

ENERGY MANAGEMENT COMMITTEE
Meeting Minutes: July 12, 2021, 5:30 pm to 7:00pm
Zoom Video Meeting

Voting attending: Justin Magee, Todd Kosterman, Roger McPeek, Colleen Soden, Bogdan Fedeles

Non-Voting attending: Laura Turenne, Susan McPhee, Fritzie Nace, Steve Tracy, Pete Lawson

Absent: LeeAnn McGahan, Allison Gaiko, Karl Rexer

1. The minutes from 5/17/21 were unanimously approved with one amendment.
2. New Business:
 - a. Continue to meet via Zoom through summer and reassess in the fall.
 - b. Green Communities grant announced: all projects were accepted except the HVAC project at West Side Fire. Green Communities did not give reason why the one project was declined. Ms. McPhee surmised it could be the way the state is prioritizing projects, with a greater focus on BTUs saved per grant dollar spent. In previous years, successful projects on average saved 3640 BTU/grant dollar; spring 2021 successful projects averaged >6000 BTU/grant dollar.
 - c. The HVAC project at the fire side of the Public Safety Building will cost nearly \$700k. The fire side HVAC system has trouble maintaining the heating set point in the winter and cooling set point in the summer. The system supplies both the fire and police zones, but the police side receives air first, possibly starving the fire side for air. Mr. McPeek asked if perhaps the project could be looked at again with energy and cost savings in mind. It was suggested that mini splits and Variable Refrigerant Flow (VRF) might be options. *Action Item: Susan to contact Meg White to see if they have already considered splits or VRF*
3. Vehicles:
 - a. Electric Vehicle Spreadsheet: A presentation by Mr. Tracy. The project is broken up into 2 parts: current fleets at municipalities and researching comparable replacement Electric Vehicles (EVs). Next step for Mr. Tracy is to research state contracts. Mr. Tracy noted that the biggest deterrent now is probably the initial cost; however, cost of EVs has historically lowered over time. Mr. Lawson noted his concern with snow removal equipment that during snowstorms battery life could be a problem, due to running plows all night. A conventional street sweeper is \$244k and the EV sweeper is \$500k. The delta in cost is currently too high. Perhaps Winchester could apply for the EV sweeper if more VW grant money is released.
 - b. Gas Mileage of Hybrid Interceptors vs Regular Interceptors: The police now have 2 of the hybrids. The hybrids are well liked, but there is no data available to compare the mpg. Ms. McPhee was able to obtain the number of gallons but not vehicle miles traveled.
 - c. EV Purchase Policies (*Ms. McPhee*):
 - i. Town Vehicles: When Winchester became a Green Community, Winchester agreed to meeting a minimum mpg for its vehicles. Winchester's current policy is from 2009. Concord created their own policy which can be used as a template for Winchester. Vote: EMC moves

to present to the Select Board that: “With all things being equal, the Town of Winchester shall preferentially purchase/procure Electric Vehicles (EVs), Plug-In Hybrid Vehicles (PHEVs), or other highly efficient vehicles.” Unanimously passed.

- ii. Priority Leasing from Companies with Electric Buses: The same statement can be presented to School Committee regarding bus contracts. The next bus contract will be renewed in 2023.
4. New Lynch, Owner’s Project Requirements (OPR) Draft Feedback (*Ms. Soden and Mr. Kosterman*): The MA School Building Authority (MSBA) has put out requests for a design team. Ms. Soden cannot be part of the design team due to a conflict of interest. Ms. Soden and Mr. Kosterman are looking for broad and specific goals for the project. They would like opinions from the committee to be represented. Ms. McPhee would like to focus on energy conservation over water conservation. *Action Item: Ms. Soden and Mr. Kosterman will take the comments and edit one more time.* Chris Conway has a lessons learned document that will be helpful for future projects. Mr. Conway is an assistant to Mr. Lawson and is based at the High School. He has been at the High School for 3 years and has resolved the issues there. He now is available to help Mr. Lawson where needed, so he will be there from the start and commissioning of the new Lynch. Ms. Soden and Mr. Kosterman are also waiting for comments from EFPBC.
 5. Old Business
 - a. McCall Unit Ventilator Pilot Project (*Mr. Lawson*): The goal is to migrate from pneumatic to electric controls by upgrading a few classrooms at a time as funding becomes available. The classrooms that are now on Metasys are working great. The first phase allocated \$50,000 towards the project and was successful. Mr. McPeck recommends that Mr. Lawson ask for more funding to do additional classrooms, perhaps \$100k a year until all classroom controls are upgraded. Mr. McPeck further recommends submitting a specific plan to Capital.
 - b. New Muraco boilers will be installed during the summer.
 - c. META grant (*Ms. McPhee, Mr. Lawson*): Technical assistance grant for Rec Center’s steam system. This may be an interesting candidate for Variable Refrigerant Flow (VRF).
 6. Schedule Next Meeting: Monday, Sept. 13 at 5:30 via Zoom