

## **Swampscott Energy Committee Meeting Notes**

Thursday, February 26th, 2015 at 7:00 pm  
Swampscott Town Hall, Selectmen's Meeting Room

Members Attending: Neal Duffy, Wayne Spritz, Christine DePalma, Tara  
Gallagher, Hal Schwartz, Thomas Dreeben

Non-Members Attending: Sydney Pierce, Dan Dragani (Asst. Town Engineer),  
Pete Kane (Town Planner/Energy Efficiency Manager), Glenn Kessler (Board of  
Selectmen)

### **Meeting Minutes**

1) 7:00 to 7:10 - Approval of previous meeting minutes – the January meeting minutes was not approved and will be reviewed and approved at the March meeting

2) 7:10 to 7:40 – Solar at the Fire Station and Police Station - Sydney Pierce, who ran the Solarize Mass program for the town, agreed to work with the REC and reach out to the Police Chief and Fire Chief to help them explore the possibility of solar on their respective stations. Sydney mentioned that RGS Energy, the supplier/installer we worked with on Solarize, is no longer doing commercial programs so they are not an option. Sydney does have a contact who did commercial for RGS and has spoken with him about this. He is starting his own consulting business and will be one source of information for Sydney. He suggested we explore the possibility of putting solar elsewhere (a remote solar plant). The committee discussed this idea and thought this would be unlikely and complicated but was not something to completely rule out without knowing more. Pete Kane expressed reservations about potential ownership of the panels (as opposed to leasing/PPA) because of the maintenance. He provided the example that at the high school, if there are maintenance issues, since we do not own the panels, the down time hurts Constellation Energy a lot more than it hurts us. Sydney had a preliminary conversation with Chief Madigan and also talked about the pump house as an option. The Committee recommended that Sydney contact people at Constellation Energy and try to work with the chiefs to get more concrete information on the various scenarios and the economics of each. Sydney agreed to do this and will consult with Dan Dragani and Pete Kane when necessary (for walkthroughs or technical and building information).

3) 7:40 to 8:10 – Facilities Consolidation Task Force update – Neal, Dan.

- Neal Duffy, Wayne Spritz and Dan Dragani reported on the most recent Facilities Consolidation Task Force meeting on 2/24. Attending that meeting were:

REC – Neal Duffy, Wayne Spritz

BOS – John Callahan

SC – Gargi Cooper, Suzanne Wright

Schools – Pam Angelakis, Terry Johnson

Town – Tom Younger, Dan Dragani

Prior to this meeting Neal Duffy had spoken with various other communities about their experiences with consolidation and reported to the Task Force on his findings. The Task Force also reviewed information provided by the schools and towns on the organizational structure and responsibilities for the existing departments. The Task Force looked for shared tasks and responsibilities that could be redundant and part of a consolidated facilities department. The meeting was a productive discussion, which was a blend of learning how the town operates now, discovering how other towns have approached the problem, and debating possible ways that Swampscott could change for the better. The hope is that by the next meeting we may have a better idea of what the economics of some of these changes may be. Pam Angelakis said she would try to contact Superintendents from the communities Neal talked with and would also look into how much of the school's maintenance budget has gone to other items in the past.

4) 8:10 to 8:30 - HVAC Capital Improvements – Dan Dragani reported that the improvements made from the capital improvement project on the Metasys system are showing significant electrical savings and that we still need to look at the lights and the boilers in a more detailed way to hopefully achieve even more savings.

5) 8:30 to 8:45 – Police Station heat pump issues and Green Communities grant:

Dan Dragani reported that the heat pumps at the police station froze and that he helped get them back up and running properly. Dan would like to start looking into networking the police station so it can also be remotely monitored. This could cost up to about \$5,000 but Dan also wants to see if there is a way to do it without spending money. Dan also reported that there are other issues with the police station, some energy related, some not. Hal Schwartz strongly recommended that we figure out what is wrong now as we can still hold the bonding company responsible. Glenn Kessler (BOS) said that he would follow up on this issue with Tom Younger and find out what, if anything, the town is doing about the police station. Hal Schwartz recommended that, if necessary, we hire an outside specialist who can look at the health of the building and perform an audit so we know exactly what is wrong and what needs to be addressed. As some of this falls outside the scope of the REC's responsibilities, the committee hopes that Kessler and other members of the Board of Selectmen can ensure that the Town is taking the steps necessary to ensure contractors are

held responsible for the work done on this building.

6) 8:45 to 9:00 - Any other business that comes before the committee –

Glenn Kessler reported that he attended the most recent Capital Improvements Committee meeting where the schools asked for \$75K in emergency funding. This brought to the fore the issue of improper maintenance of school buildings. He also opened up discussion of the request for new boilers at the Hadley School. Glenn voiced concern that not enough information has been provided for the boilers specifically and is concerned the schools think it makes fiscal sense to purchase high efficiency boilers with the idea that they can be transferred to another building if Hadley should ever be shuttered. The committee discussed the idea of applying for a Green Communities grant to pay for the boilers but thought that we do not have enough information on the project to submit to Green Communities and that we should instead continue to pursue the streetlight project. Dan Dragani echoed Kessler's concern for the lack of technical details in the Capital Improvements request by the schools. A major concern is they are removing 12 boilers and installing 2 and there is no indication of any engineering study done or if there is enough money in the request to have one done if needed. At the CIC meeting Glenn requested that at the very least the schools do a cost comparison/analysis between buying high efficiency boilers and ones that are less efficient.

Green Communities – Pete Kane reported that both the annual report and the final report on the last round of work done were both submitted to DOER. One potential issue is one of the projects from the last round, the Clarke School attic insulation, was never done. We have to find out from the DOER if we can forfeit the Clarke project and apply for something new this round or if we need to complete the Clarke project before we can apply for additional funds.\*

\*the day following this meeting Pete Kane spoke with Joanne Bisetta at Green Communities who said we could forfeit the Clarke Project and apply for something else this round.

9:00 PM - Meeting adjourned

