

Approved October 15, 2024

TOWN OF FERRISBURGH
MINUTES OF THE MEETING OF THE BUILDING MAINTENANCE COMMITTEE (BMC)
Tuesday, September 3, 2024 @ 5:30 pm
Held at the Town Offices

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

Member Absent: Silas Towler Guest: Ashley LaFlam

1. Meeting was called to order at 5:31
2. **Minutes** of August 13, 2024 meeting were approved on a **MOTION** by Carl, seconded by Craig. **VOTE:** All in favor.
3. **Brown Church Update:** Red reported that the Selectboard reached an agreement with Gllfeathers to purchase the Brown Church for \$100,000. Carl noted that a posting of Intent to Sell was in the Addison Independent last week. All agreed that this was a good resolution for the Town and the Brown Church.
4. **Union Meeting Hall Updates:**
 - **Miles Jenness Work Progress:** Ashley reported that \$30,183 of the \$37,183 change order from Vermont Heavy Timber had been approved by the National Park Service. Still pending is the rebuild of the top of the brick walls because of the mortar analysis requirement, but the analysis has been received and the use of a similar lime mortar that should be approved by NPS soon.
A motion was made to recommend the \$37,183 change order from Vermont Heavy Timber for additional structural wood and masonry repair to the Selectboard for approval.
MOTION by Carl, seconded by Craig. **VOTE:** All in Favor.
The original contract with Vermont Heavy Timber ended on Aug 1, 2024. A motion was made to recommend to the Selectboard extending the contract to December 31, 2024.
MOTION by Carl, seconded by Craig. **VOTE:** All in favor.
 - **UMH Historic Preservation Easement Progress:** The NPS has approved the Easement drafted by Preservation Trust of Vermont to comply with provisions of the Paul Bruhn Grant and the Save Americas' Treasures Grant. Pam will provide a summary of the encumbrances to attach to the Easement. It will then be reviewed by the Town's lawyer. The Easement is similar to the Easement in place for the Town Hall. The main difference is that the proposed UMH Easement is for 20 years whereas the Town Hall Easement is in perpetuity.
 - **Town Energy Audits to fund UMH improvements** – Ashley received notice from Kurt Haigis that the anticipated energy audits for Town buildings have not been funded by the

State. Planning for HVAC improvements for the UMH will continue. Rick suggested contacting Efficiency Vermont for information on their Business Energy Assessments program.

<https://www.encyvermont.com/services/energy-assessments/business-energy-assessments>

- **Historic Preservations Standards Appraisal for Insurance** – We are waiting for a rebuild cost estimate from Miles to submit to the insurance company to obtain premium cost for an HPSA.

- **Windows Status Update** – Jim is moving forward with the glazing of the windows. He plans to paint the exterior window frames himself in September. Jim will be coordinating with Vermont Heavy Timber to ensure that his periodic work on the windows does not conflict with their ongoing structural work on the roof trusses.

- **Other UMH Projects** – Bob Neeld of Engineering Ventures proposed an amendment to his existing UMH design agreement to include design for the lintel repair: *Amendment to Agreement-Lintel Repair Design, Union Meeting Hall EV#21302, dtd August 26, 2024*. The additional cost of this work is \$1200. A grant from the Preservation Trust of Vermont provides \$600 and the Friends of the Union Meeting Hall will provide \$600.

A motion was made recommending this agreement to the Selectboard for approval and signature at their Sept 3 meeting.

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

5. **Town Septic Update:** Carl reported that Steve Ravell from Lincoln Applied Geology dug dig test pits on a property west of Satterly Road and north of Little Otter Creek, 2000 to 3000 feet from the UMH. The soil tested favorable for septic drainage and should be adequate to handle the requirements for the UMH as well as possible additional capacity for other Town Center buildings. This work is supported by funds from the ARPA grants.
6. **Bills:** None
7. **Old Business:** Red will attend tonight’s Selectboard meeting in inquire about the status of the Town Hall parking lot paving. A decision was made to use BMC Chair Red Muir’s Town email address for all committee communications but to continue using members’ private email addresses.
8. **New Business:** Ashley reported that there will be a public input session on the Animating Infrastructure Design Grant at Ferrisburgh Day on Sept 15th from 11:00 AM to 1:00 PM. The presentation by artists Keith Wagner and Elliott will take place at the Union Meeting Hall during Ferrisburgh Day celebrations. This will allow our community

members to experience and comment on a number of visual representations of the proposed design in the space where the sculpture may be installed.

9. **Next Meeting: Tuesday, October 1, 2024 @ 5:30 pm, Town Offices**

10. **Meeting Adjourned at 6:26** on a **MOTION** by Carl, seconded by Craig. **VOTE:** All in favor.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Richard L. Kerschner". The signature is written in black ink and is positioned above the printed name.

Richard Kerschner, BMC Clerk