

TOWN OF FERRISBURGH
MINUTES OF MEETING OF BUILDING MAINTENANCE COMMITTEE
April 6, 2021

Members Present: Red Muir, Carl Cole, Silas Towler, Jean Richardson, Craig Bunten, Bill Wager
Guests: Rick Kerschner, Ashley LaFlamm, Mary Neffinger.

1. Following Public Notice, the meeting was called to order by Red at 6:01 pm. Agenda was modified by Red, with committee approval, to take items out of sequence because Red, Ashley and Mary need to leave at 6:30 pm to attend Selectboard meeting.

2. Minutes of March 23 meeting were approved on Motion of Jean, seconded by Craig. Red and Bill Abstained. MOTION APPROVED.

3. **UMH Old Sheds:** Ashley, John, Jean and Carl have examined the state of the sheds along the north side of the UMH Property. They feel that the sheds could be removed and the parking area expanded, and, given the condition of the parcel to the east, that a fence may be needed. In reviewing the eastern boundary they noted that there are piles of tires, the front half of two abandoned cars, piles of landscape rock and other materials on town property. They also noted that a 4 foot high pile of gravel material has recently been added to the town property. After discussion it was agreed that;

1) The Town should request a lead and asbestos report. Carl stated that ATC would charge about \$1000. **Carl will request that report. Red would let Selectboard know tonight.**

2) The neighbor should be informed that he must remove the accumulating materials, cars, tires, gravel from Town property. The town should also be sure he knows that there will be construction work on site this summer. This should be done by letter from Selectboard. **Red and Jean will report on this to Selectboard tonight.**

4. **UMH Steeple bid:** Carl reported that the Town Atty had made minor revisions to the contract and that Dan Cockerline had signed it and that it would be ready for Selectboard signature tonight. Dan would like to purchase some materials ahead of time. Discussion of how this might work. **Red will discuss at Selectboard tonight.**

5. **Town Hall Siding - BreadLoaf :** Red reported that Breadloaf has submitted the following report of work to the town: “..... *The rear stairs are fixed and the front skirt of the porch has been straightened out.*

The front steps screws rusting are due to salt being applied to the steps. The screws are actually epoxy coated deck screws. We are looking at ways to install some stainless steel screws and how to take care of the rust stains. There is no issue other than the stains.

The water damage on the south west corner of the building is due to water getting in the gap that developed. We will replace the rotted wood and close up the corner.

We are ordering the materials to fix the damage around the entrance. The water damage was similar on the right side of the door. We believe the water is coming off the roof over the door and subsequently damaging the sheathing.

Timing of work is ongoing and we will let you know when we have everything to complete the work around the entrance in the most efficient manner.

We are aware of the materials that can and cannot be used for the building due to the historic nature.

We checked other areas of the building, including north side and found no other damage behind the siding.

The retaining walls need to be addressed. As discussed at our meeting on site we advised to get fill and fabric into the areas where the wall meets the ground. By filling in the areas and having the water not erode the fill, each rain storm would not take such a toll on the walls.....”

Silas and Carl raised questions about full scope of work Breadloaf will do and what will remain before we can move to cleaning the siding, caulking as needed and contracting out painting. **Red, Silas and Carl will track this. Silas will let PTV know that we are doing siding repairs.**

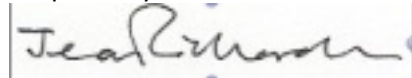
6. **Sisters Roof:** Bill reported that he had contacted Marcel and the contractor and that the work will be done in May. He noted that the cost of materials has increased since the Town received and accepted the bid, and thus a new estimate of cost will be provided. **Red will report this to the Selectboard tonight.**

7. **Sisters Electric:** Red reports that this will be done on Friday.

8. **UMH Bathroom:** Work continues. Red thinks we are ready for Joe to complete estimate for his portion of the work. **John will add external water faucet. Ashley and Red are tracking bathroom work.**

9. **UMH Septic System:** Carl reports no word from Craig Heindel on this. **Carl tracking this**
10. **UMH Septic risers and pumping:** **John will put in the risers.**
11. **UMH Fundraising:** Ashley reported that Friends is working hard on Fundraising. The next joint meeting with Friends to work on the Cultural Facilities Grant is on April 8, at 6:00pm. **Ashley will send out a Zoom invite.**
12. **UMH Truss Drawings:** Jean read out a section of the written report received this evening from Katie. Katie has determined that Tie rods are necessary. She will discuss issues with Miles and complete the drawings in a few days. **Red is tracking. Jean will circulate Katie's report.**
13. **Town Hall Lights:** Place holder- **John is working on this.**
14. **Town Hall Painting:** It was agreed that we are at a point in repair work that we can update our list of painting contractors to seek bids and get on a schedule. **Craig, Silas and Carl will update our list and we will discuss timeline at next meeting.**
15. **UMH Window Restoration:** Estimate in hand. **Carl tracks this.**
16. **UMH and all other buildings Pumping out septic tanks:** **Red will get date.**
17. **UMH Maple tree in leachfield:** **John is tracking this.**
18. **Town Hall Sign.** Hawk Creek Fence should be contacted. **Red follow up.**
19. **New Business: Town Hall Slate:** Carl noted that it is spring and that he will be contacting Spardella to get work done on slates which need to be replaced on Town Hall roof. **Carl tracking this.**
20. **Next Meeting: Tuesday April 27, at 6:00 pm** via zoom. Pam and Jean will send out invitation. **Please note that we should have plenty of time at this meeting to review the status all the unfinished/ongoing projects and determine what other work we can reasonably expect to complete this construction season or get contracts scheduled.**
21. Meeting Adjourned: on Motion of Craig, seconded by Silas at 6:49 pm

Respectfully Submitted



Jean Richardson