support.

45 46 C. CPCNH: New refresh policy

47
48 Mr. Mashall asked to discuss item C first, since he needs to leave the meeting early.

1
2 He said that periodically, CPCNH conducts refreshes for Lebanon Community Power. For example, when
3 people move, there is frequently a new name on the electric account, etc., so these people default to
4 Liberty but then can be brought on to CPCNH (via a refresh). Since the coalition currently has higher
5 rates, they have temporarily suspended this refresh process. This has resulted in a declining customer base
6 and spreads their fixed costs over less customers. Going forward, starting in March (in all probability),
7 CPCNH plans to resume this refresh process as well as the enrollment of new customers.

8
9 Lebanon needs to notify CPCNH by no later than the end of the year, of their intent to amend their refresh
10 policy and procedures.

11
12 Mr. Below showed a DRAFT of the proposed New Customer Refresh Practice, planned to start in March,
13 2026. If they assume refreshes for all community members in March 2026, then their overall rates will be
14 3/10 of 1 cent lower than if they assume no refreshes.

15
16 CPCNH customer base is lower than before, and this is mainly due to natural attrition and not people
17 opting out. For example, about 1 year ago, they had approximately 200,000 customers, and they are now
18 down to approximately 170,000. More than 90% of this attrition is people moving from apartments and
19 frequently the new service goes under a new person's name.

20
21 Mr. Below will speak with the City Manager and the Mayor about this refresh plan and ask them to have
22 this on their January 2026 Lebanon City Council agenda. He asked for input from LEAC members.
23 Hanover has decided to do refreshes, and Enfield is considering this as well. Mr. Below is of the opinion
24 that Lebanon should wait and say that their policy is not to enroll new customers on an opt out basis until
25 we are offering a rate that is a comparable basic rate that is offered from Liberty. Mr. Rothe concurred.

26
27 There is a strong possibility that CPCNH rates will be lower starting in March 2026, as noted earlier in
28 this DRAFT. There is flexibility regarding when we start a refresh but takes about 2-3 months to roll one
29 out. He shared which months are ideal to complete a refresh, including March, April, May, and
30 September.

31
32 Mr. Mashal suggested that he, along with Mr. Below, prepare a proposal of their recommendation and
33 bring this to the December LEAC meeting. Any approved proposal can then be presented to the City
34 Council for approval.

35
36 Mr. Chaffee stated that talking about the future of LEAC, and how some of these initiatives can be pushed
37 forward, he along with Chair Bromberg, and Mr. Rothe met with the new City Manager, Andrew Hosmer
38 last month, and that Mr. Hosmer is amenable to being lobbied by LEAC about what energy efficiencies
39 initiative should be promoted with department chairs. ***LEAC needs to organize themselves now, to***
40 ***consider what their top priorities are for the upcoming years, for the CIP process. He asked for each***
41 ***LEAC member to give thought to this prior to their next meeting and put this on their December***
42 ***agenda to discuss what possible priorities they might adopt.***

43
44 **6. OPEN TO THE PUBLIC** None

45
46 **7. UPCOMING EVENTS** None

47
48 **8. FUTURE AGENDA ITEMS** see above

9. ADJOURNMENT

*Mr. Bill Stearns MOVED for adjournment.
Seconded by Mr. Jonathan Chaffee*

**The vote on the MOTION was approved (6-0).*

The meeting was adjourned at 5:44 PM

Respectfully submitted,
Cinda Mersel
Recording Secretary

AGENDA
LEBANON ENERGY ADVISORY COMMITTEE (LEAC)
December 18, 2025

AGENDA ITEM 4
OLD BUSINESS:

**A-1: Lebanon Community
Power Refresh Policy-
Draft LCP Refresh Policy &
CPCNH Refresh Policy
Documents**



Date Adopted: November 6, 2025
Version: V3.2
Policy Name: New Customer Refresh Noticing & Enrollment Policy

See [New Customer Refresh Info Sheet](#) for background information.

Summary

The CEO or their designee, in consultation with the Portfolio Manager, is responsible for determining the timing and cadence of new customer refresh noticing and enrollment towards achieving the objectives of this policy.

Members may provide criteria to guide periodic refreshes for their aggregation program by governing body vote to amend their Electric Aggregation Plan. Such guidance should be developed in coordination with CPCNH staff to ensure operational feasibility.

New Customer Refresh Practice

In accordance with the legal, regulatory, and policy frameworks and requirements, CPCNH shall periodically conduct refresh noticing and enrollment of new customers.

The CEO or their designee, in consultation with the Portfolio Manager and Risk Management Committee, is responsible for determining the timing and cadence of new customer refresh noticing and enrollment towards achieving the objectives of this policy.

Upon adoption of this policy the CEO shall cause the Member Representatives and Principal Executive Officers of each Operating CPA to be notified of the policy adoption and provided access to review the policy.

Guidance for Next Customer Refresh (e.g., March 2026)

Before CPCNH conducts the next refresh, any Member may, through their Representative or Principal Executive Officer, notify the CEO by December 31, 2025 of their intent to amend their EAP or otherwise act to establish criteria for the frequency of future refreshes.

Members providing such notice shall have until January 31, 2026 to report any EAP amendment or other action to establish criteria for frequency of refreshes before CPCNH proceeds with the refresh.

Guidance for Subsequent Refreshes

After the first refresh, any Member adopting an EAP amendment or action establishing refresh frequency criteria shall provide the CEO with documentation of the governing body's action. CPCNH will apply such guidance beginning with refresh enrollments occurring four months after receipt (e.g., guidance received in February takes effect for June enrollments and beyond).

Portfolio and Financial Analysis

The Portfolio Manager is responsible for conducting an analysis of the portfolio and financial impacts of new customer refresh enrollments. The CEO will direct the Portfolio Manager to conduct such analyses to inform refresh practices, cadence, and timing.

The Portfolio Manager will advise the Risk Management Committee on the portfolio and financial impacts associated with new customer refreshes and may recommend adjustments to hedge levels accordingly.

Noticing and Enrollment

The Member Services Department is responsible for managing workflows and protocols for customer noticing and enrollment including but not limited to:

- Coordinating with CPCNH's Data Manager to prepare for and execute enrollments via Electronic Data Interchange (EDI).
- Requesting from utilities customer lists for noticing and relaying to the Data Manager.
- Managing print/mail vendors, workflow timelines, and digital/print copy and design.
- Requesting from utilities customer lists for enrollment and relaying to the Data Manager.
- Fielding customer escalations from the Contact Center.

Authority to Amend

This policy may be amended by majority vote of either the Board of Directors or the Membership at regular or special meetings of either body at which action to amend is properly noticed in accordance with CPCNH's Joint Powers Agreement and By-Laws.

Purpose & Objectives

The purpose of this policy is to detail CPCNH's approach to new customer refresh noticing and enrollment towards achieving the following objectives:

- **Compliance.** Comply with law, administrative rules, local policy, and CPCNH policy.
- **Clarity.** Clarify and create shared understanding among CPCNH's Members, Board, personnel, and customers and the choices available to them.
- **Financial Responsibility.** Ensure customer refresh enrollments ultimately produce beneficial financial impacts to CPCNH's Member Community Power Aggregations (CPAs) and their joint reserve funds.
 - Addition of new loads can be strategically timed and managed in coordination with portfolio management activities and market opportunities. Customer refreshes should have positive impact to Members' joint reserve accruals while spreading fixed costs over a larger customer base to benefit customers.

Context & Legal Framework

State Law: RSA 53-E

“New customer refreshes” are provided for under New Hampshire [RSA 53-E:7 – VI](#).¹

Administrative Rules: Puc 2205.05

Notification and enrollment of customers who apply for new electric service from their utility is further provided for under Administrative Rule [Puc 2205.05 New Utility Service Customers](#).²

Regulatory Compromise Results in Transaction Costs & Inefficiencies

Throughout 2021 and 2022, CPCNH played a leading role in drafting statutory and regulatory language governing CPAs. During the negotiations, multiple approaches to handling enrollments of new customers were considered including:

- 1) Directly enroll customers who apply for electric service into their default CPA program (as is done in certain other CPA markets); or
- 2) First, enroll customers who apply for electric service into utility default service to then be subsequently and periodically noticed and enrolled into their default CPA program.

¹ “New customers to the electric distribution utility after the notification mailing required by paragraph III shall initially be enrolled in utility provided default service unless the customer has relocated within a single utility’s service area and is continuing service with a competitive supplier or a municipal or county aggregation program. Upon request of an aggregator, but not more frequently than monthly and notwithstanding RSA 363:38 [Privacy Policies for Individual Customer Data], the utility shall make available to each operating municipal aggregation, or county aggregation where there is no municipal aggregation, the names, account numbers, mailing addresses, and any other information necessary for successful enrollment in the aggregation of customers that are new to or then currently on electric distribution utility provided default service after they have provided the customer list for the initial customer mailing required by paragraph III and that are located within the aggregation service area. The aggregation shall periodically mail a written notification to such new customers that have not previously opted out of the aggregator’s service and shall enroll them in the aggregation consistent with the opt-in or opt-out requirements of this paragraph and paragraph III.”

² [Puc 2205.05 New Utility Service Customers](#). (a) Electric customers who apply for new service provided by a utility within the CPA service area of a CPA providing opt-out alternative default service pursuant to RSA 53-E:7, III, after the supply of customer names and addresses by the utility for the customer notification mailing required under RSA 53-E:7, III, shall initially be enrolled in default service provided by the utility unless the customer has relocated within a single utility’s service area and is continuing with service provided by a CEPS, or has relocated within a CPA service area and is continuing with service provided by or through the CPA.

(b) Upon request of a CPA, but not more frequently than monthly following provision of the customer list for the initial mailing pursuant to Puc 2204.05, the utility shall make available to each operating municipal CPA, or county CPA where there is no municipal CPA, the names, account numbers, mailing addresses, and any other information necessary for successful enrollment in the aggregation of customers that are then currently on utility default service and are located within the CPA service area.

(c) The CPA shall periodically mail a written notification to such new customers that have not previously opted out of the CPA’s service and shall enroll them in the CPA consistent with the requirements of Puc 2204.05.

While option 1 has clear benefits of efficiency and reduction of costs that are ultimately born by customers, option 2 was enacted into rules to accommodate the insistence by certain utilities that option 1 could not be achieved by their business systems.

2025 Analysis of CPCNH attrition rates (rate of customer departure from CPCNH service) indicate that natural customer turnover (e.g., customers moving in/out of premises), not opt-outs, is the primary driver of attrition. Of the ~2,750/month reduction in customers observed between February and September 2025, less than 10% are due to opt-outs while the strong majority are due to natural customer turnover. Customers in this “natural attrition” category are eligible for refresh noticing and enrollment into CPA service.

Local Policy: Electric Aggregation Plans

Pursuant to RSA 53-E:6, a municipality may implement CPA service after local legislative body adoption of an “Electric Aggregation Plan” (EAP) providing for:

“Universal access, reliability, and equitable treatment of all classes of customers subject to any differences arising from varying opportunities, tariffs, and arrangements between different electric distribution utilities in their respective franchise territories, and shall meet, at a minimum, the basic environmental and service standards established by the commission and other applicable agencies and laws concerning aggregated service.”

