

TOWN OF FERRISBURGH
MINUTES OF MEETING OF THE BUILDING MAINTENANCE COMMITTEE
Monday October 24th, 2022 @ 5:30 pm
At Methodist Church, Town Center.

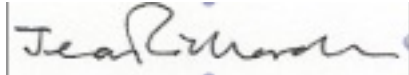
Members Present: Michael Muir, Carl Cole, Jean Richardson, Silas Towler, Rick Kerschner.

Also Present: Ashley LaFlamm, Paul Hoffman, Marsh Hoffman, and Andy Comeau, RCI Electric

1. The Committee was called to order, on site, at the Methodist Church in the Town Center, and quorum determined.
2. **Minutes** of October 11th, 2022 were approved on Motion of Jean, seconded by Red.
3. **Methodist Church, Town Center:** **Silas thinks the building is 1892 and will send us historical information.** Red explained to Paul and Marsha why the Building Maintenance Committee has to conduct the inspection. "Change of Use" and change in ownership triggers a state building inspection. We should be prepared. Ashley and Rick noted that there are several groups potentially interested in renting the building. Paul walked the committee all around the exterior and interior of the entire building, except for the attic. Following items were noted:
 - Slate roof-** gets inspected and fixed as needed every year by John Turnbull. Costs about \$300. Jean will get financial accounting for this and other costs from Marsha, Treasurer.
 - Handicap accessibility:** There is a ramp entrance to the upstairs and a separate door entrance to the basement, and one handicap accessible restroom.
 - Water Leaks:** There is a roof valley on the center of the south side which funnels water into the basement kitchen through the stone wall.
 - Curtain Drain:** There is a curtain drain along the north side which stopped water leaking into the basement on that side.
 - Windows:** some of the windows have been repaired, some not. Work done by Chris Mallis of Addison.
 - Basement:** humidifier, temperature and moisture sensors in place to track conditions.
 - Insurance:** Church is presently insured through Church Mutual Insurance.
 - Mold:** The basement in particular has mold.
 - Electricity:** There does not appear to be any knob and tube wiring, but further inspection will be required. Electrical in reasonable condition.
 - Heating:** Fuel oil- costs about \$1,000 per year. Forced air, two boilers. All look to be in good condition.
 - Bathrooms:** one upstairs and one downstairs.
 - Kitchen:** Large basement kitchen will require complete renovation of all fixtures and cupboards etc.
 - Basement:** is on a solid concrete slab.
 - Septic System:** Not known
 - Water:** Municipal.
 - Alarms:** No radon, fire, or Carbon monoxide detectors.Red asks that the Church building be placed on the upcoming Selectboard Agenda. **Jean will follow up.**

4. **UMH Second Exit:** Status of work and permits. – Rick reported that Miles and engineers had been meeting on site. Red said that permits are in place for construction.
5. **UMH Windows:** Carl reports that work is moving along. Invoice of October 24 for \$6,439 was approved on MOTION of Red, seconded by Rick, All in Favor. **Jean will let Deb know.**
6. **UMH Fence:** Update from Red pending.
7. **UMH Front Deck:** Craig – delayed until spring
8. **UMH Roof work:** Rick reports that Miles has been meeting on site with engineers.
9. **Town Hall Parking Areas & Lights:** Update on light fixtures – Conduits are in and work is progressing.
10. **Town Center Septic Systems:** No update.
11. **New Business:** none
12. **Next Meeting Monday November 7 @ 5:30 pm at Town Office and on Zoom** – Jean and Laurie will Post.
13. Meeting adjourned at 6:35 pm on MOTION of Carl, seconded by Silas.

Respectfully Submitted

A handwritten signature in black ink, appearing to read "Jean Richardson", enclosed within a thin black rectangular border.

Jean Richardson, Committee Clerk.