

*Minutes*  
*Williamsburg Board of Selectmen*  
*August 29, 2016*

The members of the Board of Selectmen met in special session on Monday, August 29, 2016, at the town office. Denise Banister, chair, called the meeting to order at 6:35 p.m.

Present: Denise Banister, William Sayre and David Mathers

Absent:

Also present: Jim Locke (Building Supervisor), Kim Boas (Energy Committee), and Charlene Nardi (Town Administrator).

Town Offices Boiler: The Board met with Kim Boas and Jim Locke to discuss the Guardian proposals for replacing the leaking boiler and to decide whether to fix the boiler or replace it. The Guardian proposals detail a replacement of the current oil fired steam boiler with two propane fired hot water boilers, an improved pump and distribution system, and more temperature controls. Kim and Jim had a telephone conference with Matthew Whittemore and Steven Kinz, Guardian, to review details of the work to address concerns such as leaks and debris / sludge pushed through the system when converting from steam to hot water. Guardian explained that the system would be flushed and drained to remove the sludge and two pairs of isolated strainers would be installed. They also noted that during the flushing, the system will be operated at its highest operating pressure to identify and actually correct the leaks. Jim and Kim noted that with the details of the work fleshed out, the references and information from Bill O'Neil, Industrial Steel & Boiler Services, they feel that the Town has done due diligence.

References: Auburn and Andover highly recommended Guardian and have worked with them for many years on multiple projects including many boiler upgrades. They stated that Guardian was highly responsive and responsible, and provided excellent oversight and service to the town. They continue to work with them.

Repair: Industrial Steel & Boiler Services gave a ballpark estimate for repair at \$15,000 based on photographs. It was felt that putting more money into the old system was not cost effective nor would it result in a reliable heating system.

Jim and Kim recommended that the Board of Selectmen authorize the work with Guardian to replace the existing steam fired boiler with two propane hot water boilers and all work to be done as discussed.

Oil Removal: Estimate from Whiting to remove oil and tanks for Town Offices basement is \$1,880 based on four hours of work. It is planned that the work be done so the oil could be put in another municipal building.

Propane: The Town will work with George Propane to discuss installing a 500 to 1000 gallon propane tank at the Town Offices and to get a quote for cost.

The Board discussed whether it made sense to repair the existing boiler and wait until a recommendation is made on whether the town government operations should stay in the

Haydenville Town Offices building or be moved to the James building. It was noted that if the December recommendation is to move to the James building, realistically the actual move would not happen for 3 to 6 years later in order to work with the town, secure funding, complete the necessary upgrades / work, and determine the organization of the building. It was also noted that the replacement of the boiler would make a better heating system during the time the town occupies the town offices building and may make the building more attractive for any redeveloper if it was recommended the building be sold. It was also noted that there is no guarantee that a recommendation would be to sell any building as the senior center programs are growing and the Town is short on storage space. It was noted that there is an annual estimated \$16,000 \* savings that may be gained with the conversion which over four to six years would mean the town would save half of what it put into the new heating system. The Board debated the advantages and disadvantages of replacing versus fixing.

Motion was made and seconded (DM, WS) to authorize the work of Guardian to replace the Town Offices existing steam boiler per updated proposals including the details discussed in the email and conference call with Matt Whittemore and Steve Kinz on August 23, 2016. Motion passed unanimously.

Adjourned at 7:15 p.m.

Approved:

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Clerk

\* See September 1<sup>st</sup> meeting.