

Special Meeting Minutes
Academy School Community Design Center
May 31, 2019
3:00 PM – Town Campus Room A
Subject to Approval

Members Present:

Chair: William Stableford
Catherine Flynn-Donovan
Dick Passero
John-Michael Parker
Rosalyn Cama

Others present:

Al Goldberg, Board of Selectman
Bill McMinn, Facilities Director
Woodie Weiss, Energy & Efficiency Committee Chairman

Call to Order:

The meeting was called to order at 3:00 p.m.

1. Approval of Minutes of May 22, 2019
Motion to approve: Catherine Flynn-Donovan
Second: Dick Passero
Vote: Motion was unanimously passed

2. Discussion with invited guests Chair of Energy and Efficiency Committee Woodie Weiss and Director of Town Facilities Bill McMinn.

Bill McMinn: Presented an estimate of \$200,000/year for maintenance and repair costs including utilities that could be used as a basis of estimate for the Academy School Community Center that includes Union labor, based upon 5 days/week. Bill is not aware how these numbers will compare for of a building without insulation and high ceilings. He will meet with the Director of the Beach and Recreation Department to incorporate their perceived needs into operating cost estimates should they operate The Academy Community Center.

Woodie Weiss: Ground source heat pump (Geo-thermal - <https://www.energy.gov/energysaver/heat-and-cool/heat-pump-systems/geothermal-heat-pumps>) is being planned to be incorporated into many of Town buildings. Board of Selectman placed a directive for all town buildings to be more sustainable. He highly recommends moving in this direction, as a single system not shared with other buildings.

A new HVAC system is planned in the projected budget. The new Library renovation/new construction project has been approved to go in this direction and has been calculated to be energy efficient.

It was suggested that this committee build a business case for an efficient and sustainable operation as a trade-off for additions to the \$14M construction costs. Woodie's estimate the additional costs could be \$500,000.00 for the wells as all other HVAC components should already be included in our budget. Electrical could be photo-voltaic or PV. PV

should accommodate 35% of electric load. Once in place the Center could buy utility from an energy farm or Ct Energy Bank. Energy such as planned for now to be purchased from Eversource should be cut in half.

Woodie suggests that this committee hold to a “Green” building and not include as an add alternate.

3. Discuss and Take Action to Prepare for our two-stage Public Information Session on June 12 at 3:00PM and 7:00PM.

Review draft agenda. Al suggests we present a progress report. Show what we are learning not solidify a recommendation. Add a 3-minute story with a Vison.

4. Update by Dick Passero and Bill Stableford regarding outside funding sources and grants.

Bill and Dick will go to SHPO on June 20. Municipality will qualify for State not Federal tax credits. The importance of an early relationship is needed for future success. They with John-Michael will visit the Elmwood Community Center, which was transformed from a school, West Hartford, CT.

5. Discuss and Take Action regarding meeting conjointly with Academy “neighbors” the Madison Historic District Commission, the Madison Historical Society, and the Deacon John Grave House Foundation.

Bill suggests a meeting with leaders and ask that they attend the Public Information Center. They are an integral part of this Historic District. The committee would like to meet with them late in June.

6. Discuss and Take Action re: estimating the number of future hours of consultation services needed from Colliers and QA+M Architects.

Can ask for additional hours but need to approach BOS. Ask for something defined.

7. Public comment
None.

8. Adjournment.
Request to adjourn made by Dick Passero, seconded by Bill Stableford.
Meeting was adjourned at 5:30 p.m.

Respectfully Submitted,
Rosalyn Cama

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