

Approved February 11, 2025

TOWN OF FERRISBURGH
MINUTES OF THE MEETING OF THE BUILDING MAINTENANCE COMMITTEE (BMC)
Tuesday, January 14, 2025 @ 5:30 pm Held in person and via Zoom

Members Present: Red Muir, Rick Kerschner, Silas Towler (Zoom), Carl Cole, Craig Bunten
Guest: Kurt Haigis

1. Meeting was called to order at 5:32
2. **Minutes** of December 10, 2024 meeting were approved on a **MOTION** by Carl seconded by Craig. **VOTE:** All in favor.
3. **MOTION** to amend the agenda to hear a report from Kurt Haigis, Ferrisburgh Energy committee first by Carl, seconded by Craig. **VOTE:** All in favor.
4. **Energy Committee Report. Kurt Haigis. 802-458-5942 khaigis@together.net**
 - The Energy Committee has been active for 10+ years. They have raised awareness of energy saving actions at Town meetings, etc. and promoted energy assessments of community buildings. They have also recommended creating a power micro-grid for the Town Center. A localized micro-grid would help in climate emergency. Town buildings and the school would be included in the micro-grid. Kurt coordinated this with the Ferrisburgh School District Building Committee. Neither the Town nor the School have a Disaster Recovery Plan in place. Addison County Energy and Climate Navigators are available to advise on such actions and the Planning Commission is aware of these actions.
 - Kurt reported that Ferrisburgh has received a MERC Grant (Municipal Energy Resilience Program) for \$170,000 to implement improvements recommended by very thorough MERC energy assessments of the Town Hall and fire station performed by Debois and King. If the buildings are not fully accessible, 20% of the monies must go to accessibility improvements. Kurt will check with Josh Maxim, Fire Marshal, to confirm that both buildings are ADA compliant. The improvements must also comply with historic preservation standards, probably through the Vermont State Historic Preservation Officer (SHIPO). Implementation contracts must be awarded by competitive bidding. Kurt will circulate the grant to the BMC and also send links to the assessments and his handout.
5. **Union Meeting Hall Updates**
 - **Miles Jenness Work Progress:**
Repair and rebuild of the south trusses is completed. Two of the interior towers have been removed and one has been added to support work on the north side of one of the trusses. The roof is still open for access to repair the north side of one truss.

Powder post beetles have been found in the sill beam on the north side. Damage caused by these bugs progresses slowly and they are easily controlled with a one-time application of Boracare. It could be applied by Miles team or a pest control firm. If the sill beam is too compromised, sections may have to be replaced.

- **UMH Historic Preservation Easement Signed:**

This document has been completed and signed by all parties and the Town has a signed copy.

- **Historic Preservations Standards Appraisal for Insurance:**

Rick reported that he is Awaiting Miles reconstruction cost estimate to send to the Town's insurance company.

- **Windows Update:**

Rick talked to Jim Hunt today. He had a health setback over the past few weeks but is back to work on glazing the windows. He is 55% finished with the glazing and then will move on to painting the completed window sashes. This work will likely take a few months. His contract should be extended through the at least the end of end of April.

Rick explained the Funds Justification Letter that he circulated for the BMC's approval to send to Jim. Jim's original contract to remove and restore the window sashes and exterior window frames and reinstall the windows was for \$98,435. According to the Town's financial records, to date he has been paid \$89,244. He returned \$11,339 to the Town that was refunded from a deposit paid to Allied Windows when the storm window order was canceled. Therefore, Jim has been paid \$77,905 for his work to date. This leaves \$20,530 of the contracted price to complete the project. As it is unlikely that Jim will be able to complete the stripping and painting of the window frames and installation of the restored window sashes, the letter asks Jims how much, if any, he will be billing to complete the restoration of the window sashes. Rick will be revising the letter based on conversations at this meeting and then circulate it to the BMC one last time before sending it to Jim. It is anticipated that other contractors will need to complete the windows project and it may be necessary to tap into the \$45,876 set aside for storm windows just to have all the window frames properly stripped and repainted, the mortar around the windows repaired, and the restored windows reinstalled. Additional funds may need to be raised to purchase and install storm windows at a later date.

- **Other UMH Projects:**

Lintel Work: Bob Neeld and the mason David Okolita met at the UMH last Thursday. They agreed that it would be best to replace the Lintel with a similar stone, as this appears to be the only remaining original lintel. The mason will submit an estimate. Rick suggested that the removed lintel be exhibited outside against the building with an informative label. Ashley may apply for a Vermont Historic Preservation Grant later this year to cover this project.

6. Town Septic Update:

Another site possibly suitable for a septic mound was located on the same property east of route 7 but closer to the Town Center. Test pits will be required to confirm capacity. The land is protected by the Land Trust that would have to approve such use.

7. Bills:

- **Engineering Ventures** bill for UMH support services - \$604.03
- **Advanced Onsite Services** for Fire Department septic sump service - \$394.94

MOTION to pay bills by Carl seconded by Craig. **VOTE:** All in favor.

8. Estimates Received:

- **Advanced Onsite Services** for Fire Department septic sump replacement - \$2,916.86
- **Vermont Life Safety** – Five Year Wet System Fire Suppression Test - \$865.34

MOTION to authorize both these projects by Carl, seconded by Rick. **VOTE:** All in Favor

9. Old Business:

Invoice from **Otter Creek Engineering** for septic feasibility study – Carl continues work to confirm that State funds are available as anticipated to pay this bill before authorizing payment.

10. New Business:

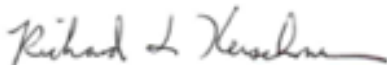
Rick shared the monthly BMC budget sheet from Alison and asked Ashley to make sure the numerous payments for UMH work match her records.

12/26/24 - Alison refunded Lincoln Applied Geology payment of \$1,222.50 to the BMC budget as this payment was authorized from ARPA funds.

11. Next Meeting: Tuesday, Feb 11, 2025 @ 5:30 pm

10. Meeting Adjourned at 6:49 on a **MOTION** by Rick, seconded by Carl . **VOTE:** All in favor.

Respectfully Submitted,



Richard Kerschner, BMC Clerk