

## Special Town Meeting

August 13, 2019

A Special Town Meeting was held on Tuesday, August 13, 2019 in the Richard H. Smith Town Hall Conference Room. The meeting was attended by the Board of Selectmen including First Selectman Angus McDonald and Selectmen Duane Gates and Jim Olson. Also in attendance were videographers Margo Hilfiger and John Greene and approximately 25 residents. Project representatives in attendance were Greg Morris of New England Energy Controls, Inc. (NEEC), William Giblin, Program Administrator for PTE Energy; an electrical contractor approved by Eversource, and Steven Possidento, also for PTE Energy.

First Selectman Angus McDonald called the meeting to order at 7:01 P.M. Angus McDonald made a motion to appoint Jim Olson as moderator which was seconded by Duane Gates. The motion was approved unanimously. Jim Olson appointed Amy Winchell to act as clerk of the meeting who then read the call.

A motion to accept the call as read was made by Lori Guerette and seconded by Jonathan Kastner. The motion was approved.

Motion to approve Item #1 was made by Lori Guerette and seconded by Nancy Fischbach.

- 1. ITEM 1: To discuss and vote on a resolution a.) to authorize the Town of Deep River to conduct an Energy Upgrade of three Town buildings: the Elementary School, Public Library, and Town Hall (the "Project") b.) to appropriate \$359,846 for the costs of the Project and authorize the Town to borrow an amount not to exceed \$282,046 over ten (10) years at an interest rate not to exceed 3.43% to finance the Town's share of the Project costs after grants, and c.) to authorize the First Selectman to enter into contracts for the Project and the First Selectman and Treasurer to borrow the Town's share of the Project costs and to execute and deliver all documents related thereto.**

DISCUSSION: Angus McDonald explained that research for the Project began in October 2018 when Eversource did an energy audit of municipal buildings. They recommended updating lighting and components of the heating system in all three buildings, specifically the elementary school. NEEC created a proposal to implement the recommendations that was

approved by Eversource, and then approved by the Board of Selectmen, Board of Finance and the DRES Board of Education.

Immediate savings will be realized in our electricity costs by replacing current lighting in all three buildings with LED lighting. The updating of components in our heating systems will reduce maintenance costs and increase efficiency while also reducing our environmental impact. Angus hopes to see a combined savings of approximately \$9,000 per year in maintenance costs.

The three representatives for the Project explained in some detail the type of improvements to be made to our heating systems including electronic controllability such as alarms for system breakdowns. They will not be replacing boilers, which are fairly new, but will be replacing pneumatic valves and improving air circulation with fans, eliminating the need for an air compressor.

John Kennedy asked if studies had been done on each of the three buildings and was told yes, and they were all open for public viewing. He noted that updating these components would make the systems compatible with future system upgrades. Charlie Brashears liked the reduction in environmental impact and would like to see the Town be less energy dependent. Mike DiNello noted that Eversource is required to offer programs like this through their community outreach program. Lori Guerette mentioned that the work at the school would be the first priority so as to minimize disruption once the new school year has started. Angus McDonald confirmed that work on the school would begin immediately and anything that couldn't be finished before school started would be finished in the off hours. They hope to complete the entire Project in all three buildings in 4-5 months. Pete Waz, facilities director at DRES, noted that the current system components are old causing air leaks and uneven heating. Nancy Fischbach noted that this seemed like a fiscally sound project for the Town as, at worst, we will break even in the short run but the long run promises significant savings for the taxpayers. Angus McDonald confirmed that the funding will stretch the loan over 10 years which should keep it cash neutral for the taxpayers. The interest rate is currently being negotiated but will be no higher than the rate we are agreeing upon at this meeting and will probably be lower.

There being no further discussion, a voice vote was held. **The motion was approved unanimously.**

Motion was made by Lori Guerette and seconded by Angus McDonald to adjourn. The motion was approved and the meeting was adjourned at 7:38 P.M.

ATTEST: Amy M. Winchell, Town Clerk