

Approved January 14, 2025

TOWN OF FERRISBURGH
MINUTES OF THE MEETING OF THE BUILDING MAINTENANCE COMMITTEE (BMC)
Tuesday, Dec 10, 2024 @ 5:30 pm Held in person and via Zoom

Members Present: Red Muir, Rick Kerschner, Silas Towler (Zoom), Carl Cole

Absent: Craig Bunten

Guest: Ashley LaFlam

1. Meeting was called to order at 5:31

2. **Minutes** of November 7, 2024 meeting were approved on a **MOTION** by Rick seconded by Silas. **VOTE:** All in favor.

3. **Union Meeting Hall Updates**

- **Chimney Work** – Work on the north chimney has been completed.

- **Miles Jenness Work Progress:**

Ashley reported that work is moving along well after a project start delay of 5 months waiting for official approval of additional work from the NPS. Work has progressed to the point that Miles can soon close up the roof on the south side. He is still working on installing the metal snow belts.

Miles has found additional rot on the north end of Truss #2 at the NW corner of the structure. He has submitted a change order request to repair the truss in the same manner that he repaired Truss #4 on the south side. The cost of the repair is \$26,300. When questioned by Rick as to the possibility of more such damage being found, Ashley replied that she thinks this will be the last such change order as all the other trusses have been repaired.

MOTION by Carl to recommend to the select board to approve FUMH expenditure of \$26,365 to repair the damaged Truss #2. Seconded by Red. **VOTE:** All in Favor.

Ashley requested an extension on Miles structural repairs contract to February 28, 2025.

MOTION by Carl seconded by Rick. **VOTE:** All in favor.

Ashley will prepare the paperwork.

Ashley requested an extension to Miles tower contract until August 31, 2025. **MOTION** by Carl seconded by Red. **VOTE:** All in favor.

Ashley will prepare the paperwork.

- **UMH Historic Preservation Easement Signed:**

Rick reported that the Easement has been signed by the select board and is now at the Preservation Trust of Vermont for signing and implementation. Ashley is following through with Jenna at PTV.

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

Rick reported that he is still waiting for the rebuild cost to be provided by Miles.

- **Windows Update:**

Jim Hunt is working on completing the glazing and painting of the windows. It is doubtful that he will be able to strip and paint the exterior window frames as planned. Miles is interested in bidding on that portion of the project including stripping and inpainting the inside of the window frames, repairing the mortar around the windows, and providing new interior window stops, scaffolding and lifts as required. He will also bid on reinstalling the windows if Jim is not able to do so.

Rick is working with Alison to justify the accounts with all of Jim's invoices and one reimbursement to the Town so that we can determine just how much of the money from Jim's \$98,435 contract will be available to pay other contractors to complete the project. It is likely additional funds will be required to complete the 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 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: Ashley is arranging to meet with Bob Neeld and mason David Okolita in early January at the UMH to decide whether to repair or replace the lintel over the southwest door. David believes he could obtain stone similar to the existing lintel that appears to be original. Rick suggested that if the lintel is replaced, the original stone should be retained and displayed outside at the UMH.

4. Town Septic Update:

Carl reported that we need approval from the Vermont Land Trust to move forward with planning a mound system to serve the Union Meeting Hall on land east of Route 7. He will contact Adam Piper who had obtained such approval from the Vermont Land Trust in the past to help move this forward.

5. Bills:

Rick presented the invoice from Pike Industries for paving during 2024 with the charge of \$33,748.20 for paving the Town Hall parking lots broken out. The BMC agreed to recommend to the select board to pay that amount from the BMC budget. Red will notify the Town treasurer.

Approval of the invoice from Otter Creek Engineering is still on hold until Carl can determine if the Town has received the grant money to cover this expenditure. Carl will check with Pam.

6. Old Business: None

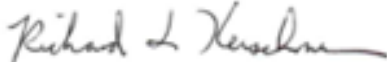
7. New Business:

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

8. Next Meeting: Tuesday, Jan 14, 2024 @ 5:30 pm

9. Meeting Adjourned at 6:30 on a **MOTION** by Rick, seconded by Carl. **VOTE:** All in favor.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Richard L. Kerschner".

Richard Kerschner, BMC Clerk