An EAP providing for opt-out default service must also be submitted to and approved by the Public Utilities Commission to determine it conforms to state law and regulation.

EAPs of CPCNH Members detail whether energy supply services are offered on an opt-in basis or on an opt-out basis as an alternative default service, among other requirements. EAPs adopted by CPCNH Members and approved by the PUC typically include language to the effect of: *“The program will serve as the default electricity supplier for all [Eversource / Unitil / Liberty] customers on a default ‘opt-out’ basis.”*

Once adopted, an aggregation plan and program may be amended and modified from time to time as provided by the governing body of the municipality or county (RSA 53-E:7 – IX).

Most Member EAPs providing for opt-out default service simply state that after initial launch new utility default service customers will be periodically enrolled on an opt-out basis after 30 days’ advance mailed notice, without providing any additional criteria to guide the frequency of such periodic refreshes.

Discussion

State law, administrative rules, and local policy under EAPs make clear that opt-out CPAs are the default electricity supplier and shall periodically notify and enroll new utility customers. The provision that the notification and enrollment be done “periodically” provides for flexibility.

DRAFT for LEAC review on 12/18/25.

**City of Lebanon
Lebanon Community Power Customer Refresh Policy**

To “refresh customers” means to enroll new electric utility customers into Lebanon Community Power (LCP) as an alternative default service provider, with 30 days advance mailed notice and the option to opt-out of becoming an LCP supply customer and instead

DRAFT for LEAC review on 12/18/25.

**City of Lebanon
Lebanon Community Power Customer Refresh Policy**

To “refresh customers” means to enroll new electric utility customers into Lebanon Community Power (LCP) as an alternative default service provider, with 30 days advance mailed notice and the option to opt-out of becoming an LCP supply customer and instead remain on utility default service. When new residents and businesses begin electric utility service from Liberty Utilities, they are placed on utility default service for electricity supply, even though community power aggregations (CPAs) are also defined as default service providers under NH law. CPAs have to go through a “refresh” process detailed in Public Utility Commission rules.

In coordination and conformity with the Community Power Coalition of NH’s refresh policy and scheduling, Lebanon Community Power shall periodically refresh customers from utility default service by rate class whenever LCP’s lowest available rate for the respective rate class is lower than the utility’s default service rate at the time the refreshed customers are expected to begin service. No refreshes shall occur when LCP’s lowest available rates are expected to be higher than those of the utility, by rate class, during the month of enrollment, unless otherwise directed by the Lebanon City Council.

d remain on utility default service. When new residents and businesses begin electric utility service from Liberty Utilities, they are placed on utility default service for electricity supply, even though community power aggregations (CPAs) are also defined as default

service providers under NH law. CPAs have to go through a “refresh” process detailed in Public Utility Commission rules.

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AGENDA
LEBANON ENERGY ADVISORY COMMITTEE (LEAC)
December 18, 2025

AGENDA ITEM 4
OLD BUSINESS:

**E: City Master Plan: Chapter
13-Energy, Final Edit. Next-
Planning Board:
Chapter 13 Document**

Energy

Chapter 13

13| A **Executive Summary**

This Master Plan Chapter on Energy reviews commitments the City has made and actions it has taken to economize on its energy use, both saving taxpayer money and reducing emissions, and it projects activities for the City to further economize on energy use in the future, in the operations of the City itself and in leading residents and businesses of Lebanon in energy saving measures to the benefit of all citizens.

13| B **Vision & Purpose**

The long-term vision for Lebanon's energy future is to improve the quality of life in, and sustainability of the community for current and future generations, particularly by reducing greenhouse gas (GHG) emissions and associated pollution that result from a fossil fuel-dependent economy. The purpose of the Energy Chapter of the Master Plan is to develop near-term and long-term outcomes, strategies, and actions that lay a strong foundation for Lebanon's energy future, for the fiscal and environmental benefit and security of the City and its taxpayers. Implementing actions identified in the Energy Chapter of the Master Plan will support equitable energy savings for residents, businesses, and municipal functions, ensure a robust and stable energy economy, and achieve meaningful climate change mitigation. The Energy Chapter of the Master Plan and planning process aim to:

- Include citizens in shaping Lebanon's energy future, specifically involving and responding to the needs of lower income and minority residents who are disproportionately impacted by higher energy costs and climate change disaster.
- Prioritize specific recommendations focused on reducing carbon impacts and increasing municipal energy efficiency to save taxpayer money and reduce municipal energy demand and recommend policies that promote energy efficiency over the long term in the municipal, commercial, and residential sectors.
- Provide a strategic direction for the Lebanon Energy Advisory Committee (LEAC) and build the Committee's capacity to advocate for and implement initiatives in the public interest.

Visions for Energy Savings:

- The City of Lebanon shall be a regional leader in energy efficiency, renewable energy, equity and inclusion, innovation, and fiscal responsibility.
- The City shall improve the energy efficiency of municipal buildings, fleet, and equipment, and streetlights, and it shall promote similar efficiency measures for the commercial and residential sectors in order to significantly reduce the City's overall energy use.
- The City shall explore renewable energy options for purchase and development such as hydro, solar, and geothermal within the City's control, to reduce reliance on non-local and foreign sources of energy and promote similar projects in the commercial sector.
- The City shall address energy-related employee behaviors, such as commuting, turning off lights, waste management, etc., through social marketing and support incentives, including educational efforts aimed at backyard composting.
- The City and LEAC shall involve the greater Lebanon community in a proactive and equitably minded social marketing campaign that provides resources for and engages citizens to reduce their energy use.
- Educational techniques can include the following: direct meeting engagement for and outreach to traditionally underserved demographics; hold community forums; developing visual, easily understood illustrations of the City's energy use; and giving more attention to current and recently completed municipal and commercial energy related projects.

- The City shall comply with or exceed the most current edition of the New Hampshire Priority Climate Action Plan.

The Energy Chapter of the Master Plan seeks in part to fulfill these visions by recommending direct actions the City can take to equitably reduce energy use, save money, mitigate climate change impacts, and improve public health.

Key Points | Issues & Priorities

- Reach out to low income and minority residents not usually involved with City planning and devise programs that can mitigate the impact of energy price increases and climate anomalies.

13 | C Background & Process

The energy planning process in Lebanon began with the formation of the Lebanon Energy Advisory Committee (LEAC) in 2007 by the City Council, with the following charge: to identify opportunities and make recommendations to the City Council with regard to reducing energy use, increasing energy efficiency, exploring alternative energy usage and reducing pollution, to the environmental and fiscal benefit of the City. The charge was modified in 2009 to include energy conservation measures for City residents and businesses, thereby cutting greenhouse gas emissions and reducing energy costs for taxpayers. Also in 2009, the Lebanon City Council adopted Principles for a Sustainable Community. Most relevant to this Energy Chapter of the Master Plan is the guiding principle:

“Environmental Responsibility and Energy Efficiency. This is categorized as care for environment, improve energy efficiency of the City and reduce carbon footprint, and engage the community in conservation and sustainable practices.”

13| C-1 Local, Regional, Statewide, and National Context

Planning to reduce the carbon footprint of Lebanon was driven by citizen concern, in the context of regional, statewide, and national initiatives.

In 2007, then-Mayor Karen Liot Hill signed the Mayor’s Climate Action Agreement, which encourages the City to strive to meet or beat the Kyoto Protocol by achieving a 7% emissions reduction from 1990 levels by 2012. Closely following this, in 2009, the State of New Hampshire Climate Action Plan (NH CAP) chose a mid-term goal of reducing greenhouse gas emissions 35% below 1990 levels by 2035 and a long term goal to reduce greenhouse gas emissions 80% below 1990 levels by 2050. Overarching strategies of that 2009 NH CAP that are most relevant to this Energy Master Plan chapter are to:

- Maximize energy efficiency in buildings
- Increase use of renewable and low-carbon sources of energy in a long-term manner
- Encourage appropriate land use patterns that reduce vehicle miles travelled
- Protect natural resources
- Lead by example in government operations
- Stay connected to larger efforts

Regionally, town energy committees were initiated by the Sustainable Energy Resource Group (SERG) in 2002, and supported with an annual roundtable originally sponsored by SERG, Vital Communities, the Upper Valley Lake Sunapee Regional Planning Commission, the Southern Windsor and Two Rivers Ottauquechee Planning Commissions beginning in 2007. A New Hampshire Local Energy Solutions conference held every spring was started by the New Hampshire Department of Environmental Services in 2008, and the winter Vermont Energy and Climate Action Network conference began in 2005. In 2011, Vital Communities convened the Upper Valley Adaptation Workgroup. The New England Municipal Sustainability Network began meeting in 2010, affiliated with the Urban Sustainability Directors Network. In New Hampshire, Clean Energy NH was founded in 2003 as the NH Sustainable Energy Association.

13| C-2 The Energy Planning Process

Guided by LEAC, and Upper Valley Lake Sunapee Regional Planning Commission, the original issues and priorities for the Lebanon Energy Master Plan Chapter were established through robust public engagement: a public forum on

energy in Lebanon, a public survey about Lebanon's most pressing energy issues, and six months of bi-weekly LEAC public meetings, in which attendees discussed the information from the forum and survey. The priorities established in the updated Lebanon Master Plan (2012) and Lebanon City Council's Principles for a Sustainable Community (2009) also helped the Lebanon Energy Advisory Committee and consultants establish the issues in this Energy Plan.

Fiscal responsibility and regional leadership are two key themes addressed throughout the Energy Plan. Data from the survey and comments from the community forum indicate that nearly 75% of the survey respondents believe that energy efficiency improvements should save money. At the public forum, citizens and City staff agreed that the City of Lebanon should lead by example and be the leader in the Upper Valley for energy savings for residents and businesses.

Nearly 50 people attended the public forum in November 2011 and provided hundreds of oral comments and 37 written comments. The public and City staff completed a survey that provided additional written comments, prioritized actions, and generated ideas of other issues to address in the energy plan. The intended outcomes for the community forum and survey project were to involve the public in the energy planning process, articulate broad visions for Lebanon's energy future, give more publicity to Lebanon's existing energy projects, and solicit specific strategies to achieve the broader visions. The public ranked the following energy topics as the most important to address in the Energy Plan:

- Energy efficiency of municipal buildings & operations
- Renewable energy potential
- Transportation: Fuel and Commuting
- Commercial sector energy efficiency
- Policies promoting energy efficiency and investment

The original Energy Chapter of the Master Plan was completed in 2012. Since 2012, LEAC's monthly public meeting agendas, and since 2019, annual City Council reviews of the City's local government operations GHG inventory, have focused attention on the priorities established in the original plan. In 2021-2025, LEAC spearheaded a revision to the Energy Master Plan Chapter, seeking to apply principles that have emerged as part of holistic energy planning, such as resilience in the face of climate change, equity in energy policy and practice, and sustainability in the broader integrated sense, to the original 2012 energy priorities.

