

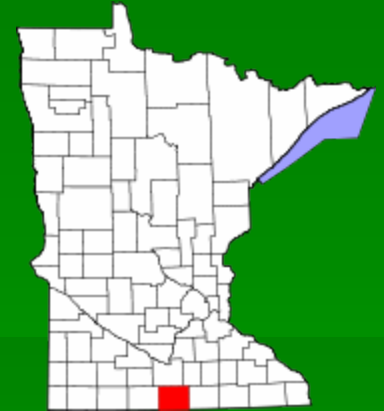
City of Wells

Pursuit of Energy Efficiency

Presented By:

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City Administrator Jeremy Germann

About Wells



- Located in rural Faribault County
- Population of 2,500
- Tax Base largely Residential
- Operating Budget of \$2 Million
- Utilities Operated by Independent Commission separate from City

Starting the Process

- Although a smaller community, Wells city staff has been taking steps to make the city green. Motivators have been cost savings, environmental concerns and desire to improve indoor quality
- The city started by making improvements to the Wells Community Center because of obvious inefficiencies

Wells Community Center

- The city received a grant from the Wells Public Utilities Commission (PUC) to both benefit the city's budget and help reduce PUC energy output during peak hours
- The Community Center received two upgrades that increased the building's energy efficiency and decrease operating costs



Heating & Cooling



- The center's old heating & cooling system was antiquated – (1) heat would kick on in summer months and (2) air conditioning would kick on in the middle of winter
- The center's energy bill was as high as any Wells city building, despite being used only a few hours each day

Heating & Cooling

- City Council decided to replace the outdated system with two rooftop units
- The upfront cost was \$22,500 was offset by an estimated payback period of five to seven years
- The new system has performed better than expected and payback time may potentially drop below five years

Lighting



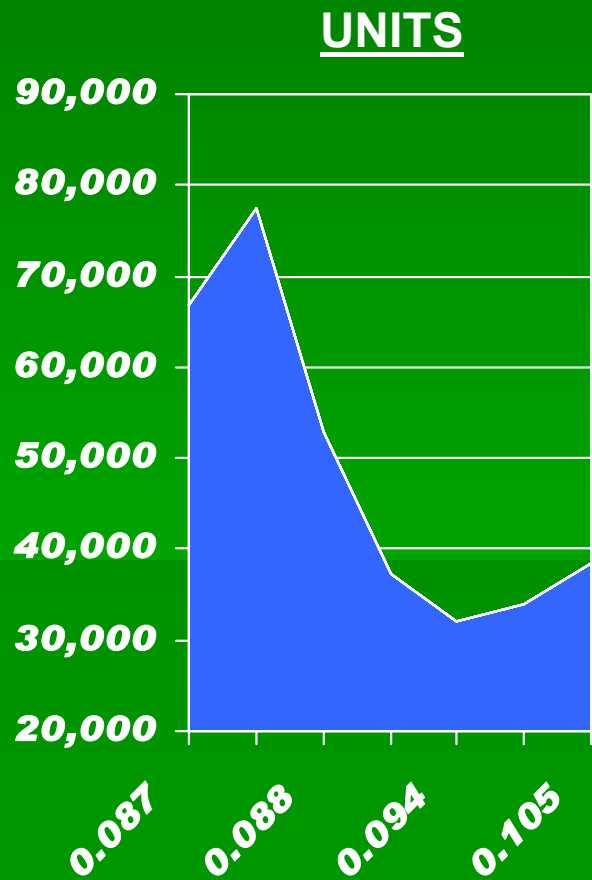
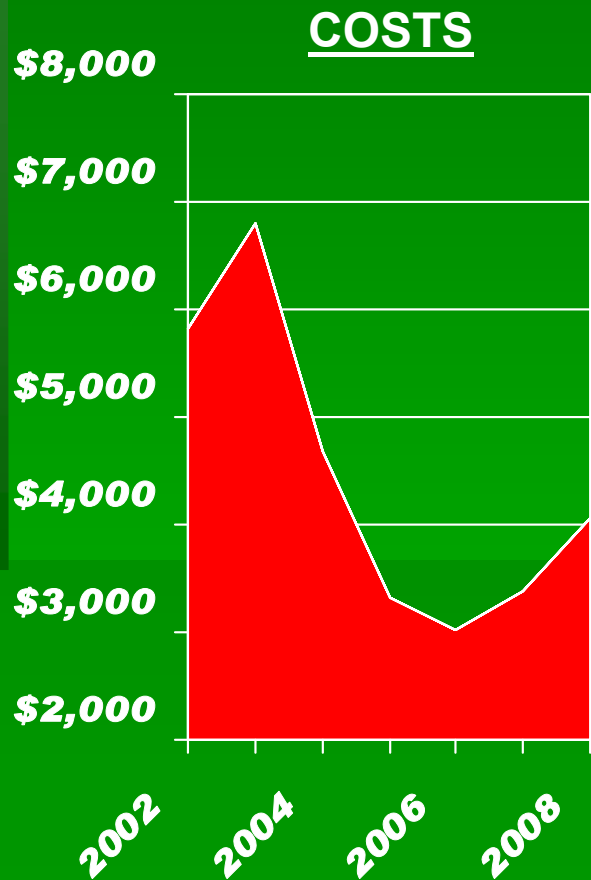
- The city also received funds from the Southern Minnesota Municipal Power Agency (SMMMPA) through PUC to replace 73 light fixtures in the community center with new efficient fixtures & bulbs
- PUC paid for all materials – 111 light bulbs were installed – and performed the retrofit at no cost to city

