

# MONTAGUE CAPITAL IMPROVEMENTS COMMITTEE

## Meeting Minutes

Wednesday, February 22, 2023 3:15 PM

### Meeting Held Remotely

#### In Attendance:

CIC Members: Gregory Garrison (GG), Ariel Elan (AE), Jason Burbank (JB), Chris Menegoni (CM)

Town Staff: Water Ramsey (WR)- Assistant Town Admin, Chelsey Little (CL)- Clean Water Superintendent

Meeting convened 3:15, GG presiding

#### 1. Approval of Minutes:

*Motion to approve minutes of 1/25/23 and 2/8/23 by GG. Seconded by JB. GG- AYE, AE- AYE, JB- AYE, CM- AYE. Motion Carried*

#### 2. Review new Capital Article Request from Clean Water Facility: Operations Building Boiler Replacement (\$113,419)

CL was present to discuss the request. The CIC has received a late-arriving ATM Capital Request from the Clean Water Facility to replace the operations building boiler. Greg has agreed to entertain this past the typical deadline because of the timeliness and risk to the plant. The boiler is from the 1980's and has been struggling to make it through the winter. The Fire Department has been called multiple times due to reports of black smoke coming from the chimney. According to CL, the options for replacement are limited. There is no natural gas and plant conditions are unfavorable to heat pump units.

The current oil burner is serviced by an underground tank which would be filled and abandoned in place. CL has existing funds to cover that expense from a previous tank removal project. Cost savings of conversion from oil to pellets is projected at \$19,215 per year. According to CL, Air Source Heat Pumps are not viable based on hydrogen sulfide in the air both inside and outside the building. Copper piping found in these heat pump units is very susceptible to corrosion. AE raised a question as to whether the hydrogen sulfide will affect the pellet silo or boiler. CL to confirm. According to JB, a heat pump from a hydronic source might work as a solution but might require specialized upgrades to the distribution system.

Two alternatives are proposed for pellet fuel storage. CL to confirm the material of the exterior silo. She will also confirm whether the build has the required 20x20 of interior space for the alternative "interior storage "option. The plastic containers should not be affected by corrosion.

AE expressed some concern about the environmental impacts of pellets. It was agreed that they burn cleaner than oil. Electric heat pumps are cleaner, however the actual impact depends on the source of the electricity. There was general consensus that pellets appear to be a better option than an oil boiler, but additional information is needed.

Follow-ups: CL to research and report back on March 8th

- Air Source Heat Pump alternatives/ Confirm that ASHP will not be compatible due to hydrogen sulfide in the building.
- Will Hydrogen Sulfide affect the proposed pellet system (I.e. augers, storage, pellets, etc)?
- Cost alternative for a standard oil burner system (like for like replacement)
- Info on warranty period, estimate of lifetime, servicing
- Info on pellet purchasing strategy

### **3. Review and Consider Recommendation of Capital Requests for FY24 Annual Town Meeting: including but not limited to the following requests:**

1. Clean Water Facility- Rough Terrain Vehicle (\$25,000)

Rationale: Staff Safety and Service Interruption

MOTION to Recommend by JB. Seconded by CM. B. GG- AYE, AE- AYE, JB-AYE, CM- AYE. MOTION CARRIED

2. Clean Water Facility- Septage Receiving Station Upgrade (\$264,000)

Rationale: Service Interruption, Cost avoidance, regulatory compliance

MOTION to Recommend by GG. Seconded by AE. B. GG- AYE, AE- AYE, JB-AYE, CM- AYE. MOTION CARRIED

3. Clean Water Facility- Operations Building Boiler Replacement (\$113,419)

TABLED- NO VOTE TAKEN. More info needed on boiler alternatives and specifications

4. Public Works – Discretionary fund for large repairs and equipment (\$100,000)

TABLED- NO VOTE TAKEN. Balance as of 3/1/23 needed.

5. Public Works –Town Hall Carpeting Replacement (\$25,000)

Rationale: Routine lifecycle maintenance

MOTION to Recommend by JB. Seconded by CM. *B. GG- AYE, AE- AYE, JB-AYE, CM- AYE. MOTION CARRIED*

6. Parks and Recreation- Montague Center Park Improvements (\$400,000)  
TABLED- NO VOTE TAKEN. More info needed on project scope and budget

7. Parks and Recreation- Unity Skatepark Lighting Project (\$66,000)  
TABLED- NO VOTE TAKEN. More info is needed on installation/interconnection costs.

8. Economic Development and Industrial Corporation- Demolish 38 Ave A  
(\$50,000)  
MOTION to Recommend by AE. Seconded by JB. *B. GG- AYE, AE- AYE, JB-AYE, CM- AYE. MOTION CARRIED*

Non-capital requests

1. Window and Door Repairs at MF Branch Library (\$14,000)  
MOTION to Recommend by AE. Seconded by JB. *B. GG- AYE, AE- AYE, JB-AYE, CM- AYE. MOTION CARRIED*

2. Supplement to Waidlich Conservation Fund (\$10,000)  
MOTION to Recommend by AE. Seconded by JB. *B. GG- AYE, AE- AYE, JB-AYE, CM- AYE. MOTION CARRIED*

3. Unity Park Community Garden Well (\$12,000)  
MOTION to Recommend by AE. Seconded by JB. *B. GG- AYE, AE- AYE, JB-AYE, CM- AYE. MOTION CARRIED*

4. Unity Park Parking Lot Improvements (\$12,500)  
MOTION to Recommend by AE. Seconded by JB. *B. GG- AYE, AE- AYE, JB-AYE, CM- AYE. MOTION CARRIED*

5. Fireproof Locking Storage Cabinets (\$25,000)  
MOTION to Recommend by AE. Seconded by JB. *B. GG- AYE, AE- AYE, JB-AYE, CM- AYE. MOTION CARRIED*

6. Sheffield Gym/Auditorium Roof Repair (\$20,000)  
MOTION to Recommend by AE. Seconded by JB. *B. GG- AYE, AE- AYE, JB-AYE, CM- AYE. MOTION CARRIED*

7. Sheffield Admin Security Door (\$20,000)

MOTION to Recommend by AE. Seconded by JB. B. GG- AYE, AE- AYE, JB-AYE, CM-AYE. MOTION CARRIED

#### **4. Review of ARPA potential capital projects**

WR reported that \$1.5M has been encumbered. Approximately \$815,300 remains unencumbered. The Selectboard has indicated an interest in devising a strategy for the planned deployments of the remaining funds. There is easily over \$2.5 in the universe of potential projects. The CIC would like to be involved in the vetting of capital projects. The CIC would be willing to offer their priorities from the list, but it will take some time. WR will update the Selectboard on the 27<sup>th</sup> with follow up to the CIC on 3/1.

#### **5. Staff updates**

- Debrief 2/16 Montague Center Library Forum. Meeting was a success. Attended by over 80 people. There was value in a dialogue between town officials and residents. Capital needs of the facility will need to be factored into the 6 year plan.
- 6 year capital plan updates: none
- Topics not anticipated in the 48 hour posting requirements : none

**Next Meetings Wed 3/1/23 and 3/8/2023 3:15PM**

**MOTION** to close the meeting at 4:58 PM by JB. Seconded by AE. GG- AYE, AE- AYE, JB-AYE. Motion Carried

Respectfully Submitted,

Walter Ramsey