

Approved June 25, 2024

**TOWN OF FERRISBURGH**  
**MINUTES OF MEETING OF THE BUILDING MAINTENANCE COMMITTEE (BMC)**  
**Tuesday, June 11, 2024 @ 5:30 pm**  
**Held at the Town Offices**

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

1. Meeting was called to order at 5:31 PM.
2. **MINUTES** of the May 28, 2024, meeting were approved on a **MOTION** by Silas, seconded by Carl. **VOTE:** All in Favor.
3. **Brown Church:**  
One proposal was received by the select board for the purchase of the Brown Church from Rick and Nan Benson for \$49,500. As the as-is opinion of value by William Benton was \$205,000. This as-is appraisal already considered that the significant improvements that the Benson's listed would need to be made at the buyer's expense. The BMC will advise the select board refuse this low offer.
4. **Union Meeting Hall:**
  - **Miles Jenness Work Progress**  
Ashley was not able to attend the meeting but sent her input by text. Miles does plan to have his crew back on site in two weeks. Ashley is working with the Preservation Trust of Vermont and the National Parks Service to have the mortar type approved that is needed to reconstruct the top of the deteriorated brick walls that support the trusses. She plans to have that approval within two weeks.  
Red has also talked with Miles and reports that he is building a portion of the support structure in his shop.
  - **Historic Preservation Easement** – We are still waiting for an updated draft from Meg at PTV.
  - **Electrical and Heating/Cooling Updates** – No progress
  - **Bathroom Door:** Silas adjusted the UMH bathroom door and reset the hinges so it closes correctly.
  - **Town Energy Audits to fund UMH** – Rick will talk with Ashley about requesting a Level 1 Assessment to inform HVAC and electrical system upgrades and qualify the UMH for an MERP implementation grant.

- **Status of UMH Insurance Policy** – Red ask Bill Benton to provide a historical reconstruction appraisal to inform insuring the UMH for the Historical Reconstruction Cost (HRC) through the Vermont League of Cities and Towns, Property and Casualty Insurance Fund. Bill is not familiar with this type of appraisal. Rick will check with the PTV for a list of appraisers or further guidance on obtaining an HRC. Miles Jenness said he could provide a rebuild cost for the UMH, but we are not sure that will be sufficient for the insurance company.
- **Window Progress** – Rick reported that Jim Hunt is recovering from his surgery at home and did some window glazing today. Jim has also tried to contact the painting sup-contractor “Painting with a Purpose” to get an update on when the exterior window frame painting will take place. The sub is not returning his calls.
- **Other UMH Projects** – Red reported that there were two minor incidents at the “Taste of Summer,” one minor fall by a visitor and a vendor truck struck the corner of the scaffold.

**5. Town Septic Update:**

No dye was detected leaking from the Homeowners Association tank/mound. The school/town tank/mound will be tested next week.

Carl is still investigating alternative septic solutions for the UMH if required.

**6. Bills:** No bills were presented.

**7. Budget Review:** Rick reported the BMC budget that Alison forwards the first day of each month looked good.

**8. Old Business:**

- Silas found wood boards for the 6 risers for the front steps of the Town Hall in the basement and believes there is also thicker wood available there for the railing caps. Red will request a bid from Phillipe Savoy to replace the risers and repair the deteriorated railing caps. Stainless steel fasteners will be specified to prevent rust stains.

**9. New Business:** None

**10. Next Meeting:** **TUESDAY June 25, at 5:30 PM** at the Town Hall, in person and on Zoom if necessary.

**11. Meeting Adjourned at 6:00 PM on MOTION** by Carl, seconded by Silas. **VOTE:** All in Favor

Respectfully Submitted,



Richard Kerschner, BMC Clerk

