

**Town of Tinmouth
Select Board
Tuesday, May 4, 2021
Virtual Meeting Due to COVID-19 Pandemic
Special Meeting Minutes**

Members present: Frank Sears, Meadow Squier, and Cathy Reynolds

Others present: Stan Wilbur – Public Works Project Manager, Rick Symrski and Mike Stein-Morton Buildings, Eric Buffum – Road Commissioner, Sherry Johnson, Kim Harbaugh, Ronnie Crossman, Michael Fallar, and Gail Fallar – Select Board Assistant (SBA).

Frank called the meeting to order at 7:05, welcomed everyone and noted that the purpose of the meeting was to discuss the design of the new town garage.

Morton Buildings –

Rick introduced Mike, the designer. They explained/reviewed the designs provided to the Board, noting that reducing the wall height from 20' to 16' and using scissor trusses would allow for one bay to have a ceiling height of 25' and save about \$15,000. Higher ceiling is needed in the winter to allow for the dump box to be raised to put tire chains on.

Rick further advised that this proposal is a general purpose, utilitarian, no frills structure with electrical, heating, plumbing, finished walls and ceiling, minimum windows and doors. Preliminary estimate of \$535,000, noting the SB's maximum was \$500,000. 60' x 80' with four bays.

Cathy advised that the current plans do not meet Vermont's new Energy Code. Rick advised that it will not be problem to meet them, the building is timber framed, not steel. Cathy offered assistance as she works for Efficiency Vermont – it's what they do.

Board asked Eric and Ronnie for input – foam under slab – yes, bollards inside and outside the doors – yes, windows in the doors – yes, remote operation for doors – yes, outlets for welders – yes. Eric noted that gutters on the roof would not be needed, Rick noted that there are snow retainers built into the roof.

Rick noted that the \$535,000 was an estimate, if the Board approves the proposed design, then Morton will proceed with getting estimates from its subcontractors and provide the Board with a more concrete proposal. Mike noted that Morton will come back with real prices, more dollars may be required for mechanical, electrical, architectural, engineering, to develop these plans, but that any money including the \$5,000 design phase contract, all goes toward the price of the building.

Board asked for specifics from sub-sub-contractors – number of fixtures for example. Board also discussed a wish list of possible add-ons – transfer switch for a generator and pre-wiring for solar, (Rick advised that if solar panels were installed on the roof, it would void the leak warranty.) Rick advised the roof would be corrugated overlapping raised rib, not standing seam, and the siding would be the same.

After more discussion, Cathy moved to authorize Stan to sign design documents (16' walls) for the Board so that Morton could proceed with design and estimating. Frank 2nded, all voted in favor. Rick will try to get final estimates for the SB's May 25th meeting, if not then the 10th of June.

Stan presented quote from soil engineer - \$1,500 plus town to provide excavator and operator for test pits to determine soil condition for town garage location. Cathy moved and Meadow 2nded to hire M & W Soils Engineering, all voted in favor. Stan noted that Craig Jewett from Otter Creek Engineering will stake out the area. Eric noted that his preliminary take looking at the site plans has the town garage located where one corner will have water issues – he advised if this is the case, the building may need to be moved a bit to address it. Stan will coordinate meeting with OCE, Eric, Morton and the Soil Eng. to stake it out and dig the test pits.

Meeting adjourned at 8:08 pm.

Respectfully submitted,

Gail Fallar Select Board Assistant