13 | D Issues & Priorities

13 | D-1 Energy Efficiency

Improving the energy efficiency of municipal buildings and operations was the first priority of participants in the drafting of the original City Energy Master Plan Chapter and is still a great opportunity to save energy and money. Investing in municipal building energy efficiency improves the comfort and function of municipal buildings and public spaces, contributes to a positive environmental legacy, increases operational resiliency, and reduces operating expenses immediately if done in a manner that is sensitive to the nature of old buildings and their needs. Efficiency has a disproportionately beneficial financial impact because it reduces the size of a building's HVAC system and the renewable energy system needed to support it. In the intervening years the City has undertaken many building efficiency projects. Buildings should be regularly evaluated for their energy performance and maintained with a spirit of continually improving their energy performance as new opportunities and technologies develop. Another critical aspect of energy efficiency in new construction and renovation is the concept of embodied energy, which takes into account the energy and carbon release inherent in the production of building materials. The City should explore the use of materials with lower levels of embodied energy in municipal projects, as well as encourage their use whenever feasible in private development through site plan regulations. In the future the City should evaluate projects based on life-cycle analysis, including environmental impact, rather than base decisions primarily on the lowest up-front capital cost of a project.

13 | D-2 Renewable Energy

The City will stabilize the price and supply of energy pursuing opportunities to generate electricity renewably for its own use and for use by residents, businesses, and organizations in town. The City shall research and develop where appropriate new energy technologies such as power storage, microgrids, and vehicle-to-grid technologies. The City shall also continue to purchase renewable energy from utility providers, especially by investing in the development of new, more local renewable energy projects throughout the New England ISO region, as it began to do in 2023 by choosing the 100% renewables option through the Community Power Coalition of New Hampshire (Lebanon Community Power).

13 | D-3 Policies Promoting Energy Efficiency & Investment

The state of New Hampshire has no natural sources of fossil fuels. As of 2024 Lebanon, similar to the rest of the state, is largely reliant on nuclear (over 50%), natural gas (25%), coal (1.6%), and conventional hydroelectricity (7%) to meet its electricity demands, according to the U.S. Energy Information Administration. Nuclear and conventional hydroelectricity are sourced in New Hampshire at the Seabrook Nuclear Power Plant and dams on the Connecticut and Merrimack Rivers. However, natural gas and coal are purchased by utilities from Canada and other US states and hydroelectric energy from Canada may be added to the state's mix soon. Locally, the Wilder Dam on the Connecticut River produces 41MW of electricity in Lebanon. Until the 1950s and, in the case of West Lebanon up until 1969, nearly all local power needs were met through smaller hydropower turbines along the Mascoma River.

By investing in local renewable energy production, the City of Lebanon will reduce its reliance on environmentally intense and often equity-challenged foreign fuel sources, improve air quality for residents, stabilize the price and supply of energy for its many robust businesses, boost the local economy, and reflect strong regional leadership. Additionally, investment in local power generating projects fulfills citizens' desires to maintain our small town character and quality of life by gradually returning to the small scale, sustainable power sources that propelled economic development and commercial prosperity in Lebanon since its founding.

Renewable energy credits (RECs) are a common system for incentivizing the development of renewable energy. They separate the 'green' or environmental attributes of the power produced from the actual electricity produced and sell them separately. A problem of double accounting occurs when the purchaser of the electricity and purchaser of the RECs both claim to be using renewable power. The City should be very clear in its generation and consumption of renewable energy regarding RECs that the City produces, sells, and/or purchases and consumes. Accounting for RECs should be clean, transparent, and avoid fraud. If RECs are purchased in order to help the City to meet its climate goals, the RECs purchased shall meet all City standards and policies regarding renewable energy attributes and our climate commitments.

13 | D-4 Transportation

This includes the municipal vehicle fleet and employee commuting. Opportunities for employees and City departments to save energy, fuel, and money are abundant. The City should transition its fleet to zero-emission vehicles as rapidly as possible in accordance with its Fleet Electrification Plan (ADM-149 Electric Vehicle and Equipment Procurement Policy). Staff should be incentivized and encouraged to use less polluting transportation to commute and use the least polluting transportation option at work. The City should encourage residents and businesses to switch to zero-emission vehicles as soon as possible, in part by installing public EV charging stations.

13 | D-5 Commercial Sector

There are many large commercial and industrial energy users in Lebanon including Dartmouth Hitchcock Medical Center, Timken, Novo Nordisk, and Hypertherm. The City should be in regular communication with C&I entities in order to find areas of possible cooperation and collaboration including micro-grids, thermal energy networks, facility energy conservation, green transportation, and new technologies as they arise.

13 | D-6 Energy Justice

A new priority has emerged since the Energy Chapter of the Master Plan was first written, and that is Energy Justice, which directs attention to the needs and perspectives of marginalized residents, ensures procedural participation in decisions about energy programs and seeks a fair distribution of the benefits of energy programs.

13 | D-7 Resiliency

In January of 2024, the City of Lebanon organized a Community Resilience Building Workshop in partnership with The Nature Conservancy. The purpose was to comprehensively identify and prioritize steps to reduce risk and improve resilience across Lebanon. Clean Energy was identified as a key issue. Actions stated in the final Summary of Findings from the workshop include supporting the Community Power program and increasing new renewable energy as part of that effort and developing a plan to maintain power to critical facilities when the grid goes down by diversifying energy sources through investments in renewables and backup battery systems. Throughout this document, renewable energy is brought up over and over again as a way to help make Lebanon more resilient during a disaster. Other topics included during the workshop include Climate Change mitigation projects such as how to deal with increased flooding, planning for hotter summers, and how to keep critical components of Lebanon functioning during a disaster.

In 2017, the Lebanon City Council approved a resolution for the City to join the Climate Mayors Network and commit the City to the goals of the Paris Climate Accord and NH Climate Action Plan. This expressed the City's commitment to continue to work within and with other municipalities to implement actions in support of the goals of the Paris Climate Agreement, and adopt the goals of the 2009 NH Climate Action Plan: in the midterm to reduce greenhouse gas emissions by 35% over 1990 levels by 2035 and to reduce emissions by 80% over 1990 levels by 2050. These goals have been interpreted to apply to the emissions resulting from City government operations. On May 8, 2024 the City Council approved the 2025-2028 Strategic Plan, which includes the goal, under Environment and Sustainability, section 5.4: "Reduce the GHG emissions produced by City Government's activities by transitioning to 100% renewable energy or zero-carbon sources by 2050."

LEAC shall urge the City Council to set an interim goal of 35% reduction in 2015 baseline Greenhouse Gas Emissions by 2035.

To help measure local government operations and community impacts and identify greenhouse gas mitigation opportunities, in 2019-2020, the City hosted a fellow from the University of New Hampshire Sustainability Institute to conduct an updated local government operations greenhouse gas emissions inventory. The main objective was to assist the City in evaluating itself against prior baseline data and in the context of the greenhouse gas emission reduction goals that the City has set for itself. The inventory and ensuing data updates through 2024 via City Council presentations by the Departments of Public Works and Planning have highlighted that the landfill is the greatest source of local government emissions by source at 73%, followed by fleet (9%), electricity (8%), heating fuel (6%), and employee commuting (3%). It should be noted that not all City operations were included in the analysis to date. Wastewater treatment, land management, urban forestry, and waste generation were not included, but recommended for incorporation in the future.

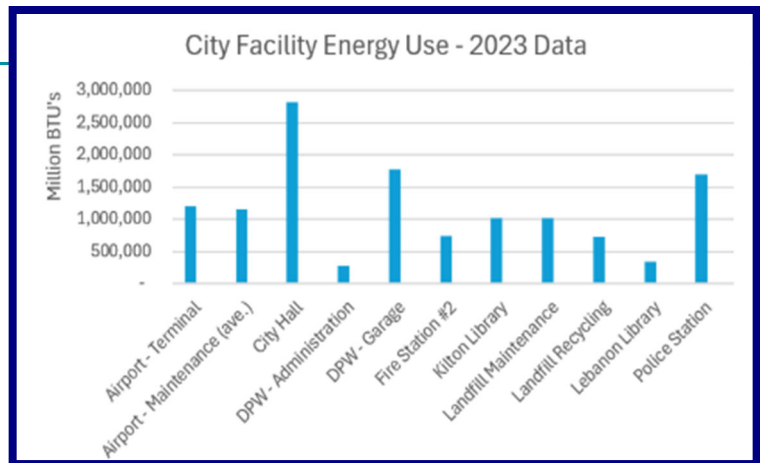
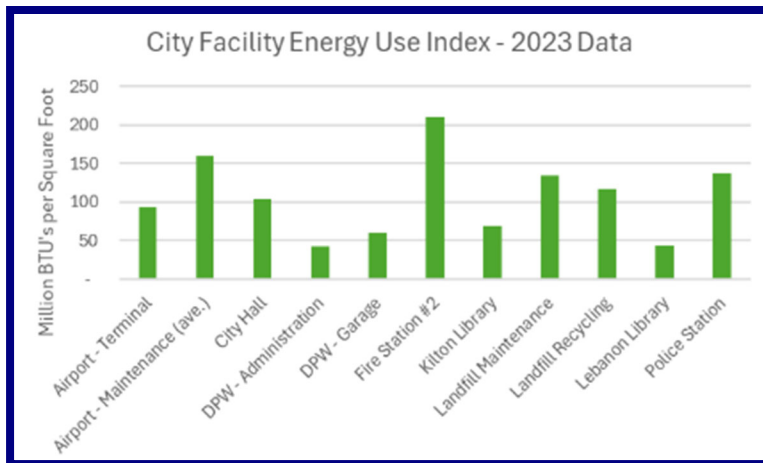
While the above sources have resulted in a net decrease in the City's estimated carbon footprint 2015-2023 of approximately 4,190 metric tons of carbon dioxide equivalent (MTCO₂), in order to hit the City's commitment to reduce GHG emissions by 80% from the 2015 baseline of 16,522 metric tons of CO₂E by 2050 at least an additional 9,014 MTCO₂ needs to be eliminated, and likely much more as our calculations begin to incorporate the emissions sources that are missing from the City's present analyses.

The City Council also gave unanimous final approval in 2017 to the creation of the position of Energy and Facilities Manager. The position was cut in December 2024 due to budget constraints. The position has helped the City and taxpayers save money over time through increased energy efficiency and has provided new revenue to the City through the development of renewable electric generation, conservation, and insulation/weatherization measures on City sites. The EFM served as essential staff support to LEAC and facilitated grant applications and management, without which the City would not have come close to the reductions in GHG it has achieved thus far.

13 | E-1 Building Energy Efficiency

In the intervening years since the Energy Chapter was written the City has undertaken a number of programs to assess and increase the energy efficiency of City buildings:

1. Through the New Hampshire Municipal Energy Assistance Program (MEAP): MEAP project partners, Vital Communities, SERG, and Clean Air- Cool Planet, conducted a comprehensive inventory and report of all energy use, costs, and greenhouse gas emissions of municipal buildings, streetlights, and vehicles for 2009. The program supplied an energy audit of the Lebanon Library by SDES consulting group. At the time, the City spent approximately \$1 million on energy costs annually. Costs are only increasing and in 2023, municipal energy cost \$1,522,000.
2. Energy Technical Assistance and Planning Program (ETAP): the City of Lebanon signed up for the American Recovery and Reinvestment Act (ARRA)-funded ETAP program in the summer of 2011. A building engineer conducted walk-through energy assessments of the 11 most energy-intensive municipal buildings in September 2011. Specific actions to improve the energy efficiency of municipal buildings can be found in Appendix B. This was followed by a thorough Facility Assessment Plan on an additional seven buildings in 2020 that assessed building infrastructure and HVAC needs as well as a high-level assessment of energy performance.
3. Building energy use data (consumption of electricity and fuel) was entered in EPA Portfolio Manager for years 2009-2011 for 12 municipal buildings. The conclusion at that time was for the City to maintain this building energy inventory to measure and track reductions in energy use over time, for internal benchmarking, as well as to prioritize capital improvements and justify external funding requests as well as Direct Pay tax credit claims and rebates associated with energy efficiency performance.



