

ENERGY MANAGEMENT COMMITTEE
Meeting Minutes: May 22, 2023, 5:00 pm to 6:30pm
Town Hall, Mystic Valley Room

Voting attending: Colleen Soden (remote), Justin Magee, Lauren Herrmann, Todd Kosterman

Non-Voting attending: Laura Turenne, Susan McPhee, Ken Pruitt, LeeAnn McGahan, Ed SantaCruz

Absent: Andrew Marron, Pete Lawson, Fritzie Nace, Allison Gaiko, Karl Rexer, Roger McPeek

1. Approve minutes from 4/10/23: The minutes were unanimously approved.
2. New Business: Welcome new Fleet Manager Ed SantaCruz and discuss status of current fleet, plans for future electrification and potential savings.
 - a. Room for improvement with regard to efficiency. Vehicles had close to half a million miles in idling last year. Winchester's fleet will need to evolve. Winchester's oldest vehicle is from 1979, a dual engine that rarely is used but is kept in case it's needed as a snow plow.
 - b. He has targeted 4 snow vehicles from the 90s to be replaced as soon as possible. They all have zero emissions control. Ms. McPhee noted that the IRA is supposed to provide the delta in cost between an ICE vehicle and an EV, but they haven't released any specific information yet.
 - c. The tree truck was totaled and needs to be replaced. The cost is approximately \$200k for a direct replacement. James A. Kiley in Somerville is receiving a partial electric truck in June that he can look at.
 - d. 2 more vehicles to be replaced are a Tahoe and a Ranger. The Ford Lightning could be a possible replacement. Also, a small trash truck needs to be replaced. Bollinger makes all electric garbage trucks. Last FY, there was approximately 38,000 gallons of gasoline used and 25,000 gallons of diesel used. Generally, gasoline has more steady use but is used in more efficient vehicles whereas diesel is used more sporadically but is used on larger, more polluting vehicles. Ms. McPhee noted that savings from police hybrids is about 30%. Brands other than Ford should be considered. The all-electric Silverado should have a lower price point than the Lightning. *Action Item: Ms. Turenne to give Mr. SantaCruz the contact information of Irina Sidorenko in Cambridge.*
 - e. It costs approximately \$1000 to empty the waste oil quarterly at DPW. Mr. SantaCruz suggested collecting the waste oil and using it for heating the building. It would be a stand-alone system. A waste oil burner would need to be purchased. Clean Burn sells these systems. They are efficient systems that have a catalytic converter. *Action Item: Ms. McPhee to inquire if National Grid would incentivize such a system.*
3. Updates from EFPBC New Lynch Building (*Ms. Soden and Mr. Kosterman*): The Sustainability subcommittee recently held a meeting. The current projected EUI is 24.2. This is slightly below the extrapolated projection of 25 EUI. They are looking into

recommending higher efficiency windows as well as increasing the energy efficiency of the envelope. A hybrid heat pump for direct hot water is also being looked into; it is approximately a \$350k add. There is a meeting tonight for the School Committee and Select Board to discuss solar at Lynch. Mr. Pruitt noted that it's a discussion on whether to purchase the panels or to lease the panels via a Power Purchase Agreement (PPA). An energy model is now in place and can be used to help design the array. EV chargers are not included in the EUI. *Action Item: Ms. Soden will inquire if exterior lighting is included in the EUI.*

4. Updates from Sustainability Director (*Mr. Pruitt*):
 - a. EV Chargers: Unchanged from last meeting. The DPU's provision of not being able to stack grants is still in place. Winchester cannot proceed with the DC fast chargers until this provision is removed. Eversource is able to keep Winchester in the queue for the next 3 years. The EVIP grant has a Sept. deadline, but Mr. Pruitt will ask for another extension. Mr. Pruitt noted that Ford is now giving money to their dealerships to purchase charging stations for use by the public. Mr. Pruitt will meet with Jay Gill (of Bonnell Ford) to discuss possible locations.
 - b. OPR Update: The draft Owners Project Requirements (OPR) document, written for the Lynch Elementary School project, could be used as a model for all town buildings. There are no real changes; however, Mark Scott reorganized some sections to make it easier to read. Comments will be asked for one last time and then the document can be voted on. The Thermal Comfort Policy and the Sustainable Building Policy are both more or less embedded within the OPR. The policies could be stand alone as well as part of the OPR. The Thermal Comfort Policy should be brought before the Select Board and School Committee to be voted on as soon as possible.
 - c. Specialized Opt-In Stretch Energy Code: Mr. Pruitt is meeting with members from the Select Board and the Town Manager's office to discuss a timeline. Historically, Winchester is not always a first adopter. Thus far, 18 communities have adopted this stretch code. Mr. Pruitt will continue to do research on this. Eventually, a citizen campaign can be launched. He will work closely with the Climate Action Advisory Committee (CAAC). This stretch code does have to be approved by Town Meeting. He will research how many comparable communities, such as Lexington, have adopted the stretch code. In 2010, Winchester passed the stretch energy code because it was attached to Green Communities money. The state's new Climate Leaders Program may include this opt in code as a requirement.
5. Green Communities Grant:
 - a. 2023: Parkhurst and WinRec Steam Traps (*Ms. McPhee*): Work was performed over spring break in April. 21 out of the 102 proposed steam traps could not be repaired at the WinRec. 19 could not be replaced either because there was no access or because there was the presence of asbestos. Mr. Lawson has the list of locations to install those final few. All 102 steam traps at Parkhurst were repaired or replaced successfully.
 - b. 2024:

- i. Lighting at McCall and Insulation at Public Safety Building and Cemetery Building (*Ms. Turenne, Ms. McPhee*): The current lights are T8s and can be changed to LEDs. Derrek Brown of AECOM provided a scope for classrooms on the main floor and basement. New parameters of the Green Communities Grant states that lighting can't be more than 50% of the grant and that it must be at schools. Vic Resto of Anchor Insulation walked the cemetery building to provide a quote for closed cell insulation for the attic. He has not yet provided the quote.
 - ii. ASHPs Cemetery Building (*Ms. McPhee*): This is another possible project that will need to be scoped. Currently, the building uses oil for heating.
 - c. 2025: WinRec Electrification (*Ms. McPhee*): Ms. McPhee is inquiring with the utilities to get a thorough audit performed. The current steam boiler is at the end of its useful life. It has one of worst EUIs in town, ranging between 99 and 111.
6. Other projects:
- a. Parkhurst Gymnasium ASHPs: Mr. Lawson is going back to the vendor, CET, about the need for fresh air ventilation to be incorporated as part of the project.
 - b. Water Treatment Plant ASHPs: Mr. Lawson has received a quote but is waiting for the new Fiscal Year. *Action Item: Ms. McGahan will inquire with Mr. Lawson as to whether the building will be completely off natural gas or if the ASHPs will be supplemental.*
7. Schedule Next Meeting: Monday, July 10th at 6:00pm, DPW conference room

Respectfully submitted by Laura Turenne