

Minutes - Building & Energy Committee – 9-16-14 - Municipal Building

The meeting was called to order at 5:05 p.m.

Present were committee members Jim Wilson and Brad Denny. Also present were Town Manager Jeff Schulz and John Stevens, representing the Brown Public Library Trustees. Approval of minutes of 8-27 and 9-3 was postponed. Committee member Matt Gadbois arrived shortly after the meeting began. After discussion, the regular, monthly meeting of the committee was scheduled for 5 p.m. on the 2nd Monday of each month.

The committee considered the scope of its responsibilities in the Town Manager form of government. Chairman Denny noted that, while it is a committee of the Select Board, VT statutes (VSA 24, subsection 1236 (4)) assigns responsibility for “supervision” and “repair” of all town buildings to the Town Manager. He said that it was important that the committee clarify and understand how it should operate given the statute and its responsibilities to the select board. While the discussion did not produce any definitive statement of the committee’s role, it was clear that the manager has clear authority to authorize necessary repairs on his own authority as long as they are within budget limitations, but that expenditures that could exceed budget limitations or involve potential policy directions should require select board consideration.

The committee reviewed the status of concerns with the Library, Community Room and Paine House complex including the recently completed repair of the steps and railing at the sidewalk; the status of the contract for structural engineering services on the Library roof; the need for a professional review and possible update of the controls for the heating and ventilating system; roof leaks in the area where the original library is joined to the major addition; the need for at least a temporary repair to the roof over the exterior stairway to the basement; and the Community Room door which bids with the threshold in the winter.

Decisions made include asking the manager to have town personnel look at the roof leaks and the exterior stairway roof and provide feedback on the possibility of temporary repairs before winter; and to schedule a special committee meeting for Tuesday, September 23 at 6 p.m. to review the information available on the heating and ventilating system in order to improve our understanding and control of that system before winter and to consider possible updating of the system. This last item is a priority concern, because the committee believes that energy savings from improving the control system or even from improving our understanding of the way the existing system should work could be significant.

The committee began its review of Municipal Building concerns and will continue that review at a future meeting.

Respectfully submitted, Brad Denny