The two charts provide a comparative energy use analysis of 11 municipal buildings. Energy use figures are displayed for each building in Total Energy Use and Energy Use Intensity (EUI), which is a measure of energy use per square foot of floor space in a building. EUI is more useful for determining potential energy savings opportunities in a facility. Annual energy use per square foot gives a good sense of which buildings are most and least efficient. Dividing the total energy use of the buildings in the chart by the square footage of the buildings, places three buildings as the highest use, lowest energy efficiency: City Hall (which was renovated with a deep energy retrofit in 2023), the Police Station, and the West Lebanon Fire Station. These buildings should be targeted for near-term energy efficiency improvement projects. The Water Treatment Plant and Wastewater Treatment Facility both use a lot of electricity to power their processes. Both facilities recently received energy efficiency audits and the City should continue to implement recommendations from those audits to save money and reduce energy use.

Wastewater Treatment Plant (WWTP) Energy Audit: the WWTP had energy audits done in 2010 and again with the Water Treatment Plant in 2019. These revealed energy saving opportunities for processes, pumping, and HVAC systems. Decisionmakers and designers used the report's findings to integrate energy efficiency improvements during the planned WWTP upgrade in 2012 and again in 2019.

Airport: the Lebanon Municipal Airport is working to address a number of projects that would increase its energy efficiency, including upgrading its boiler. In the long-term, Airport Management is interested in solar options and electrified aviation vendors. The City is currently exploring green airport technology and the possibility of installing electric vehicle charging stations in the airport parking lot.

Streetlight Conversion to High-Efficiency: LEAC volunteers and City Staff diligently mapped all streetlights in Lebanon in order to make informed recommendations for which lights to remove and which to upgrade to LED or other energy efficient models. A dark-sky friendly Public Lighting Policy (ADM-109) and streetlight conversion plan were completed in 2019 and most streetlights were converted to LEDs on a networked system between 2020-2024. The City initiated a new smart streetlight tariff through the Public Utilities Commission with Liberty Utilities to allow Municipalities to receive the value of a smart streetlight network. Annual net savings have been \$80,000 - \$100,000 from 2020 to 2023. LEAC recommends continued pursuit of energy efficiency, such as dimming LED lights where practical.

Renewable Energy Programs:

1. Solar In Lebanon: in December 2019 the City entered into a power purchase agreement and installed eight solar arrays at six sites throughout the City to supply power. The sites were the wastewater plant (two arrays), landfill (two arrays), DPW Garage to power the water plant, DPW Administration Building, Kilton Library, and the police station and these arrays produce roughly 20% of the City's electricity. Phase 2 solar was the installation of two arrays in 2022 on the newly re-built Valley Cemetery maintenance building and Civic Fieldhouse. Phase three is on hold.

2. Landfill Gas to Energy Project (LFGTE): the Lebanon Solid Waste department has been capturing and flaring methane gas emitted from waste buried at the landfill since 2013 in order to reduce methane escaping into the atmosphere. Methane is a very potent greenhouse gas, worse than carbon dioxide.

In 2024, after many years of design and development, the City installed microturbines which will combust this methane to possibly produce 800 kilowatts of electricity. The electricity produced will be net metered and possibly used in a group net metering arrangement with other City organizations such as the school district and housing authority.

3. Community Power/Municipal Aggregation: The Community Power Coalition of New Hampshire (CPCHN) was incorporated in 2021 with Lebanon Community Power as a founding member. CPCHN and Lebanon Community Power began enrolling customers and launched power supply services in 2023, including three options with varying amounts of renewable electricity. In its first year, Lebanon Community Power saved Lebanon ratepayers approximately \$1.5 million while reducing energy-associated greenhouse gas emissions and accruing an additional \$1.1 million in reserves. The Lebanon Municipal Government has been purchasing 100% renewably generated electricity through Lebanon Community Power since it was launched.

Transportation:

1. **Electric Vehicles (EVs):** The Lebanon Energy Advisory Committee (LEAC) created an EV Subcommittee in 2019. With assistance from the EV Subcommittee, Lebanon amended its Zoning regulations in 2023 to require EV charging stations at all new developments. As of autumn 2024, the EV Subcommittee has hosted two large public EV Expos as well as many smaller educational and outreach events. The City in 2025 launched a Workplace Charging Policy to allow employees to use City-owned EV charging stations to charge their personal commute vehicles. The City in May 2025 issued a Request for Proposals for installing one or more public EV charging stations, possibly to be purchased with downtown Tax Increment Financing (TIF) District funds or other funding sources.

2. **Anti-Idling Policy:** this policy states that no City vehicle/equipment is left running when the driver is not present after proper start procedures occur, nor is idling for more than 10 seconds permitted unless specifically exempt. This policy reduces City operating expenses, lowers emissions, and improves air quality for residents and employees.

3. **The City's ADM-149 Electric Vehicle and Equipment Procurement Policy:** This policy states, among other things, the City's preference for conversion of all vehicles to electric or other non-polluting vehicles and equipment over time, as well as the development of electric charging infrastructure that will be necessary for those vehicles. It states in part that "City Staff will purchase electric vehicles whenever they are able to do so and when an electric vehicle adequately meets the function and performance of the internal combustion engine vehicle or piece of equipment it is replacing. Staff shall document the reasons for any inability to meet this policy."

4. **Electric Vehicles – City Fleet:** As of November 2024, the City has two EVs and two non-networked charging stations, one station at City Hall and one at Department of Public Works headquarters. Renovations at the Police Station included infrastructure work to enable easy future installation of fast EV chargers. Renovations begun in 2024 of the downtown Fire Station will include infrastructure work to enable future installation of EV chargers. The Landfill Gas To Energy Project includes infrastructure work to enable future installation of EV chargers for the Lebanon fleet and for possible use by neighboring Upper Valley town fleets in case of a major emergency in which the electrical grid goes down, adding resilience to EV fleets.

5. **Electric Vehicles – Proposed projects:** The City pursues grant opportunities for funding the installation of public EV charging stations throughout Lebanon. As part of that, the City developed proposals for desired locations of public EV charging through public outreach and consultation with Liberty utilities and EV charger installers. In addition, the City plans to use Tax Increment Financing District (TIF) funds to install some public EV chargers in settings that don't qualify for grant funding or don't gain grant funding

Resiliency:

Many of the City's commitments and accomplishments align with the findings listed in the Lebanon Community Resilience Building Plan. The City has already committed to diversifying energy sources through the community power initiative, expanding their hybrid and electric vehicle fleet, and public works efforts to make buildings more efficient and design infrastructure projects to handle climate change events, such as more intense storms. The City should pay special attention to making emergency shelters climate resilient.

13 | F Future Challenges & Opportunities

13| F-1 Energy Efficiency

F-1a Municipal Energy Efficiency: The overarching objective for City of Lebanon energy use is stated in the 2025-2028 Strategic Plan, adopted by the City Council on May 8, 2024, under Environment and Sustainability, section 5.4 "Reduce the GHG emissions produced by City Government's activities by transitioning to 100% renewable energy or zero-carbon sources by 2050." This is complementary to the earlier adopted goal of reducing emissions by 100% over 1990 levels by 2050. Part of these goals, as they apply to Government Operations, can be achieved by energy efficiency measures that reduce the energy used. Energy efficiency is attractive in that it pays for itself in savings. But fully achieving this goal will require replacing energy derived from fossil fuel with, primarily, electricity that is renewably generated. Converting to renewably heated buildings and renewably powered vehicles will require larger capital expenditures for electrically powered equipment, and renewably generating the electricity will require capital investment.

In the near term, energy efficiency measures in City buildings and fleet should be prioritized. Energy use by City buildings comprises 68% of energy cost and emissions, with vehicles second at 28%. The City has achieved substantial energy efficiency savings from retrofits of some of its most energy intensive and inefficient buildings, notably City Hall, the Kilton and Main Libraries and the rebuilding of the South Park St. Fire Station. But there are still City buildings identified as energy “hogs” in the Peregrine and MEAP studies completed in 2011.

City buildings using the most fossil fuels to heat		
Facility	Million BTU/Year	Rank
DPW Garage	3025	1
WWTP	2670	2
West Leb Fire Station	1864	3
Airport	1483	4
Solid Waste Garage	783	5
Police Station	673	6

Some buildings that use less fuel are notably inefficient		
Building	Energy Cost Per SF/Year	Rank
Solid Waste Garage	\$6.31	1
Police Station	\$4.49	2
West Leb Fire Station	\$2.75	3

The Lebanon Airport was not included in the study

It is recommended that the Airport facility and the Police Station be put on a schedule for audits and deep energy retrofits with conversion to air source heat pump heating, the electricity for which could be supplied by renewable energy generation. Only renovations with short term payback should be initiated in the West Lebanon Fire Station because of the probability that the building will be replaced.

Many of the Peregrine recommendations involve optimization of HVAC systems controls, which have not been well managed by contractors in the years since their report. Big gains in energy efficiency and staff comfort could be achieved by hiring a competent HVAC contractor for all City buildings

It is recommended that the City Manager be added as a responsible group in the Strategic Plan under Environment and Sustainability, and that The City Manager require department heads to annually review possible energy efficiency and renewable energy conversion measures in the buildings and operations of their departments and include feasible measures in the Strategic Plan and advance them to the Capital Investment Plan. This annual review and prioritization of the most cost saving provisions would be facilitated by a short-term contract with a building efficiency consultant. The detailed recommendations for energy efficiency for individual buildings contained in any audit and in the Peregrine report should be reviewed annually. The emergence of new technologies shall be monitored. The energy use of all City buildings shall be tracked by departments and progress toward reducing emissions should be measured by and reported to the City Council annually by employees designated by the City Manager.

The DPW garage and the Solid Waste garage are heated with propane and oil respectively. The feasibility of converting to heat pump heat should be studied. Even though heat pumps are not very efficient at heating such large spaces, the goal of using 100% renewable energy will not be met without switching from fossil fuels. The cost and emissions of the fossil fuels used could be eliminated by switching to electric heat powered by renewable local generation. Electric heat is “free” in the emissions sense, although it costs what the electricity could have been sold for on the market.

The Wastewater Treatment Plant is a special case. It consumes considerable fossil fuel in its operation. Many efficiency improvements have already been made. There may be more contained in a February 2021 NHDES Manual “Designing for Efficiency: NH Wastewater Treatment Facility + Pumping Station Supplemental Energy Efficiency Design Guidance”. Perhaps, some of the fossil fuel use at the plant could be replaced by renewable electricity generated by the Landfill Gas to Electricity project. But in addition to using GHG emitting fuel for its operations, the Wastewater Treatment Plan directly emits GHG in the form of Nitrous Oxide (N2O) formed by micro-organisms in the process of aerobically digesting suspended solids to remove nitrogen prior to release. Nitrous Oxide has close to 300 times the global warming potential of CO2. It may not be possible with existing technology to reduce this source of GHG emissions, as the complex digestion process is already carefully managed to optimize the stripping of oxygen from nitrogen to release nitrogen gas. This will make it impossible to reach the goal of 80% reduction on GHG emissions.

