

# Town of Stratton Selectmen's Meeting

March 26, 2012

**Members present:** Selectmen – Al Dupell, Larry Bills, Chris Liller, Greg Marcucci, Kevin Robinson; Road Foreman – Ralph Staib; Clerk – Kent Young; resident Mike Gillott; Architect Mark McManus; Fred Laramie and Vic Shappy of Quinn Co.; Rich Pearce of High Tech and Mechanical Engineer, Mark Vincello.

Al Dupell called the meeting to order at 6:00pm at the Stratton Town Garage as warned. Orders were reviewed and signed.

**Town Garage:** The Architect, Mark McManus, Quinn Co. representatives, Vic Shappy and Fred Laramie, the mechanical engineer, Mark Vincello and the heating system installer / technician from High Tech, Rich Pearce, were present to discuss concerns the Selectmen have about the operation of the heating system in the Town Garage. To reiterate the relative issues addressed at the previous Selectmen's meeting of March 12: *"The Selectmen continue to be dissatisfied with the heating system. The current resolution of moving in cold air to lower the humidity seems to defeat the efforts put into insulating the building. Energy bills seem to be excessive. Greg Marcucci again stressed that the heating system does not seem to operate correctly. The radiant in the floor remains cool, while heat apparently is being provided by the flow through the modines, which is too low for the blowers to kick on during a routine winter day. When temperature is low enough in the building to activate the blowers, they blow cool air because the system temperature is set low. They are not "quick recovery" heaters as was the Town's intention for having them installed."* A general discussion ensued. The Mechanical Engineer pointed out that radiant heat is perceived differently than heat provided by other types of heating systems because it is more subtle and operates at lower temperatures. It is less than body-temperature, therefore the floor may feel cool and since the modines are operating from this same loop at lower temperatures, the air they blow feels cool, so the perception of heat is different, but it is still, in fact, heating the building as he designed it. Chris Liller said that they did test it on a very cold day by opening up all the doors to drop the indoor temperature significantly – the modine blowers activated. Once the doors were shut, it took 27 minutes for the system to restore the garage back to the set room temperature. Mr. Vincello said that the system was designed to restore temperatures within a half hour, and therefore, it is working as designed. Mr. Shappy of the Quinn Co. said that that was a good and expected recovery time. Greg Marcucci was still concerned that the system required continuous flow through the modines and that the modines seemed to be providing the heating, more so than the floor. The mechanical engineer did not think that was true. Additionally, the Selectmen are concerned that because of the way the modines are installed as an integral part of the floor loops, that the circulating pump, therefore, needs to operate continuously during cold weather months, and that this is an unnecessary waste of energy. The mechanical engineer said that constant flow through the modines is necessary for the system to work as a fast recovery system. In regard to the humidistat operated vents that were installed, the Selectmen are concerned that they defeat the purpose of the system, because they are regularly replacing the warm garage air with cold exterior air. The architect confirmed that these are permanent fixtures, added to the garage later as a fix for the humidity problem that had developed. They are designed to bring in dry outside air to replace the warm humid air that develops within the garage for various reasons. Mark McManus said that hopefully, the humidistats will not need to operate that often, once the new concrete dries out sufficiently and once the insulation completely dries. It had previously been determined that a serious condensation problem had developed because of an insufficient vapor barrier which resulted in warm moist air within the garage coming in contact with the cold metal roofing, creating significant condensation, which soaked the insulation in various places. The vapor barrier has since been sealed and the insulation is slowly drying out. With the vapor barrier repaired, the condensation problem in this instance should go away and the insulation should stay dry. All parties involved intend to monitor this situation into the summer, until the insulation has completely dried. There are still some concerns about humidity caused by snow and water off of the trucks, as that aspect was untested this winter due to its mildness. The mechanical engineer did

not think that would cause much of a problem. Additionally, it was agreed to adjust the system so that it shuts off when exterior temperatures reach 40 degrees Fahrenheit. The circulating pump has a backup – the mechanical engineer suggested switching leads once a year for equal run times. Hi Tech will also investigate why the second boiler did not operate once this past winter, when the operating boiler failed. In conclusion of this meeting, the mechanical engineer and the architect agreed to review electrical and propane usage to determine if they are out of the ordinary for a building of this size. The Clerk agreed to forward the necessary data to Mark McManus. The Mechanical Engineer said that we may wish to reference other similar projects he was involved in designing – such as the Spafford Fire House and the Newington Garage. At this time, Mark McManus, Fred Laramie, Vic Shappy, Mark Vincello, Rich Pearce and Mike Gillott left the meeting.

**Propane Usage:** The Selectmen reviewed an estimate for propane and diesel costs if the Town were to join “The Fuel Club.” The estimate showed that the town could save about \$700.00 over the year for propane alone. Larry Bills moved to join the club. Chris Liller seconded. All concurred.

**Bridge Replacements: Penny Ave.:** Ralph Staib said he is working to obtain the necessary permits. The Clerk said he had spoken with the Engineering Co., McFarland Johnson and that they have been asked by VTrans to complete all specifications for the bid package for this project – they will forward that to us when it is ready, so that we can continue the bidding process. Ralph Staib said that we will also need to hire a Bridge Inspector for the installation. He will get recommendations from Dan Landry of VTrans. Ralph Staib said we also need to ensure that we have permission from the owner of the property surrounding the bridge – Dave Jepson. The Clerk agreed to look into that. **Kidder Brook:** Ralph Staib said that he had received the latest opinion from VTrans on the hydraulics study for this bridge and that it has not changed – we need a minimum of a 20’ X 7’ structure there. He was given estimates for types of precast structures. A precast arch appears to be the cheapest type for that span. The Town will need to coordinate with FEMA to proceed with the project.

**FLEET Permits:** The Selectmen reviewed and approved excess weight permits for Curtis Lumber, Camp Precast Concrete, Frost Wells and Pumps, Cardinal Logistics, Barrett Trucking Co., S.D. Ireland Concrete, United Natural Foods, Inc., and GW Tatro Const.. Greg Marcucci so moved. Larry Bills seconded – all concurred. The Chairman signed the permits.

**Minutes:** Greg Marcucci moved to approve the minutes of March 12, 2012. Chris Liller seconded – all concurred.

**Reapportionment:** The Clerk said that he will be testifying at the Government Ops Committee in Montpelier tomorrow, as the Legislature still intends to amend the reapportionment bill for various reasons. They may still reconsider Stratton’s change of districts at that time. Meanwhile, the lawsuit has been filed. Larry Bills moved to reiterate that the Town assumes the responsibility of conducting the lawsuit through the Town Attorney and the Town assumes any applicable and appropriate expenses accrued as a result of and for the lawsuit. Greg Marcucci seconded – all concurred.

**Rec Area and Town Hall usage:** The Selectmen reviewed a request from Jenna Pugliese of Stratton Corp. for use of the Rec Area Soccer field for a tournament on June 16 and 17, 2012. Greg Marcucci so moved. Larry Bills seconded – all concurred. Chris Liller requested use of the Town Hall by the Wardsboro Snowmobile club on April 21. Greg Marcucci so moved. Kevin Robinson seconded – all concurred.

**Adjourn:** Chris Liller motioned to adjourn at 8:20p.m.. Kevin Robinson seconded. All were in favor and the meeting adjourned.

Minutes by:

*David Kent Young*