Lighting

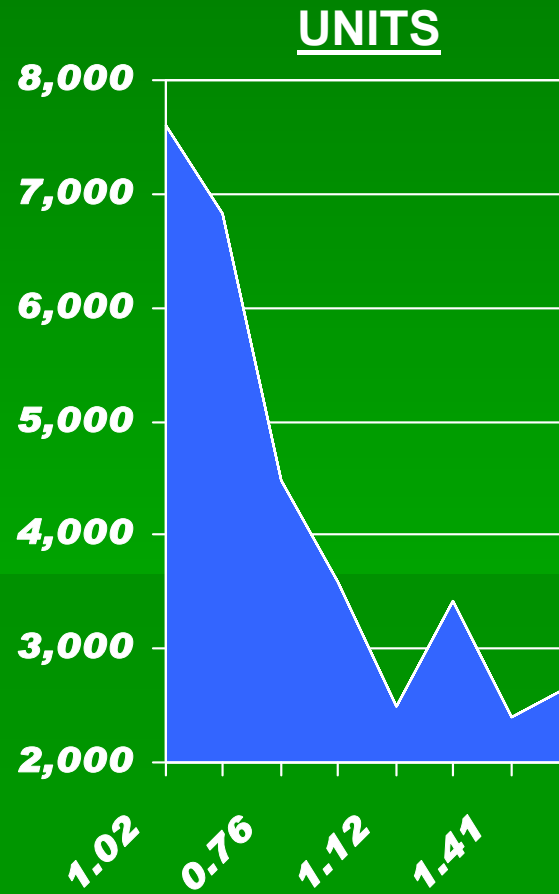
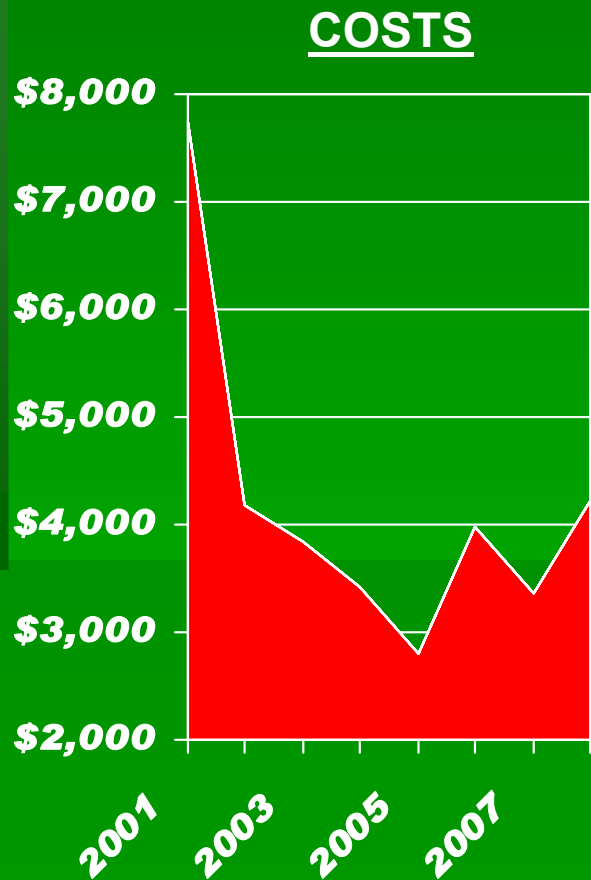
- Summary of Project

Rebate per Fixture/Lamp	\$9.00
Total Rebate	\$999.00
kW Savings	2.55 kW
kWh Savings	5,310 kWh
Annual Reduction	\$490.67
Payback	6.0 years

Electricity



Natural Gas



Other Initiatives

- The city has begun a rain garden program to reduce energy used and efficiency of stormwater system
- The city has consulted with energy efficiency consultants to improve library
- The city has looked into potential repairs which could substantially reduce operating costs at city hall



Conclusion

- Visit our Website at
www.cityofwells.net
- Any Questions ?