The Solid Waste Facility is another special case in that its direct GHG emissions in the form of methane account for the predominance of the footprint of City operations. Methane directly released, (not captured by the system of wells feeding the electricity generating turbines) is modeled to be in the range of 9,000 Metric Tons of CO₂ equivalents a year. This fugitive methane would be very difficult to reduce, and will increase as more waste is added, making it impossible to reach the stated goal of 80% reduction in GHG emissions. The operation of the landfill already optimizes capture of methane to power in the Landfill Gas to Energy Project.

One consideration of the role of solid waste in Lebanon's government operations GHG footprint is that the waste compacted there comes about 50% from 22 other towns. While Lebanon can work cooperatively with other contributors and can incentivize waste reduction by raising fees, Lebanon should not be responsible for all the GHG generated at its landfill.

Since reducing GHG emissions is so difficult at the Waste Water Treatment Facility and the Landfill, reduction efforts should be focused on residential and commercial energy efficiency. The City Council and the City Manager should reach out to the commercial and industrial sector, and LEAC, and develop ways to encourage emissions reduction and share successful methods.

F-1b Energy Efficiency and Reduced Emissions in the Non-Municipal Building Sector: The original Chapter 13 stated that: "The City and the Lebanon Energy Advisory Committee shall involve the greater Lebanon community in a proactive and equitably minded social marketing campaign that provides resources for and engages citizens to reduce their energy use. "The building sector is responsible for 16.9% of GHG emissions in NH as a whole" according to the Priority Climate Action Plan submitted by NHDES in March, 2024, second only to transportation. The percentages are likely to be roughly the same for Lebanon. Lebanon's building stock is old, leaky, and relies heavily on fuel oil for heat. In NH 80.5% of residential GHG is from the use of petroleum for heating according to the NH DES.

The opportunities to reduce GHG emissions are about 10 times greater in the residential heating sector than in the operations of the City government. The roughly 7200 households in single family and multifamily residences in Lebanon heat altogether about 9,500,000 square feet of living space. Switching from using fossil fuels to heat residences to very efficient heat pumps could not only reduce GHG emissions but also save in utility costs. The Lebanon Energy Savings subcommittee of LEAC is targeting energy efficiency in this sector.

To raise awareness about inefficient utility costs, the City should consider requiring landlords to disclose to prospective renters the most recent utility costs in excess of the rent associated with an apartment. This would protect tenants against unanticipated utility burden and raise landlord awareness of energy inefficiencies.

One strategy with the potential to greatly reduce the GHG emissions of the residential sector in a very cost-effective way would be to encourage the voluntary choice of 100% renewable electricity through Lebanon Community Power. Most residences are supplied by Lebanon Community Power, and most choose to purchase power from the least-expensive Community Power plan with the lowest legally allowed percentage of renewably generated power, currently 24.3 %. An average household opting to purchase 100% renewably generated power would save almost 2 metric tons of CO₂ a year, costing approximately \$300 a year more than the least expensive plan. Opting for the Community Power plan with 50% renewable electricity would increase the average household cost less than \$100 a year and save just over ½ ton of CO₂.

F-1c Commercial Sector: The Commercial Sector has even more potential for energy efficiency in its buildings than the residential sector. The commercial sector is the largest producer of energy related emissions from buildings in the City, followed by the residential sector. Municipal functions account for only a small percent of the overall emissions. The City should influence energy efficiency in the commercial and residential sectors by both carrot and stick approaches. A "carrot" approach is for the City to highlight its energy efficiency initiatives as examples in any conference with business leaders such as the Economic Vitality Exchange Committee. The City can take the lead in convening a business energy efficiency conference at which it would present the savings from its programs, invite presentation from Lebanon businesses with aggressive savings programs, such as Hypertherm and Novo Nordisk, and invite presenters from NHSaves. A "stick" approach is to require businesses with over 20,000 square feet to file an annual report of energy use per square foot, based on use of the US Department of Energy Building Manager Software. This reporting, called benchmarking, raises the owner's awareness of the potential for energy savings.

13| F-2 Renewable Energy

F-2a Solar: The City shall pursue opportunities to generate or contract for renewable energy for its own use or for the use of residents and businesses. The 2024-2027 Strategic Plan for the City of Lebanon includes Strategic Objective 5.4 "Reduce the GHG emissions generated by City government's activities by transitioning to 100% renewable energy by 2050" and Strategic Objective 5.5 "Encourage and support community wide initiatives to transition the community to 100% renewable energy by 2050 in alignment with the Energy Chapter of the City's Master Plan." The generally accepted strategy for moving to totally renewable energy is to replace fossil fuel use for heating and transportation with electric vehicles and electric heat pumps and power them with renewably generated electricity. The City's annual

municipal electric load is approximately 4000 MWh, with limited heat pumps and EVs. About 20% of this load is currently supplied by roof top solar on City buildings and the rest is purchased as 100% renewable energy through Lebanon Community Power (Class 1 RECs purchased by the Community Power Coalition of NH for power generated in New England). If all the fossil fuel used by the City for transportation and heating were replaced by electricity, the City load would more than double to around 8500 MWh annually. The City has the potential to generate this much renewable electricity. The landfill gas to electricity project could generate 1 MW of power renewably starting in April of 2025, resulting in 8760 MWh over the year. In addition, the projected combined output of the phase 3 solar potential is 10,000 MWh per year, altogether more than the City's projected electrified load. But for the private sector the loads are much greater. The total electricity load for Lebanon is around 250,000 MWh. Around 40,000 MWh of this is residential. More than 50% is large commercial and industrial users. There are no estimates of the extra electricity required to replace all fossil fuel use for heating and transportation in the private sector, but it might be roughly a doubling of the load. An objective of the city should be to fully develop its renewable electricity generating capacity and make its excess power available through Lebanon Community Power to city residents and businesses at a discount. However, this local source of renewable power would serve only a miniscule portion of the private sector need.

There is considerable solar potential in Lebanon. A map of the Upper Valley Lake Sunapee Regional Planning Commission study of solar potential is in Appendix C. In July 2022, City Management approved a plan to develop another large phase of solar on up to 30 city-owned sites throughout Lebanon. The objective of the Phase 3 solar project is to meet as much of the City's electrical needs through solar as is cost-effective. At the same time, legislation was passed in 2022 (NH Senate Bill 321) that could allow Lebanon to produce more electricity than the municipality itself currently needs through its solar and landfill gas projects and make that power available to governmental or non-profit entities in the City. This process may be managed through Lebanon Community Power if the two projects come to fruition in a coordinated manner. As of Fall 2023, we are waiting for the NH Public Utilities Commission to resolve certain jurisdictional issues in the SB 321 legislation and net metering rules before we can proceed. The combined potential of all the Phase 3 sites is at least 1200 kW.

At the recommendation of then Assistant Mayor Clifton Below, the Phase 3 solar project is being designed to take into account major changes that are anticipated in the cost structure of electricity. Throughout New England and the entire Northeastern U.S. large solar arrays are being developed to help America to address climate change, save money, and transition off fossil fuels. These solar arrays are generally built in fixed-rack structures - immovable and facing south. Because these arrays all produce peak amounts of electricity in the middle of sunny days, the value of that solar will decrease as more and more is produced. To avoid this problem, the City is considering the installation of tracking solar arrays that follow the sun's trajectory across the sky each day. This will allow the City to produce power when other solar arrays do not – early morning and late afternoon into the evening. Total production from each panel will be as much as 40% higher, and tracker arrays dump snow and ice, so winter electricity production is much greater than from most fixed arrays.

In addition, 3 private landowners have volunteered land which could support solar energy generation. The City should pursue development of all these sites, toward meeting its own power needs and those of Lebanon businesses and institutions, on its own or in partnership with the Community Power Coalition of NH.

F-2b Hydropower: There is some hydropower potential along the Mascoma River through Lebanon. The three existing hydropower stations on the Mascoma River in Lebanon are privately owned, one by Rivermill Hydroelectric, Inc. (off Mechanic Street), another (off Glen Road) by Enel North America, Inc. and the third located off Water Street by Central Supply Inc. The City should encourage the Rivermill Complex to improve maintenance of the facility and onsite power generating capacity.

The City should pursue purchasing the facility off Glen Rd. or contracting for its power output from Enel North America. Building new dams and generating stations is a regulatory difficulty, but there are sites identified by US Department of Energy Hydropower Prospector where easier-to-develop, low-head turbines could be installed. The City should investigate if land adjacent to the water treatment plant could be so utilized.

There are a number of opportunities for small hydroelectric and hydromechanical projects at the Water Treatment Plant. Until the 1950s, the Mascoma River provided the energy to hydro-mechanically pump treated drinking water to the top of Reservoir Hill for next to no cost; that system was converted to an electric grid-powered pump.

The Upper Valley Lake Sunapee Regional Planning Commission completed a mapping exercise for renewable energy resources for the Lebanon Energy Plan. The maps and analysis provide an initial City-wide inventory of existing dam sites and assessments of the potential for solar (some of these sites have been developed) and wind projects.

F-2c Wind Power Potential: The wind power potential map shows limited opportunity for a municipal or small scale commercial wind energy project in Lebanon. Some of the higher elevations in east and northeast Lebanon have moderate to fair wind energy production potential, but likely not sufficient to warrant commercial scale wind energy projects. However, residential scale projects in these areas may be explored further. Location, scale, cost, environmental impacts, yield and sustained wind patterns are important factors to consider in regard to potential sites for

residential wind energy production. The City could encourage small-scale residential projects through permissive land use regulations or by purchasing an anemometer to test potential sites.

F-2d Biomass: Biomass is a fairly common source of heat and electric power. Biomass plants are fed by forest byproducts, agriculture byproducts, and other sources. The Kilton Library, Mount Lebanon Elementary School, Lebanon Middle School, and Sachem Village housing in West Lebanon have biomass heating. Several of Lebanon's employers are exploring biomass as a heating option for their facilities. While in the past, it was recommended that Lebanon should consider further biomass projects, current policy best practice is to not qualify biomass as renewable energy.

F-2e: Geothermal : Geothermal energy is a renewable energy source which utilizes the earth's relatively constant underground temperature, usually accessed through wells, to provide efficient and sustainable heating and cooling for buildings. It is available 24 hours a day, 365 days a year. In many communities throughout North America and common in Europe, district heating and cooling systems heat and cool groups of buildings, campuses, and even entire communities. Here in the Upper Valley, Dartmouth College, in an effort to reach carbon neutrality by 2050, is well into the creation of it's own district heating and cooling system, and Hartford, VT is considering a district system in downtown White River Junction in which heat recovery from sewage would supplement wells.

13| F-3 Transportation

New Hampshire's largest source of greenhouse gas emissions in 2021 was from the Transportation sector at 45.9%. The City of Lebanon should address this major source of pollution through efficient land use planning that promotes all transportation modes, a reduction in municipal vehicle fleet fuel use, converting the City fleet to zero-emission vehicles by 2050, and encouraging workplaces, including the City, to promote reducing transportation greenhouse gases through trip-reduction programs, such as those promoted by the Upper Valley Transportation Management Association; mass transit, ride-sharing, workplace charging programs, bicycle or electric bicycle use, or other strategies. The City of Lebanon should encourage all residents, landlords, businesses, and non-profits, including the City, to transition to zero-emission vehicles as quickly as possible and to install EV charging, prioritizing equity in access to EVs and EV charging. As a first step, the City should explore using Tax Increment Financing (TIF) funds to install public EV charging in areas lacking EV charging, such as downtown Lebanon.

