

Approved, May 28, 2024

TOWN OF FERRISBURGH
MINUTES OF MEETING OF THE BUILDING MAINTENANCE COMMITTEE (BMC)
Tuesday, May 7, 2024 @ 5:30 pm
Held at the Town Offices

Members Present: Carl Cole , Rick Kerschner, Craig Bunten
Absent: Red Muir, Silas Towler
Guest: Ashly LaFlam by phone

1. Meeting was called to order at 5:34.
2. **MINUTES** of the April 23, 2024, meeting were approved on a **MOTION** by Rick, seconded by Craig. **VOTE:** All in Favor.
3. **Brown Church:**
 - **RFP** – The RFP for purchase of the Brown Church was posted by the Town Clerk on April 25 with a due date of May 28. Bids are to be open at a Special Selectboard meeting at 5:30 PM on June 4, 2024.
4. **Union Meeting Hall:**
 - **Miles Jenness Work Progress** – Ashley
Work repairing the roof structure in progressing well. The scaffolding and protective roof is in place, slates and the roof deck have been removed where necessary, slates are sound-tested and saved for reuse, and boards have been numbered for replacement after the trusses are repaired. Miles reports a lot of bees in the attic. Detailed videos of the work narrated by Miles are available on the UMH Facebook page. There will be a progress meeting on site every other Wednesday at 2:00 PM. The next payment of \$55,000 has been transferred to the Town by the Friends of the UMH and is on the Selectboard’s agenda to authorize for payment to Vermont Heavy Timber.
 - **Historic Preservation Easement** – Ashley has talked with Meg at PTV and James at NPS. They are working through coordinating PTV, NPS and SAT Grant easement requirements. The latest word is that the easement will likely need to be for 20 years. Meg is writing an updated draft that will then be reviewed by Ashley, Silas and Rick to inform the next version to be sent back to the NPS for approval, then to the Selectboard for signature and submission. An update to the Selectboard submitted by Silas for their May 7 meeting is attached.
 - **Town Energy Audits to fund UMH** – Ashley has talked with Kurt Haigis (Ferrisburgh Climate and Energy Committee) about including the UMH in future town building energy audits in an effort to leverage funding to improve the building’s energy efficiency.

- **Status of UMH Insurance Policy** – Karen Petersen checked with the Town’s insurance agent on what type/level of property and casualty insurance is required to comply with the Historic Preservation Easement. Kelly Knotek, Underwriting Supervisor from the Vermont League of Cities and Towns, Property and Casualty Insurance Fund, recommends insuring for the Historical Reconstruction Cost (HRC) rather than the Guaranteed Replacement Cost (GRC) as it is now. This will require a historical reconstruction appraisal to ensure that the building value is sufficient.

- **Window Progress** – Rick proposed the contract extension through Oct 31, 2024 attached to these minutes be approved to recommend to the Selectboard.

MOTION by Rick, seconded by Carl. **VOTE:** All in Favor

- **Other UMH Projects**

Ashley has request addition input from Bob Neeld, Engineering Ventures, on repairing and possibly strengthening the cracked original SW door lintel. It will likely require epoxy adhesive to fill the cracks, possible pinning with steel pins and some color-matched mortar to cover the epoxy.

Ashley is finalizing plans for the front deck construction. It will probably not require a conditional building permit since it will follow the footprint of the existing concrete deck. She also proposed writing and issuing an RFP for the planned electrical, plumbing and HVAC improvements. The BMC supports this next step in renovation of the UMH.

5. **Town Septic Update:** The Ferrisburgh Central School is leading the testing of the surface water detected near the school/town septic mound.
6. **Bills:** Bill from *Lincoln Applied Geology, Inc Environmental Consultants* for Wastewater Permitting submitted 4/26/24 for \$2,500.
Approved for payment on **MOTION** by Rick, seconded by Craig, **VOTE:** All in favor
7. **Budget Review:** Rick presented the budget update provided by Alison that reflected the addition of one invoice approved during April.
8. **New Business:** None
9. **Next Meeting:** **TUESDAY May 28, at 5:30 PM** at the Town Hall, in person and on Zoom if necessary (to get back onto the schedule of every 2nd and 4th Tuesday of the month).
10. **Meeting Adjourned** at **6:05** on **MOTION** by Craig, seconded by Carl, **VOTE:** All in Favor

Respectfully Submitted,



Richard Kerschner, BMC Clerk

ATTACHMENT 1

Silas Towler's email to Clark Hinsdale, Selectboard Chair, May 6, 2024

Good morning-

The Agenda for tomorrow night's Selectboard meeting includes a discussion of the Easement Agreement for the Union Meeting Hall.

At this time, the Easement is not ready for Selectboard discussion and action.

In review, the Preservation Trust of Vermont (PTV), and the National Park Service, have granted the Town funds to repair the Union Meeting Hall. In exchange, the PTV and the National Park Service require an easement on the property, to ensure that the work being done now, and any work done in a designated time frame in the future, is done in a manner consistent with established historic standards.

This is the process entered into during 2005-8 with the Ferrisburgh Town Offices and Grange Hall. In that case, the time frame of the easement is 'in perpetuity'. The PTV does an annual inspection to verify that the Town is adhering to the terms of the easement. The relationship between the Town and PTV has been a good one.

The Building Committee received a draft easement for the Union Meeting Hall. from Meg Campbell, who is in charge of historic easements for PTV. I then wrote Meg, asking if any of the specific improvements anticipated for the Hall and the property will be an issue under the terms of the easement. She wrote that she didn't anticipate any issues.

Rick Kerschner, Ashley LaFlam and I then had a Zoom call with Meg. During that conversation, we learned that because some of the Town's funding comes through the National Park Service, that there may be requirements of the NPS not reflected in the PTV easement. Determining those requirements, and finalizing a draft to include them, is where we are today.

The wheels of progress on this sort of thing roll slowly. The differences seem to be mostly about the length of the easement. The PTV draft mentioned a 10-year easement, the NPS may or may not need a 20 year easement. It's unclear.

But, until we agree on a final draft that meets all the specific requirements of the PTV and the NPS, the Building Committee is not prepared to present the document to the Selectboard.

When we do present the easement, our expectation is that it will then be reviewed by Kevin Kite, and perhaps more discussion will be required.

I will not be able to attend Tuesday night's meeting, but am otherwise always available to answer questions or concerns.

Thanks

Silas Towler

ATTACHMENT 2

ADDENDUM TO CONTRACT

**RE: CONTRACT FOR SERVICES BETWEEN RIFT CUT AND TOWN OF FERRISBURGH
EXTENSION OF DATE FOR COMPLETION**

1. The Town of Ferrisburgh contracted with The Rift Cut to fully restore the windows in the Union Meeting Hall with a start date of October 1, 2022, and a completion date of August 1, 2023.
2. To date, Jim Hunt, owner, has worked diligently with additional hired staff to complete this work in a timely manner.
3. Jim continues to find difficult in hiring labor thereby slowing down his work. He is making good progress on the window restoration at his shop and has recently engaged a painter to paint the exterior window frames in July. He requests a final extension of his contract through October 31, 2024.
4. All other conditions of the present contract remain in place.
5. This request was approved on Motion at the May 7, 2024 meeting of the Building Maintenance Committee.

Signatures:

Jim Hunt

Date: _____

Chair, Selectboard

Date: _____