

Approved December 10, 2024

TOWN OF FERRISBURGH
MINUTES OF THE MEETING OF THE BUILDING MAINTENANCE COMMITTEE (BMC)
Thursday, November 7, 2024 @ 5:30 pm Held via Zoom

Members Present: Red Muir, Rick Kerschner, Silas Towler, Craig Bunten

Absent: Carl Cole

Guest: Ashley LaFlam

1. Meeting was called to order at 5:31
2. **Minutes** of October 15, 2024 meeting were approved on a **MOTION** by Silas seconded by Rick. **VOTE:** All in favor.
3. **Brown Church Update:** Rick Kerschner reported that the select board approved the sale of the Brown Church to Gilfeathers at the Sept 5 select board meeting. Red asked about the chandelier and two religious stained-glass windows. Silas said the chandelier had been removed to the Historical Society building but the windows were sold with the building.
4. **Union Meeting Hall Updates:**
 - **Miles Jenness Work Progress:**

Ashley reported that she visited the UMH with Bob Neeld on Thursday morning. They both thought that the work on the trusses in the attic is progressing well. As the slate on the lower edge of the north side of the roof is being removed to increase the depth of the snow screen, the end of the trusses are exposed and additional rot was discovered in the wood beam that rests on the top of the brick wall and supports the end of one truss. Additional work will be required, but Miles will wait until the south side is also uncovered to submit one change order to cover all the damage.
 - **UMH Historic Preservation Easement Progress:**

Rick reported that the easement is complete and ready for the board's signature but it was not voted on by the select board at their Nov 5 meeting. Although it was on the Nov 5 Agenda, the board could not find the 16-page package in the documents for review. Clark will request it from Pam for the Nov 19th select board meeting. Rick will follow up with Pam before that meeting. Rick informed Meg at the Preservation Trust of Vermont of the delay in signing.
 - **Historic Preservations Standards Appraisal for Insurance** – Rick talked with Miles on Wednesday and reminded him that we are still interested in him supplying a rebuild cost estimate to submit to the insurance company to obtain a premium cost for an HPSA. He was waiting to hear if we still need one and will get on it.

- **Windows Status Update –**

Rick talked with Carl earlier today. Carl checked with Justin who painted the Town Hall to see if he was interested in bidding on the outside window frame stripping and painting. Justin cannot submit a bid at this time. Carl then discussed the project with Miles. Miles suggested that the entire window frame, inside and out, should be stripped of lead paint, damaged wood should be restored as required and then painted. One of Miles people can install the windows if necessary. Miles will supply two proposals: one for the window frame work and a second for reinstalling the window sashes if Jim cannot do that work in the spring. We should know in late winter if Jim will be able to do any of the window frame restoration work.

We need to extend Jim's window sash restoration contract through the spring. Rick will share Jim's recent budget reckoning with the BMC by email. Rick and Carl will work with Jim to confirm payment for the rest of his contract that he can complete. He is making good progress, but he still has three to four months of work restoring and painting the nearly 100 window sashes.

- **Other UMH Projects –**

Lintel Work: Bob looked at the lintel. He has some reservations about using epoxy and wanted to meet with the mason at a later date to discuss the project. Friends of the Union Meeting Hall will likely apply for a Historic Preservation Grant from the State in 2025 to cover the lintel work.

Ashley will work with Craig to make a supply list for the deck restoration project that we still hope to complete in the summer of 2025 with volunteer labor.

Ashley will also get two estimates for HVAC work. One will be from Champlain Valley Plumbing and Heating. Rick also recommended James Zeno of Heat Pump Services who recently installed two mini-splits at Rick's condo (see contact info below). Ashley will also be checking with electricians on upgrading the electrical service. It is anticipated the electrical and HVAC work will be completed by the end of 2025.

The NPS has approved the chimney work by Vermont Heavy Timber LLC detailed in the October 15 minutes. A recent request from Miles for \$30,000 payment from PVT will go to the select board. It does not need further BMC approval as it is part of the contract.

5. **Town Septic Update:**

There is still an outstanding September 16th bill from Outer Creek Engineering for the Community Wastewater Study. It is not yet ready to be paid. Carl is still checking with Pam on past services provided and paid for.

6. **Bills:**

Vermont Heavy Timber LLC, Amount = \$2000 **MOTION** by Rick to pay invoice for the chimney work. Second by Silas. **VOTE:** All in favor.

Vermont Life Safety LC, Amount = \$550 **Motion** by Rick to pay out of BMC budget after Red talks with Pam. Second by Craig. **Vote:** All in favor

7. **Old Business:**

Red has asked John to removing diseased trees near the Union Meeting Hall.

8. **New Business:**

Rick shared the monthly BMC budget sheet from Alison. Ashley said that that the FUMH Leahy and FUMH Bruhn accounting is incorrect. She will talk with provide the correct figures to Alison.

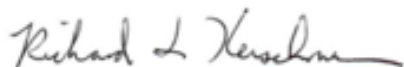
Ashley briefed the committee on the Wagner sculpture progress. Concrete piers are required below ground to support the tall sculpture. Bob Neeld will review the precast piers proposed by the artist based on previous experience with such sculptures. Installation will likely not be until 2026. Red asked how we would prevent people from climbing on the sculpture. Rick suggested that the artist be included in any barrier discussion or design. He also advised that decorative thorny but attractive bushes have been very effective in keeping people away from such sculptures at other locations such as UVM.

Rick commented that he had attended the select board meeting on Nov 5 and that Mike Winslow and Bonnie Barnes reported that the design engineering work for the crosswalk project came in at three times the budgeted cost. It was decided that Mike will negotiate with Dubois and King and provide an update at the November 19th meeting. Anyone interested in this project should contact Bonnie Barnes and attend the Nov 17 selectboard meeting.

Silas and Joe are working on repairing the Historical Society windows.

9. **Next Meeting: Tuesday, Dec 10, 2024 @ 5:30 pm**10. **Meeting Adjourned at 6:35** on a **MOTION** by Rick, seconded by Craig. **VOTE:** All in favor.

Respectfully Submitted,



Richard Kerschner, BMC Clerk
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