F-3a Commuting: Lebanon is home to most of the Upper Valley's largest employers. According to the 2025 Housing Study 87% of Lebanon employees commute from outside of Lebanon, and more than half of Lebanon residents who work, work outside of Lebanon. In addition, many employees travelling to work in Hanover and Hartford commute through Lebanon, particularly on the NH Route 120 corridor. The City needs to get new data about emissions from daily commuters.

The City should aim to lower the drive-alone rate of City employees by 10% over the next three years and improve employee access to commuting options. To achieve this, the City should support a multi-modal transportation system that provides employees, residents, and visitors ways to travel around Lebanon without driving alone. The City should also partner with employers and surrounding municipalities to lower the overall drive-alone rate of commuters in the metropolitan region by 10% within the next decade. The City should assess the impact of the 4-day work week and remote working.

The City also should implement and maintain its Workplace Charging Policy to allow City employees to charge their personal commute EVs at City-owned EV charging stations if they pay a fee that will cover, at minimum, the cost of the electricity. The City should continue to apply its resources to win grant funding and to find City funds to install strategically located public EV charging stations so that driving an EV becomes an option for Lebanon residents who cannot charge at home and for workers and visitors who come to Lebanon from other areas. Once sufficient public EV chargers are in place, the City should investigate and draft a proposal for an EV car-sharing program.

F-3b Vehicle Fleet: Approximately 115,000 gallons of vehicle fuel are purchased annually for the Lebanon fleet at a cost of around \$460,000/year and with an emissions impact of 1146 MTCO₂e in 2023. The City has begun to address this cost by enforcing an anti-idling policy for Department of Public Works vehicles and machines; the City should enforce this policy City wide. The City should install idle controls in the municipal fleet to limit the idle time.

The biggest improvement would be adoption of a full, phased fleet electrification plan for mobile and non-mobile machinery, including groundskeeping equipment, running on 100% emissions-free electricity. In the early 2020s, Public Works leased a Nissan Leaf sedan and bought a Ford F-150 Lightning truck, and installed two non-networked charging stations to support them. Experiences with both have been positive. In 2024, the City approved an Electric Vehicle Purchasing Policy to help guide such a transition and adopted related goals in the Strategic Plan. The policy requires that new fleet purchases or leases be EVs unless a compelling case is made for why that won't work – for example, if EV technology does not yet sufficiently support snowplows or other heavy-duty vehicles. The City should aim to be a leader in adding more EVs to its fleet as soon as possible, setting an example for other communities.

A 2024-2025 state grant is funding the infrastructure work for future installation of a Level 3 fast charging station at the Landfill, which will have off-grid capabilities. This should significantly increase staff technical capacity and enable procurement of new EVs, including those from Police that may require emergency charging during power outages. The City also should pursue grants to purchase and install a fast-charging station and Level 2 chargers at the Police Department, where the electrical infrastructure already is in place. The City's police cars are the top gasoline users in the City's fleet.

Considerations for replacing diesel heavy equipment: The Transfer Station should pursue funding for an electric bucket loader to experiment with EV equipment at the landfill. The airport's diesel equipment to clear snow is second to the landfill's vehicles that transport and compact solid waste. The City should prioritize pursuing grant funding to convert diesel to electric equipment and installing charging infrastructure.

Another improvement would be to incentivize employees to electrify their personal vehicles used for work and commuting; as of 2024, emissions from this source was a significant portion of the City's carbon footprint. See more discussion of this in the Commuting section of the Master Plan.

The City may also consider purchasing biodiesel for the municipal fleet in cases where EV technology is not yet sufficient for the duty task.

F-3c Energy Efficiency Purchasing Policy: The policy is based on New Hampshire Executive Order 2005-4, which requires state departments to purchase efficient vehicles (fuel economy of at least 27.5 miles per gallon for passenger and light duty vehicles, 20 miles per gallon for trucks) and Energy Star rated office and building equipment, unless justification is provided. The City should have a purchasing policy with equivalent or more fuel efficient requirements for vehicles.

13| F-4 Equity and Environmental Justice

The City of Lebanon will address the structural inequity in energy policy planning: the lower income and minority residents pay a higher proportion of their budget for energy costs and may live in areas more exposed to climate change impacts, such as extreme heat or flooding. These same residents are unlikely to participate in or be represented in energy planning. Therefore, extra effort and attention must be given to involve and represent these residents. LEAC will establish an equity subcommittee creating liaisons with organizations specifically serving low income and minority residents. The City is also committed to being a leader in energy equity, reaching out to community members who are not usually represented or heard at the City level, who may be disproportionately affected by energy policy and associated climate resilience matters.

13| F-5 Resiliency

The outcomes of the Community Resiliency Building Workshop: Summary of Findings (January 2024) reach across many sectors in Lebanon. It's imperative that all the different groups work together on addressing issues like maintaining power in emergencies by diversifying sources. One local way is to increase electrical production by hydropower on the Mascoma River. Lebanon can enact efforts to help mitigate impacts of climate change, such as looking at Landscape Regulations to make sure Lebanon maintains its tree cover, especially in heat sinks, such as parking lots.

13| F-6 Financing

The City shall actively pursue federal, state, and local grants for projects identified in the Master Plan. Other creative financing mechanisms shall be considered as well, such as an "Energy Fund" to support municipal, residential, and commercial energy initiatives, or using Tax Increment Financing (TIF) District funds for specific projects, or green banks' funds and "adders" to be included in the energy portion of electric bills from Lebanon Community Power.

At the time of this document, there are limited funds or opportunities for municipalities to receive outside funding to promote energy efficiency improvement programs. The following programs review funding options other than traditional financing tools including municipal bonds or direct lending. These funding sources are not a guarantee for success, but they may help the City identify financing vehicles. It is important to note that the City is paying for energy regardless of whether there is a commitment to improve municipal energy efficiency.

F-6a Capital Improvements Program: The Capital Improvements Program (CIP) applies to any municipal construction or improvement project that exceeds \$50,000 in total cost. The Lebanon Energy Advisory Committee should advocate for certain energy saving projects to be included in the CIP program. Individual departments should include energy efficiency and renewable energy projects in their CIP plans.

F-6b Energy Fund: The City of Lebanon should consider forming an "Energy Fund" such as via partial or full reinvestment of direct pay tax credits, that consists of monetary savings realized out of efficiency projects. The Energy

Fund could be used to finance other energy savings projects, and/or pay for a part-time Energy Coordinator to manage the City's energy use, measure savings, and apply for funding for energy savings projects.

F-6c Consolidating Energy Efficiency Projects: Many individual energy efficiency projects do not qualify to be listed in the CIP (e.g. upgrading building lights or temperature controls) and often are listed as part of the facility maintenance budgets for the individual City Departments. Coordinating and combining these small-scale energy efficiency projects among Departments into one contract could help the City realize an overall savings through economies of scale. This approach would be for well-defined energy efficiency or maintenance projects that may not be covered under a Performance Contract.

F-6d Performance Contract: New Hampshire municipalities are allowed to finance large energy efficiency projects through an Energy Savings Performance Contract Agreement with an Energy Service Company (ESCO). Currently, the Lebanon Landfill project has an energy savings performance contract with an ESCO, Carbon Harvest. The ESCO helps design the project and purchases and installs the necessary equipment. In exchange for paying for the upgrades and equipment upfront, the ESCO receives a share of the cost savings that result from the energy efficiency work.

F-6e Municipal Energy Reduction Fund: New Hampshire's Community Development Finance Authority's Municipal Energy Reduction Fund is available to help municipalities improve the energy efficiency of their municipal buildings, street lighting, water and sewer treatment facilities, and where appropriate, electrical distribution systems. The goal is to reduce energy usage and costs. CDFA is currently accepting applications from New Hampshire Municipalities through an online grant management system for funding through the Municipal Energy Reduction Fund.

13| F-7 Measuring Progress

Meeting the Strategic Plan goal of using 100% renewable energy for municipal operations by 2050 should be the responsibility of the City department heads. This will require a straight-line replacement of 4% per year of non-renewable fossil fuel use with renewable electricity. Energy use by City departments should be quantified each year and department heads should submit to the City Manager, as part of their budgeting plan, their plan for a 4% reduction in the ensuing year. Department heads each year should input their department's building energy usage, where possible, into EPA Portfolio Manager. The annual report to City Council on City energy use/emissions should include reductions made by departments in the previous year, and plans for future reductions. It is important to set up systems to track progress toward the stated goals and vision in this Energy Master Plan Chapter in order to measure energy and cost savings.

LEAC will work to suggest other tools and metrics to the City for tracking energy savings over time that might include indicators such as employee behavior changes, like increased carpooling, increased adoption of EVs, increased residential recycling, increased vendors and local food purchased at the Farmer's Market, investment in renewable energy projects by residents and businesses, and increased public-private partnerships. Additional research by LEAC should consider metrics for measuring the impacts of renewable energy generation in terms of economic impact and price stability. LEAC will meet with department heads and advocate for energy saving practices and fleet electrification within their departments.

13| F-8 Sharing Success

It is important to share the successes of LEAC and the City internally and publicly. The City shall consider ways to share what it's doing with energy efficiency and renewable energy projects with residents, businesses, institutions, and visitors throughout the Upper Valley and New Hampshire. By sharing success and spreading positive messages about saving money and energy, the City can catalyze further efforts and inspire others to act. The City can publish an annual energy savings report, maintain an energy-related presence in City newsletters, social media, and websites, keep State agencies and elected officials updated on progress, and continue to discuss progress challenges, and best practices with other regional advocates.

The City of Lebanon has a strong commitment to leading-by-example in areas such as energy efficiency to demonstrate cost-effective solutions to citizens, businesses, and other municipalities. As the regional center for the Upper Valley, Lebanon has a tremendous opportunity to benefit from energy savings by residents and businesses. The City shall coordinate with the Lebanon School District (SAU 88) on energy projects and participate in the many local, regional, and state initiatives underway.

As a regional leader, Lebanon shall also promote public-private partnerships, such as with Dartmouth-Hitchcock Medical Center, LISTEN, Twin Pines, and Lebanon Housing Authority. Lebanon shall also partner with sustainability leaders among local businesses, such as Hypertherm and Novo-Nordisk, to inspire the commercial sector to invest further in efficiency and renewable technology by leading by example, as well as leveraging municipal resources.

LEAC and its EV Subcommittee maintain webpages that can be linked to on the City of Lebanon's website that have up-to-date information about meetings, projects, and resources. LEAC has sponsored Button-Up New Hampshire workshops, EV Expos, and other public events in the past and shall continue to coordinate opportunities to educate residents on ways to save money, be more energy efficient, and reduce greenhouse gas emissions.

LEAC and City Management have the opportunity to encourage City of Lebanon employees to save energy and money through their behaviors. Outreach campaigns can focus on commuting habits, turning off lights and appliances, controlling space temperatures, and composting and recycling.

