

Approved July 23, 2024

TOWN OF FERRISBURGH
MINUTES OF MEETING OF THE BUILDING MAINTENANCE COMMITTEE (BMC)
Tuesday, July 9, 2024 @ 5:30 pm
Held at the Town Offices

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

1. Meeting was called to order at 5:30 PM.

2. **MINUTES** of the June 25, 2024, meeting were approved on a **MOTION** by Silas, seconded by Carl. **VOTE:** All in Favor.

3. **Brown Church:**

Red talked with another businessperson who might be interested in submitting an offer on the Brown church. They have scheduled a day this week to tour the building.

4. **Union Meeting Hall:** *(Ashley submitted the comments in italics)*

• **Miles Jenness Work Progress**

Miles' work is now being held up due to the failure of the NPS to approve the change order that was submitted nearly two months ago. Ashley has been in numerous communications with Jenna at PTV and Elizabeth at SHPO as well as Lydia, our SAT Grant contact at the NPS. Rick has also talked with Elizabeth Peebles at VPT to try to get the change order approved by NPS. It all hinges on the approval of the mortar to reset the bricks that support the end of the rebuilt trusses. Ashley sent this update earlier today:

I just left Jenna a voicemail. The work at the UMH is now being held up because we have not received clear guidance on moving forward. I have not responded to Lydia (SAT reviewer) because from what I gather Jenna has been in touch with Teresea (Paul Bruhn reviewer) as she is hoping that with clarification on where this mortar is located, we won't need an analysis done. Miles has mortar ready to go and a plan in place if an analysis is required. I'll keep you all posted.

Red expressed concern about birds and rain getting into the open attic under the temporary roof. Rick made a **MOTION** to recommend to Ashley to have Miles move ahead with the \$1500 mortar analysis. Second by Silas. **VOTE:** All in Favor. Rick will contact Ashley.

• **Electrical and Heating/Cooling Updates** – No progress since last meeting.

• **Historic Preservation Easement** – We are still waiting for an updated draft from Meg at PTV. Ashley has requested this from Meg several times.

• **Town Energy Audits to fund UMH** – No progress since last meeting.

• **Status of UMH Insurance Policy** – Rick talked to Vicki at VLCT PACIF. She said that a historical rebuild cost estimate from Miles Jenness could serve as a Historic Reconstruction Cost appraisal for the purpose of PACIF quoting a revised premium to include the restored UMH under the

town's insurance. Rick has requested a cost for the estimate from Miles. She also gave Rick the name of a national firm, HCA Asset Management, that could do a HRC appraisal and he is in touch with one of their agents to determine the cost of such an appraisal.

- **Window Progress** – Rick reported that Jim Hunt continues work on the windows. He will be submitting a bill for approval at our next meeting.
- **Other UMH Projects** – Ashley is still waiting for approval from PTV for a grant to cover part of Bob Neeld's engineering plans for repair of the southwest lentil.

Town Septic Update:

None of the dye introduced to the septic holding tanks for the town, school, or Round Barn housing development has appeared in the water around the mounds, so it is likely ground water and not water leaking from the septic system.

Carl reported that the owner of land on the east side of Route 7 that may be suitable for a septic system for the Union Meeting Hall is amicable to further investigations.

5. **Bills:** None
6. **Budget Review:** Alison's July update was distributed to the committee.
7. **Old Business:** Red will ask John about the status of paving the town hall parking lots. Carl asked how the new OSHA regs requiring more training might affect volunteer fire departments. He will talk with the fire chief.
8. **New Business:** Carl will check with Pam to see if all BMC members should use town email addresses instead of their personal email addresses and also inquire as to how the BMC is affected by the new Town Meeting law.
9. **Next Meeting:** **TUESDAY July 23, 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 Rick, seconded by Silas. **VOTE:** All in Favor

Respectfully Submitted,



Richard Kerschner, BMC Clerk