CORINTH TOWN HALL BUILDING COMMITTEE
MEETING MINUTES

MEETING DATE: April15th.
TIME: 7 PM.
LOCATION: Corinth Town Hall.

MEETING Carl called the meeting to order at 7PM.
PRESENT: Carl Demrow Chair, Dick Kelley, Chris Groschner, John Haney, Dan Wing, Norm Collette Sec.

1. Approve minutes to the last meeting of February 19th:

~ Dick motioned to approve minutes of the last meeting, John 2nd. . No discussion. All in favor. So carried.

2. Review various research reports etc since the last meeting:

A. Structural Engineer. Norm being the only committee member able to attend the scheduled site visit, summed up the structural engineers report and structural study of the building. Clark Angus only charged the $400.00 site visit fee and did not charge for the written report. An earlier estimate of $2,000.00 was quoted for the report.

Present roof truss system can handle as new membrane on top of what we have/Jack posts in basement are not designed for staying in place long term. Should install more permanent posts with wider solid bases and at a few more locations/Floor in attic could handle the addition of plywood to help minimize the heat loss from between the single layer of boards/Subtle sag in roof edge out back above meeting room followed through over the years down to the punky sill that needs replacing between kitchen wall and the vault. Advise given to repair sill to keep this sag from developing further. Sill is in the works for new construction phase. Discussion followed.

~ Vote on new Terry Murphy's hip roof versus re-membrane the existing flat roof:

Dan made the motion to move we forgo the hip roof and re-membrane the flat roof, Chris 2nd.

Discussion followed to include the fact that we could not afford to do anything else on the building if we did the hip roof, but that the hip roof concept could certainly be applicable for the future needs of the building. Vote: All in favor. So carried.

B-D. MTAP/Energy Audit/Preservation Trust of Vermont Assistance:

Carl reported that we should be getting the energy audit within the next month, and that the MTAP grants applications etc will now be carried out by Preservation Trust of Vermont, who will help us with the design phase of the project once we know what direction we will be going in.

Discussion followed.

E. Architect:

Norm reported that he talked with Tim Utt the architect who did the Lister office addition for us years back, and that Tim would be happy to help us with any design work needed to tie the side entrance project together. He would work at an hourly rate of $150 an hour and thought that he could get us what we needed for $3k there about with the addition of structural engineer costs. He thought that we would have no problem doing what we needed to do with his & the structural engineer's help for 5k or less.

3. Brief update on Generator and future energy needs:

Norm reported on the recent now solved electrical problem with the generator during the last big storm. That being a loose wire in a plug close to the generators computer.
Carl reported on how work is in progress on EC Fiber purchasing a new generator for the town hall and installing a hub possibly behind the firehouse. Discussion followed to include the fact that if we installed heat pumps in the office down the road, that we would need a 30KW generator to carry them, but that the Select board is leaning toward requesting a 20KW generator as part of the deal with EC Fiber installing a hub there, so that any future heat pumps would need to be excluded from the generator being that 20KW will not be large enough to carry them. We also discussed the need for a future energy study of the town hall as is mentioned in the town hall building assessment to include office heat pumps & solar options as part of that study.

4. Discussion/decision on scope of ARPA fund use and grant intent:

After a short discussion the flowing list of projects that we are ready for was written up:

Roof: New Membrane after the repair-shim of two ponding areas/Rear eave repair damaged sections, straighten, & adapt for new heated gutter & downspout system.

Rear Elevation: Windows repair, replace attic windows/new storms (other windows in the building also need similar attention). /Remove vinyl siding/Repair-replace clapboards as needed / Add insulation in rear exterior wall if feasible/Improve-repair exterior and foundation drainage/ Rear Accessible Entrance-Redesign and replace/Ramp and stairs shall be enclosed to prevent wind blown rain and snow from inhibiting access/Create airlock to minimize cold air intrusion/ Minimize entrance projection into parking lot, new entrance design should extend less than 12' from building (8'-10' would be ideal)/New design should work with existing building features (large schoolhouse windows, existing door, existing roof lines, etc.) as much as possible.

~ Dan made the motion that we proceed with this agreed upon scope of work.

Dick 2nd the motion. No further discussion. All voted in favor of proceeding with this list. So carried.

~ Carl suggested that John Haney be our new contact person with Preservation Trust's (PVT's)

field representative Jackson Evans. Chris made the motion to that effect. Dan 2nd. No further discussion. All in favor so carried.

5. Review Building Managers supplemental budget projects for FY 25.

The project list with its rough project costs estimations was discussed along with who will do the work and when.

Valley floors will be called to do the hall & hallway buff & coat finish.

Norm will do the other projects in fiscal year 24-25 unless he feels the need to hire out some of it.

Norm to report back in 6 months on the progress of these projects.

6. Next Steps. Architect for ADA Entrance.

John Haney to contact PVT Preservation Trust of Vermont's field rep Jackson Evans with our scope of work on the south side of the building.

7. Other Business.

No other town hall business.

Chris made the motion to adjourn at 8:45 PM. Second by Dan. All in Favor So carried.