13| F-9 Policy Recommendations

F-3a Energy Efficient Building Codes: The state code is currently an adoption of the 2018 International Energy Conservation Code (IECC). The City of Lebanon shall adopt a more recent IECC, preferably 2021, which includes several improvements over previous versions when allowed by State legislation to do so. New, cost-effective energy-saving requirements include required programmable thermostats and increased minimum insulation levels. Lebanon should consider building codes requiring that any buildings that are involved in a public-private partnership with the City shall meet net zero-ready standards.

The Lebanon City Council has adopted resolutions under NH RSA 72:61-72. ("Property Tax Exemptions for Renewable Energy") as a tax-neutral incentive for renewable energy development. Originally enacted by the state as a local option in 1976 and first adopted by the City in 2013, these tax exemptions cover the added property value of a newly installed renewable energy systems (including solar, wind, and wood heating energy systems) and does not reduce the tax revenue from a property itself. This tax benefit is attractive to building owners who wish to install renewable energy systems but find the added taxable property value – and resulting tax payment - a disincentive. It is attractive to the City as a revenue neutral and flexible means to support renewable energy generation. In May 2020 the City Council adopted similar provisions of NH RSA 72:85 exempting electric energy storage systems from local property taxes. The City should increase education about these exemptions to property owners.

In order to provide adequate residential EV charging in the most energy efficient and cost-effective manner, the Lebanon City Council should maintain Zoning Ordinance provisions that would require new residential housing units with parking to have the capability of EV charging.

OUTCOME	13.1	Existing residential and commercial buildings in the City are made more energy efficient and new construction adheres to energy efficient standards.
Strategies	A. The City shall continue to monitor and maximize energy efficiency in municipal buildings and shall encourage efficiency in commercial and residential buildings.	
	B. The City shall revise its building code and site plan regulations whenever possible to mandate energy efficient construction.	
	C. The Planning Department shall work with developers during the permitting process to encourage the energy efficiency of new construction.	
Actions	1. The City shall annually evaluate and improve the energy efficiency of its municipal buildings by the City manager requiring department heads to review possible energy efficiency improvements as part of the annual budget planning process. LEAC will encourage efficiency in schools, residential, commercial, and institutional buildings through advocacy, education, grants and incentives and regulations. The Planning Department will consider benchmarking of large commercial properties, and will consider requiring landlords to disclose utility costs to potential renters.	
	2. The Planning Department will adopt Energy Efficient Building Codes when possible.	
	3. The Planning Department will revise development regulations to require the use of energy conservation (e.g., orientation, vegetation for heat island reduction and wind buffers) and efficiency measures.	
	4. LEAC will educate residents and businesses about greenhouse gas reduction opportunities and associated benefits.	

OUTCOME	13.2	The City shall strive to rely totally on renewable energy by 2050.
Strategies		A. The Public Works Department shall actively pursue opportunities to expand its use of renewable energy sources, such as solar, and when purchasing electricity, the city will purchase renewably generated electricity.
		B. The City shall encourage the commercial and residential sectors to invest in renewable energy.
		C. The City will work towards replacing fossil fuel transportation and heating use with electric vehicle and heat pump technology.
Actions		1. Develop additional solar sites on City owned land, where feasible.
		2. If time of use rates make these more feasible, the Department of Public Works should look into the potential of power generation alternatives, such as different energy storage technologies and vehicle to grid bidirectional charging technology.
		3. In conjunction with LEAC, the Department of Public Works should monitor and consider more hydropower opportunities in the City, including those along the Mascoma and Connecticut Rivers.
		4. LEAC will consider moderate-scale heating and cooling district systems in new or existing office and industrial parks. These systems could be based on public-private partnership to cost effectively implement high-efficiency heating among multiple buildings.
		5. The City Manager will ensure that City Departments switch to heat pump technology in new construction or replacement of fossil fuel heating and cooling systems of City buildings.
		6. City departments will gradually replace its fossil fuel vehicles with electric vehicles.

OUTCOMES	13.3	There is a culture of energy efficiency and conservation within the City's municipal, commercial, institutional, and residential communities.
Strategies		A. The City shall conduct and support outreach efforts to increase local and regional understanding of the importance of reducing energy use and demand, curbing resilience on fossil fuels, and protecting the environment.
		B. The City shall encourage municipal departments, residents, businesses, institutions, and visitors to support the local economy and preserve the working landscape by purchasing local food.
		C. The City shall explore opportunities to collaborate with local and regional partners, including the Lebanon School District, neighboring communities and businesses, to develop regional energy initiatives including aggregated power purchasing, expanded commuter engagement, and other opportunities to reduce energy use and costs.
		D. The City shall actively pursue federal, state, and local funding and grants for projects identified in the Energy Chapter of the Master Plan. Other creative financing mechanisms shall be considered to support energy initiatives.
		E. The City shall promote recycling and composting in the commercial and residential sectors.
		F. When fiscally feasible, the City will hire a dedicated Energy Manager to serve the City and to work with public and private entities.
Actions		1. LEAC will develop outreach campaigns for City employees, such as to increase carpooling or alternate modes of transportation, EV adoption, recycling, and composting
		2. LEAC will host and promote "Button-Up New Hampshire" workshops and other weatherization programs.
		3. LEAC will develop a public education campaign about energy topics including an online and social media presence.
		4. LEAC will advocate for projects that reduce the City's energy consumption and/or introduce renewable energy resources in the Capital Improvement Program.
		5. LEAC will investigate opportunities for interdepartmental coordination and funding of energy efficiency maintenance projects in existing municipal buildings.
		6. LEAC will consider a 'green bank' to set aside funds to finance further energy savings projects.
		7. The Department of Public Works will maintain a list of "shovel ready" energy-related projects to take advantage of potential future funding and grant programs offered by federal and state agencies.
		8. The City shall create an environmentally conscious purchasing policy that promotes: composting, reducing use of plastics, recycling, and local food at City events.
		9. LEAC will research technical programs to add in Lebanon School curriculum to involve students in energy efficiency and conservation.
		10. LEAC will encourage businesses and residents to utilize direct (e.g., Solarize programs) or indirect (e.g., Lebanon Community Power) renewable energy generation, including through provision of educational resources in City media.

OUTCOMES	13.4	The City's residential, commercial, and institutional sectors privately invest in energy efficiency and renewable energy projects to reduce the use of fossil fuels.
Strategies	A. The City shall take active steps to educate and encourage residents, businesses, and institutions to invest in efficiency and renewable technology, and reduce fossil-fuel use, through procurement and investment.	
	B. The City shall pursue public-private partnerships to save money and generate clean renewable energy.	
	C. The City shall work with area businesses and institutions to leverage educational opportunities.	
Actions	1. The Lebanon Energy Advisory Committee should advocate for and the City Council should pass, when possible, a more flexible energy efficient building code policy that furthers the City's goals toward environmental impact and greenhouse gas reductions.	
	2. The Lebanon Energy Advisory Committee should explore and advocate for and the City Council should pass, when possible, more incentives to promote energy efficiency in existing and new developments.	
	3. Agents of the City will seek partnerships with the private sector to maximize energy savings on specific projects.	
	4. All City energy efficiency projects will require rigorous benchmarking and audit review.	
	5. LEAC will continue to work with the Community Power Coalition of NH to support financing of energy efficiency programs and development of distributed renewable energy systems.	
	6. LEAC will actively research, promote, and leverage state and federal energy efficiency financing programs.	
	7. The Planning Department will explore implementation of a large commercial building energy use reporting system (benchmarking) considering requiring participation of multifamily dwellings. Consider requiring that landlords disclose utility use history to potential tenants.	
	8. LEAC will pursue the idea of a microgrid powered by the landfill gas to energy project	
	9. LEAC will explore the potential for district heat.	

OUTCOMES	13.5	Lighting throughout the City is efficient, cost effective, and restores dark skies.
Strategies	A. The City shall maintain a current map and inventory of all public exterior lights.	
	B. The City shall reduce the number of overall lights in its control to save taxpayer money and reduce energy use and night-sky pollution associated with unnecessary lights.	
Actions	1. The City will incorporate energy efficient interior and exterior lighting in retrofits and new projects.	
	2. Continue to apply a systematic process with fair criteria to review and remove or update unnecessary or outdated exterior City-owned lights per Administrative Policy ADM-109.	
	3. Continue to upgrade existing lights to higher efficiency models and calibrate operating times and levels to optimize dark sky and efficiency performance.	
	4. Refer to what other municipalities have done to maximize light removal and public satisfaction.	
	5. Use cut-off lighting techniques to reduce light pollution of necessary lights.	
	6. The Planning Department will update land development regulations to require high efficiency lights.	
	7. Encourage residents and businesses to upgrade existing fixtures to high-efficiency, dark-sky compliant, and insect-safe features.	

OUTCOMES	13.6	The City of Lebanon has an economically and environmentally sustainable, multi-modal transportation network and municipal vehicle fleet.
Strategies Actions	A. The City shall seek to eliminate greenhouse gas emissions and reduce the lifecycle costs of vehicles and machines in the municipal fleet, by following the vehicle purchasing policy for EVs, and collaborate with SAU 88 to electrify their fleet. B. The City shall promote employee adoption of zero-emission vehicles and other clean-transportation alternatives. C. The City shall install public EV charging stations and encourage the private sector to do so as well.	
	1. Enforce and strengthen the City's 2024 Fleet Electrification policy requiring fleet purchases or leases to be EVs unless a compelling case can be made for why an EV is not sufficient for the duty task. Insert language into City procurement documents encouraging or favoring these. 2. Install public EV charging stations at strategically chosen locations throughout Lebanon. 3. Institute and enforce a City-wide Anti-Idling Policy based on the current policy issued by the Department of Public Works 4. Explore ways to incentivize residents and visitors to switch to zero emissions vehicles. 5. Investigate and draft a proposal for an EV car-sharing program in Lebanon.	

OUTCOMES	13.7	The City of Lebanon applies a framework of energy efficiency, equity, sustainability and resiliency to all departments, projects, and policies and to its role as the community caretaker.
Strategies	A. The City and LEAC shall collaborate with City Departments, Committees, and Commissions to adopt lower-and zero-carbon options in their functions.	
	B. The City will organize climate action planning to address community carbon impacts and climate resiliency and to guide community energy conservation, energy development, and greenhouse gas reduction.	
	C. New City policies and development initiatives will be analyzed through the lens of equity to determine if these will adversely affect residents who will not advocate for their own interests. In projects calling for public hearings, outreach will be undertaken to solicit comments from residents who would not normally be organized to attend public hearings.	
Actions	1. LEAC will prioritize steps toward Outcome 7 regularly through the Lebanon Strategic Plan.	
	2. The Planning Department will continue to improve land use plans, policies, and regulations for existing structures and new construction so that they promote energy efficiency, equity, sustainability, and resilience.	
	3. The Planning Department, where appropriate, will require the study and/or implementation of steps such as incorporating renewable energy elements or readiness, heat island reduction, energy efficiency measures, carbon sequestration, and similar features.	
	4. Through it's procurement policy, the City will discourage and reduce consumption of single-use products (such as plastics) and promote the reuse and sharing of durable products in order to diminish the embedded energy of things.	

