

Capital Improvements Committee Meeting Minutes
Montague Town Hall, Upstairs Conference Room
One Avenue A, Turners Falls MA
February 5th, 2020

Attendees: Capital Improvements Committee members: Steve Ellis, Fred Bowman, Bob Obear.
Energy Committee member Ariel Elan. Chris Sawyer-Laucanno.

I. Approve meeting minutes of January 15, 2020 and January 22nd, 2020.

Mr. Bowman moves to approve meeting minutes of January 15th, 2020. Mr. Obear seconds. Passes 3-0.

Mr. Bowman moves to approve meeting minutes of January 22nd, 2020. Mr. Obear seconds. Passes 3-0.

II. Discussion of all special article requests and preliminary recommendations.

Council on Aging roof

Discussion of the condition and quality of the steam boiler following Steve's research. The steam boiler was 81% efficient at time of installation, as per the EnergyGuide tag. There is evidence that some steam distribution pipes have been replaced recently. The system appears to be in good functional condition based on photos. While it might be nice to replace steam with forced hot water, the scope of that project would be significant and is not necessary at this time.

Mr. Obear believes that the project request should move forward as is with the roof and chimney replacement. Mr. Bowman states that the location of the boiler is not ideal for direct venting methods. Mr. Obear explains the benefits of having a chimney vented appliance versus a direct vented appliance. Mr. Sawyer states systems vented through a chimney can run a hotter exhaust and therefore usually run more efficiently. A chimney is needed to vent the high temperature flue gases.

Mr. Sawyer-Laucanno has concluded that light is visible through the chimney near to the area that it penetrates the roof. Mr. Obear explains that the exposed portion of the chimney needs to be taken down and rebuilt, repointing is not an option. After investigation it is now known that the chimney is lined. It is the general consensus of the group that the best option is to proceed with a recommendation for the roof and chimney this year, and consider further action on the boiler next year.

Millers I&I update

Mr. Ellis gave a brief update on the I & I project in Millers Falls, which is complete but has not fully remedied the problem. The Committee discussed continuing investigation of I & I sources related to our sewer collection infrastructure and also discussed issues illegal sewer connections, be they roof drains or sump pumps.

III. Discuss special article requests from WPCF

The committee opted to reschedule the meeting with WPCF a few weeks as we are still awaiting more accurate and detailed quotes or plans. Members discussed what is presently known about the requests. Committee plans to invite representatives from the WPCF in again on February 19th.

IV. Set schedule for remaining interviews and other milestone dates.

Members outlined the schedule of meetings with department heads.

GMRSD 2/12

WPCF 2/19

Library 2/26

The Committee discussed the school district's interest in spending for a comprehensive assessment of capital repair needs, present and projected, for school buildings and there was some support along present members. Members would like to see more information concerning the Sheffield wall project to determine whether the proposed cost is sufficient to completed the project.

V. Adjournment

Mr. Bowman moves to adjourn. Mr. Obear seconds. Passes 3-0.