

TOWN OF FERRISBURGH
MINUTES OF MEETING OF THE BUILDING MAINTENANCE COMMITTEE
Tuesday January 24, 2023 @ 5:30 pm
Held at Town Hall and on Zoom

Members Present: Carl Cole, Jean Richardson, Rick Kerschner. Craig Bunten

Also Present: Steven Boucher

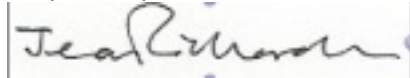
1. The Committee was called to order by Red at 5:36 pm and quorum determined
2. **Minutes** of January 10, 2023 were approved on **MOTION** of Rick, seconded by Carl. **VOTE:** All in Favor.
3. **Town Emergency Generator:** Chuck Johnson, of Telecom Electrical Utility, presented his initial analysis of the types of generators that may be able to provide power for an emergency shelter at the Town Hall. He had submitted, ahead of the meeting, a draft scope of project and two options that could be considered. One option- preferred -a Propane Generator, 50kW, for estimated cost for equipment only, \$49,860, and second option a 50 kW Diesel generator for estimated \$49,880. The committee had a lengthy discussion on all available options, including lead time, possible installation costs, location of transfer switches. It was agreed that Chuck would complete his estimate for both 40kW and 50kW generators and provide the town with an initial scope of work with costs of equipment and installation and lead times necessary. This information would allow the town to seek bids on a clear scope of work.
4. **UMH Report on Second Exit:** Steve Boucher presented the report on work at UMH. Started the roof today in the shop and hope for completion by next week. No serious issues. Discussion on location of outlets. **Steve will contact RCI to clarify outlet location and installation.** Concrete should get finished this week -weather dependent.
Red indicates that the UMH will be able to have an occupancy of 99 with music and alcohol uses permitted once the second exit is finished.
5. **UMH Window Stops:** Jim will provide a simple invoice for this work, and not use an addendum to the Contract. - Carl is tracking this.
6. **UMH Front Deck:** Craig is working on this. On track.
7. **UMH Roof Work: MOTION:** made by Carl and seconded by Rick to ratify the approval of Miles' undated (c. 12/23/22) Invoice for \$5,400 for shoring the fifth Truss. FUMH will fund this invoice. FUMH will send funds to Town.
VOTE: All in favor.
8. **Brown Church:** Red reports that the Fire Marshall will come on Feb 13. Clark and Red will calculate present occupancy based on size and amount of people that the pews can accommodate. F and O will do Environmental assessment as soon as can be scheduled. Septic has been scoped and follow up will take place as weather permits.
9. **Town Hall Floors:** Silas (report submitted in writing ahead of meeting) reports that Wales has submitted an estimate of \$16,780 and he is awaiting the other estimates. Committee will arrange to have the work done late April through mid-May to work best with Office staff work demands. Silas reports that work will take 6-9 workdays. Committee discussed options for Town staff for that time period. Carl will get quotes for storage and for a mobile office. Some discussion of using the Brown Church, but this does not seem practical.
10. **Town Hall Cleaning:** Discussion of need for professional cleaning service. Red will meet with Pam and organize next steps. **Jean will place this on the Selectboard Agenda for Action.**
11. **Town Hall Parking Lights:** Lights completed today. Look good.

MOTION: by Carl, seconded by Rick, to approve the RCI Invoice for \$49,500 which will be covered by Arpa funds.

VOTE: All in Favor.

12. **Town Hall Heating System:** The Hot water heater in the Town Offices had to be replaced on November 23, and recent work was needed. Red had questioned the Bill and the cost had been reduced by \$450. Remainder cost will be taken from our Town Maintenance budget.
 13. **Town Center Septic Systems:** Carl reports archeological work has been completed. Now waiting for snow to clear for next steps.
 14. **Historical Society School House:** RCI has completed work. And fire detector in place as well as exit signs and GFI.
 15. **Building Committee Budget:** Jean reports that she has drafted an annual report for the Town Report and that it needs review by Deb then committee before finalizing. Jean will circulate for comment and submit to Pam.
- New Business:**
16. Red asked Craig to look at the pillar on the Town Sign at the Town Hall and determine what needs to be done to fix it. Craig will follow up.
 17. Jean asked Red to look into mold in the Town Hall Basement. Red will follow up.
 18. **Next Meeting: THURSDAY February 16 at 5:30 pm in person and on Zoom.** – Jean and Laurie will Post.
 19. Meeting adjourned at 7.17pm on **MOTION** of Rick, seconded by Carl. All in Favor.

Respectfully Submitted

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

Jean Richardson, Committee Clerk.