OUTCOMES	13.8	The City of Lebanon reaches out to and engages with its disadvantaged and minority communities in energy policy development and administration of Lebanon's energy resources in a fair and equitable manner.
Strategies	A. Employ an equity-centered approach to energy and climate resilience work. Ensure that decision-making processes are open and inclusive, with active outreach to involve previously excluded voices and understand minority and vulnerable populations.	
	B. Intensify public efforts to meet climate, energy and renewable electricity goals that are centered on equity and improve community resilience.	
	C. Increase, broaden, and sustain resources and educational opportunities related to resilience and energy, with on-going interactions and stakeholder collaborations, especially early in the design and decision making process.	
	D. Design for resilience in a way that protects vulnerable/underserved populations.	
	E. Integrate resiliency and equity planning into business continuity planning.	
Actions	1. LEAC will collaborate with the DEI Advisory Committee to develop/support an overall City diversity, equity and inclusion policy that includes applicability to energy.	
	2. In City projects and policies requiring public input, the City will ensure that participation opportunities are early and diverse, such as a mix of virtual and in-person forums and direct outreach before any policy, plan, or project is drafted/designed.	
	3. The Planning Department will build an outreach network to foster trust and relationships, facilitate communications and inclusiveness, in conjunction with existing efforts like Upper Valley Strong and Housing First.	
	4. The City Mangers' Office will create open government portal/transparency/accessibility tool to link residents to local citizen organizations and opportunities.	
	5. The Planning Department will support data-driven approaches to community and stakeholder engagement around equity and resilience.	
	6. The DEI Commission will create a DEI checklist for public meetings and projects to ensure active outreach to affected minority stakeholders as relates to energy-related projects, operations and programs in the community. Adopt criteria for ensuring that all City (capital) projects are screened for resilience to climate change-related hazards.	
	7. The Planning Department will apply a sustainable implementation checklist/blueprint/template/workplan with established criteria to all major City policies, plans, projects or similar that includes timeframe, partners, funding and other resources, new technology, equity considerations and priority actions, primary references (i.e., guidance/design standards), community engagement opportunities and connection to other goals.	
	8. Lebanon Community Power will be alert to opportunities to create community solar and implement community power, including comprehensive community solar, to create equitable and affordable access to renewable energy.	
	9. LEAC may partner with local financial institutions to explore opportunities for low- or no-interest loans that support energy-related projects.	
	10. LEAC may host trainings on equitable and resilient design and associated protocols	
	11. The City will avoid "charging deserts" by distributing public EV charging stations across the City, including in right of way convenient to public workers, subsidized housing, and similar areas.	

OUTCOMES	13.9	The City shall strive to be more resilient in terms of renewable energy sources, energy usage, and climate adaptation.
Strategies	A. Develop business plans for resilience hubs.	
	B. Create and/or adopt resilient design guidelines or toolkit, either standalone or in conjunction with other design guidance/requirement updates	
	C. Continue working on diversifying power sources so critical parts of the grid can be maintained if there is an emergency.	
Actions	1. Include Mitigation efforts against urban heat island effects, such as landscaping and hardscaping, as part of site plan regulations. Adopt a city-wide policy to use primarily native and drought-tolerant plant species, with a focus on pollinator plantings and climate resiliency. Use large trees to create shade around buildings to naturally cool them. Initiate a required shade % for parking lots to mitigate heat island effect and create cooler areas.	
	2. The Public Works Department will seek alternatives to non-pervious surfaces to improve stormwater flow and quality, and reduce urban heat island effect	
	3. Have the Planning Department conduct a Climate Vulnerability Assessment (CVA) to better understand the potential impacts of climate hazards to local operations, community safety, natural resource health, and business continuity. The assessment should include heat mapping, robust quantitative and qualitative analysis of climate trends and projections, and projected impacts to public health, infrastructure, and the economy.	

AGENDA
LEBANON ENERGY ADVISORY COMMITTEE (LEAC)
December 18, 2025

AGENDA ITEM 4
OLD BUSINESS:

**G: C-PACER -Commercial
Property Assessed Clean
Energy and Resiliency:
Lebanon C-PACER Municipal
Ordinance**

Commercial Property Assessed Clean Energy and Resiliency (C-PACER) District

Section 1. Purpose.

The commercial property assessed clean energy and resiliency program (C-PACER) permitted by RSA 53-F, allows the [] to establish an energy efficiency and clean energy district whereby properties within the boundaries of the district may fund qualifying improvements to real property through private lenders/capital provider whereby the financing is then secured by a special assessment lien on the property through an assessment agreement between the property owner and the [].

Section 2. Authority.

The [] of [] hereby adopts RSA 53-F [following a vote of the legislative body in the manner specified under RSA 53-F] subject to the following provisions.

Section 3. Declaration of Public Purpose and Findings.

It is declared that the financing of qualified projects through special assessments is a valid public purpose. The [] of [] therefore intends, in accordance with RSA 53-F, the following:

- A. To authorize direct financing between property owners and capital providers as the means to finance qualified projects; and
- B. To authorize special assessments, entered into voluntarily by a property owner with the [] by means of a written assessment contract (“Assessment Agreement”), as the means to repay the financing for qualified projects available to property owners by Capital Providers pursuant to a Financing Agreement.

Section 4. Applicability/Boundaries.

The commercial property assessed clean energy and resiliency district [shall encompass the entire area within the boundaries of the [] OR [] OR [].

Section 5. Definitions.

This Ordinance hereby incorporates the definitions as set forth in RSA 53-F, as may be amended; in addition, as used in this chapter, the following definitions apply:

Administrative Agreement – means the agreement entered into between the New Hampshire Business Authority and the [] outlining the terms of the NHBFA’s administration of the C-PACER program for the [] and the [] roles and responsibilities.

Property Owner – means the fee title owner(s) of the property seeking participation in the C-PACER Program. Property Owner may also include the holder of a leasehold estate on the property, provided it is approved by the NH BFA, the holder of said lease provides a copy of the recorded lease or lease term sheet, and a signed and notarized consent of the fee title owner(s) or some other recorded document sufficient to show the leaseholder’s right to bind the property to a C-PACER assessment and lien.

Real Estate Taxes – as defined in RSA chapter 72, RSA 76:5 and RSA chapter 80, except shall not include the C-PACER special assessment.

Taxes – means Real Estate Taxes including the C-Pacer special assessment.

Section 6. Qualified Projects and Improvements.

The following applies to qualified projects and improvements:

- A. Must be a type of resiliency improvement, energy conservation and efficiency improvement, clean energy improvement, or water conservation improvement, on privately owned commercial, industrial, or agricultural real property, or multifamily residential real property with five or more dwelling units.
- B. May be new construction or a retrofit, rehabilitation, or redevelopment of existing construction.
- C. The types of qualified projects and improvements include, but are not limited to:
 - a. Solar PV
 - b. Solar Thermal
 - c. Wood biomass
 - d. Wind
 - e. Geothermal systems
 - f. Air sealing
 - g. Insulation
 - h. HVAC systems meeting or exceeding ENERGY STAR standards
 - i. Building modifications to increase use of daylighting
 - j. Replacement of windows with units meeting or exceeding ENERGY STAR standards
 - k. Energy controls or energy recovery systems
 - l. Efficient lighting equipment
 - m. Air quality improvements
 - n. Snow and/or flood mitigation
 - o. Energy storage and microgrids
 - p. Alternative vehicle charging infrastructure
 - q. Fire and/or wind resistance improvements
 - r. Measures, equipment, or devices that:
 - i. decrease the consumption of, or demand for, water,
 - ii. address safe drinking water
 - iii. eliminate lead from water used for drinking or cooking
- D. Improvements must be permanently affixed to a building or facility that is part of the real property.

Section 7. Program Administration.

The C-PACER Program shall be administered by the New Hampshire Business Finance Authority (“NHBFA”), or a third party designated by the NHBFA.

Section 8. Local Administration; Program Official.

The [] shall be the designated []’s] Program Official responsible for: executing the appropriate documentation for the imposition of the special assessment; working with the NHBFA; and administering the duties and responsibilities of the [] set forth in the administrative agreement with the NHBFA.

Section 9. Priority; Collection and Enforcement.

The [] has the authority to bill and collect on the special assessment and lien, except that the [] may delegate such responsibilities to any outside third party approved by the NH BFA; such delegation shall occur on the “Assignment of Notice of Assessment and C-PACER Lien and Assignment of Assessment Agreement for C-PACER Financing” (the “Assignment”) whereby the [] assigns the special assessment lien to the Capital Provider.

- A. If the [] does not delegate billing and collection responsibilities to a third party, the [] shall bill and collect the special assessments, and such billing and collection may be made by the tax collector or other official responsible for property tax collection pursuant to RSA 80:19, by bills for water or sewer service or another municipal service, or by separate bills.
- B. Delinquent payments incur interest and penalties as specified in the financing agreement between the property owner and the Capital Provider.
- C. Each special assessment imposed under this ordinance, including any interest on the assessment and any penalty, constitutes a first and prior lien against the property on which the assessment is imposed, from the date on which the notice of special assessment is recorded at the Registry of Deeds in the county in which the district area is located until the assessment, interest, and any penalty, is paid.
- D. The lien runs with the property.
- E. Notwithstanding RSA 80:19, in the case of default or delinquency, enforcement shall only be by the capital provider through the procedures under RSA 479, including the power of sale, or as set forth in the Deed of Trust, if applicable. Any outstanding and delinquent property taxes at the time of the enforcement action shall be satisfied along with the delinquent amounts of the special assessment lien. The [] is not responsible for, nor required to, tax deed the property for any default or delinquency of C-PACER payments to the Capital Provider.

F. Assessments not yet due may not be accelerated.

G. Assessments may not be eliminated by foreclosure or bankruptcy.

Section 10. Tax Liening, Tax Deeding, Sale Proceeds.

For any C-PACER property which is tax liened pursuant to RSA chapter 80 for failure to pay Real Estate Taxes, the C-PACER lender shall be permitted to redeem the property by making sufficient payment as required by RSA 80:32 or RSA 80:76.

For any C-PACER property which is tax deeded pursuant to RSA chapter 80 for failure to pay Real Estate Taxes, the [] will make all reasonable attempts to sell the property in as short a time frame as possible, following the process of RSA 80:76 et seq., including the 90-day right of repurchase requirements contained in RSA 80:89. The [] will include in any public notice for the sale of the property, any auction notice, any bid documents, and any Purchase and Sale, a clear notification that the property is subject to a C-PACER assessment and lien.

Upon sale of the property, the process laid out in RSA 80:88 et seq. for the distribution of proceeds shall be followed, and any delinquent C-PACER special assessment payments are considered “Taxes” for purposes of payment from sale proceeds (RSA 80:19 – “For the purposes of this chapter, the word ‘taxes’ shall include special assessments.”).

The C-PACER special assessment and lien remain on the property and shall pass to the new owner, who becomes responsible for payment upon transfer of title.

Section 11. Liability.

The [] shall incur no liability as a result of the C-PACER Program or for the private debt created or evidenced by the Assessment Agreement, the Assessment and C-PACER Lien, the Financing Agreement, or any related document, nor shall any members of the governing body, employees, board members or officers of the [] be personally liable for exercising any rights or responsibilities pursuant to or in furtherance of the C-PACER Program. The []’s participation in the C-PACER Program shall not be interpreted to pledge, offer, or encumber the []’s full faith and credit.