

Approved, Feb. 14, 2023

TOWN OF FERRISBURGH
MINUTES OF MEETING OF THE BUILDING MAINTENANCE COMMITTEE
Tuesday February 28, 2023 @ 5:30 pm
Held at Town Hall and on Zoom

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

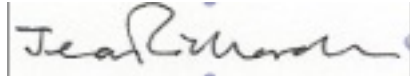
Also Present: Steven Boucher

1. The Committee was called to order by Red at 5:34 pm and quorum determined
2. **Minutes** of February 14, 2023 were approved after an amendment by Silas to add clarification language to item 8, on **MOTION** of Carl, seconded by Rick. **VOTE:** All in Favor. Jean will re-post Amended Minutes.
3. **UMH Report on Second Exit:** Steve Boucher presented the report on work at UMH. Finished roof. Discussed the details of electrical installation. Should be finished next week.
4. **UMH Roof Work:** Steve Reports that he has recently reviewed the roof trusses and they continue to look good. Monitoring continues.
5. **Town Hall Floors:** We now have 3 estimates, Wales, Greenwood and Danaher. They are all pretty close to each other. Danaher has a crew and may take less time. Early September seems like a viable time. After discussion it was decided to ask that emulsifier be added to the water based coatings to keep the color more natural.
MOTION: To recommend to the Selectboard that we contract with Danaher, per 2/28/23 Estimate, made by Jean, seconded by Silas. **VOTE: All in Favor.**
Silas will contact Danaher and clarify stain, emulsifier and dates (after September 1).
6. **Town Emergency Generator:** On Hold pending Red getting on Unified School Board Maintenance Committee agenda.
7. **Town Hall Mold:** Red reports that he is waiting to hear from Grange Worthy Master about moving some old materials from basement. Red will follow up and continue monitoring and removing some stored materials.
Rick requested the following clarification on conditions required for mold growth. Although it is true as was reported in the Feb 14 minutes "that as long as the humidity is less than 49% no mold will grow," it is important to know that mold will not grow or even germinate below 65% relative humidity. Therefore, to prevent mold growth, the relative humidity needs to be kept below 65%. This does not mean that mold will definitely grow when the humidity is above 65% as mold growth requires several other conditions to flourish, including a proper nutrient source, the right temperature, low air movement, and a required length of time above 65%. Keeping a space significantly drier than 65% RH will not decrease the chance or speed of mold growth because mold spores require a given amount of moisture just to germinate. This is important because the lower the relative humidity set point, the more energy is used, either to heat the building to lower humidity during cold weather, or to power a dehumidifier during warm and damp weather.
8. **Town Hall Cleaning:** Laurie reports that she is waiting for quotes.
9. **Town Center Wastewater System:** Carl reports no progress.
10. **Great Convention Sign:** Ashley has been considering ways to make the Great Convention sign more visible, and possibly move the sign closer to Route 7. Silas provided some history. The Great Convention Sign has little to do with the UMH building as such, indeed the Union Society did not want Frederick Douglas in their Church and thus in 1843 Douglas spoke at the Town

House. The present sign is located inside the foundation of the 1839 Town House which was removed in 1898. The sign was erected in the 2002 by the VT Division of Historic Preservation at a ceremony with Governor Douglas. The sign and site are on the Vermont African American Heritage Trail and it is a Nationally recognized site. From the perspective of the Historical Society the sign must remain right where it is located. That way it can be read at leisure when people stop by the Town Green and UMH. Recommended that we ask the State to put up a road sign north and south of the location, on Route 7, indicating that the sign is there. Suggestion that we could also add a hang down sign below the final Union Meeting Hall sign at some point in the future.

11. **Brown Church:** Jean suggests that we install Radon testing. These kits are free through the state. Red will contact and set up both for Brown Church and Town Hall.
Red says that the Brown Church Septic system will be evaluated in spring.
Red reports that Paul has almost finished cleaning out Church replated materials from the building, and we will then do an on-site and determine what to do with the remaining things.
12. **New Business:**
 - **UMH Windows:** Discussed addendum/Change Order to Jim Hunt Contract. On hold till next month.
13. **Next Meeting: TUESDAY March 14 at 5:30 pm in person and on Zoom.** – Jean and Laurie will Post.
14. Meeting adjourned at 6:50pm 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.