

TOWN OF FERRISBURGH
MINUTES OF MEETING OF BUILDING MAINTENANCE COMMITTEE
August 18, 2020

Members Present: Red Muir, Carl Cole, Jean Richardson, Silas Towler, Bill Wager

Guests: Ashley LaFlamm, Craig Heidel

1. Following Public Notice, the meeting was called to order by Red at 3:0 pm

2. **Minutes** of August 4 meeting were approved as previously distributed on Motion of Carl, seconded by Jean. All voted in Favor. MOTION PASSED.

3. **Septic System at Union Meeting Hall.** Craig described possible steps forward to use the Union Meeting Hall: See if the state will approve as is for now. Need a description of the biggest use since the septic system was re-built. **Carl will call about previous church occupancy again and get numbers.** Ashley stated that the Fire Marshall set occupancy about 8 years ago, 2012, at 99 but then crossed it out and wrote in 49 occupancy. Craig says a change of use triggers a review of septic system. But it will be a few years before we would want to have more people in it. Right now, could ask for use spread out over 7 days and not just weekend. No failure in past. Red believes it is a 1,000 gallon concrete tank. Red knows the location of tank. **Craig will 1. confirm septic capacity of 49 is still OK for ongoing community use and 2. determine how what is needed to bring up to 212.** Craig needs to know water service pipe is $\frac{3}{4}$ inch. **Carl will check water pipe.** Red also suggests that we get a water test, including lead tests. Two years since building was much used. **Craig will check if water tests are needed. Silas will draw up a timeline of uses and round numbers of occupants.**

4. **Fall research project at Union Meeting Hall site:** Jean reported that UVM Department of History, Historic Preservation students may select to work on all the aspects of the site for their required projects. Rokeby is very enthusiastic about this and will partner with us. Jean will report back if students decide to take up this research. This has the potential to be a really great opportunity for both the information found and for applying for grants.

5. **Construction of temporary handicap ramp at Union Meeting Hall:** Red has looked into possible PACIF report re ramp needed. Red is concerned that a ramp would need side and hand rails etc. Needs a 1 in 12 pitch. Red is concerned about safety of present concrete. Suggests a compacted gravel plant mix which John and the road crew can do, plus short wooden ramp into the doorway. Will look at it all on Thursday. **Red will chat with John Bull. Jean contact Joe re possible cost and time frame.**

6. Town Offices, Basement leaks:

Interior leak control: Nicom Coatings. The interior leak control work took place two weeks ago. Red reports that some leaks are controlled, but outside sleeve started to leak. Nicom will come back on Friday to work on those spots some more.

7. **Back parking Lot and lights:** No work done on this yet. Need to get done before November. Red will talk to John again. Carl will talk with Keith Wagner.

8. **Town Offices, Siding repairs:** Silas has put together a list of tasks for wood siding repair that should be discussed with Silver Maple on Thursday. And he shows his sketches. Will discuss on site on Thursday.

9. **Town Offices Painting:** Silas says Paul Gallo "will take a look". Silas will follow up, and will also talk to Silver Maple.

10. **Town Offices, Slate:** No news. Carl contacted Wyncoop again, and no reply. Carl will then approach Camara so perhaps we can at least get one side of the roof.

11. **Union Meeting Hall Steeple:** Red provided an update. After discussion the committee decided to go forward with an updated scope of work by Bob Griswold and put it out to bid to be done in 2021. Red and Ashley will follow up.

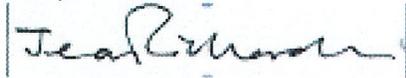
12. **Phasing Repairs for UMH:** Ashley not yet completed a final version of the scope of work for the Union Meeting Hall. She asks if she should finish it or wait till after Thursday's meeting from Silver Maple. They are a General Contractor. They could be hired to do a full scope of work. Wait till after Thursday's site visit.

13. **Electric at the Union Meeting Hall.** Miles does not believe anything is on. There appears to be electric use but cannot find sources. Red will do some further research

14. Meeting adjourned at 4:34 pm on Motion of Carl, and Jean

15. **Next Meeting: September 1 at 3:00 pm via zoom. Pam and Jean will send out invitation.**

Respectfully Submitted



Jean Richardson