

TOWN OF FERRISBURGH
MINUTES OF MEETING OF THE BUILDING MAINTENANCE COMMITTEE (BMC)
Tuesday, July 23, 2024 @ 5:30 pm
Held at the Town Offices

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

1. Meeting was called to order at 5:38 PM.
2. **MINUTES** of the July 9, 2024, meeting were approved on a **MOTION** by Silas, seconded by Craig. **VOTE:** All in Favor.
3. **Brown Church:**
Red showed the Brown Church to one other interested party. The select board has made a counter proposal to Gillfeathers' offer.

4. **Union Meeting Hall:**

- **Miles Jenness Work Progress**

Red said there was some evidence of water on the floor after the last heavy storm but it was minor and all dried up. Miles is checking the attic and has not seen evidence of water damage or bird/animal entry through the open roof.

Rick relayed a report from Ashley that the mortar is being analyzed at a cost of \$750 and results should be available in a few weeks. A mortar weaker than the bricks will be chosen based on results of the analysis. If lime mortar is used, it must cure for about 6 weeks. To keep the project moving forward, Miles' crew will begin repair work on the wood trusses in mid-August.

- **Electrical and Heating/Cooling Updates** – No progress since last meeting.
- **Historic Preservation Easement** – Ashley received an updated draft easement from Meg at PTV and will forward it for review.
- **Town Energy Audits to fund UMH** – No progress since last meeting.
- **Status of UMH Insurance Policy** – Rick talked with Mark Hessel from HCA Asset Management. They conduct Guaranteed Replacement Cost appraisals for the VLCT at no charge to the town, but an Historic Reconstruction Cost appraisal would cost the town \$3000. Rick talked with Kelly Knotek at VLCT PACIF who will check with HCA to see if they can work out a reduced cost for an HRC appraisal. She also confirmed that they could do a premium quote based on a cost to rebuild the UMH to historic standards from Miles. Rick asked Miles for his fee to provide such a rebuild cost.
- **Window Progress** – Jim's work on the windows in his shop is progressing well. Jim was not pleased with the contract to strip and paint the exterior window frames submitted by "Painting

with a Purpose.” It defined payment requirements but provided no performance standards. Therefore, he plans to strip and paint the exterior window frames himself. Since he will be working off a ladder on one window frame at a time, he is confident he can safely work around locations where Miles’ crew is working.

Craig suggested that Jim contact Paul Gallo at “Magic Brush” painters out of Rutland as they are quite responsive, even on short notice. They were the painters for the Town Hall last year and did a very good job. Rick will relay this recommendation to Jim.

- **Other UMH Projects** – Ashley informed Rick that the PTV has awarded the FUMH a \$600 Rober Sincerbeaux Grant to cover half of the cost of Bob Neeld’s engineering plans to repair the southwest lentil. She is considering applying for a Vermont State Historic Preservation Grant to fund this repair.

5. Town Septic Update:

Since no dye leaked from either of the holding tanks, the school/town/Atkins Farm septic systems seem to be functioning properly. The next step of testing ground water samples from the wet area has to wait for at least a week of dry weather. The water should also be tested for chlorine to see if it may be leaking from a water main. The water district claimed they had tested their pipes for leaks, but no status report has been obtained by the Atkins Farms owners association. Red will continue discussions with Mike James.

6. Bills: The Rift Cut Invoice #12 for \$6,300 was approved on a **MOTION** by Silas, seconded by Craig. **VOTE:** All in Favor.

7. Old Business: Red is still pursuing paving the Town Hall parking lots this year with John Bull.

8. New Business: Rick reported that the Town Center Committee had been informed that John Bull could not manage the Rt 7 crossing/sidewalk project due to increased work load related to flood damage throughout the town. Another qualified project manager is being considered.

9. Next Meeting: **TUESDAY August 13, 2024, at 5:30 PM** at the Town Hall, in person and on Zoom if necessary.

10. Meeting Adjourned at 6:15 PM on MOTION by Craig, seconded by Silas. **VOTE:** All in Favor

Respectfully Submitted,



Richard Kerschner, BMC Clerk