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Minutes of the 1835 Town Hall Committee

April 15, 2009

The meeting opened at 7:02 p.m. at the 1835 Town Hall Building. Members present were Vern Gaw, Cindy Secord, R. Gary Griffin, Ron Pichierri, Beth Stuermer, and Joann Drown. Also present were Tom Rutherford, Facilities Manager for the Town of Sterling, and Jim French from the Historical Commission.

The recorder's report was accepted unanimously as read on a motion made by Cindy, seconded by Gary.

Cindy moved to reconsider the minutes, and strike two words [for Beth], on page 2, 3rd paragraph, from the report. The recorder's report was once again accepted unanimously as corrected, on a motion made by Ron, seconded by Cindy.

Ron presented the treasurer's report as follows:

Revolving account	\$3,826.16
Painting account	\$11,167.21
Building maintenance account ...	\$3,461.33

All dollar amounts are as of March 1, 2009.

Vern stated that Judy Janda informed him that the building accommodated 54 community events in March. She is still working with the 4-H Group that was using the building without anyone's knowledge, and is close to resolving several issues.

Vern reported that he recently met with Terry Ackerman and Tom Rutherford to establish a project list, which would break down as follows: (a) projects requiring immediate attention, (b) projects to be completed by December of 2009, and (c) long term projects.

Three of the projects of list A which are (1) Overhead light on stairway, (2) Furnaces to be wired on two separate circuits and (3) Removal of electric box in the middle of the floor in room #1, are on the partially completed contracted list of Mr. Dunn.

Tom Rutherford stated that he had a quote of \$1,613.00 to replace the old side door with a new steel door and steel frame. Cindy suggested that we look into repairing the old door, since it will be eliminated completely when the elevator and stairs are constructed.

Tom Rutherford then stated that he has obtained a quote of \$1,926.00 to take down the plaster and lath from the upstairs hallway, and replace it with a sheetrock ceiling which then would be painted. Ron stated that he has contacted a sole proprietor who would take down the ceiling, leave the existing lath, thin coat the ceiling, and fix 6 cracks in other locations, no disposal of materials, for \$850.00. Ron pointed out that is very important that the wiring under that ceiling be checked thoroughly before any work is started. It was also pointed out that the ceiling may not be in the correct position when reconstruction is accomplished.

Also on list A is the need for an energy audit for the building. Vern will look into this, as he remembers an audit being done within the last few years, possibly by John Kilgo.

Last on the list is the need to separate utility bills for the 1835 town hall building. This will be done by Terry Ackerman.

Judy reported that the hallway was cold all winter. Ron suggested a by-pass on the thermostat would correct the problem and suggested this project be accomplished before next winter.

Beth reminded the committee members that the wood floor upstairs needs attention, since sand tracked onto the floor this past winter has scratched the wood. Vern suggested a good mat upstairs would help the situation. Beth showed the committee pictures of mats, and the committee discussed the sizes needed.

Tom Rutherford then brought up the need to air condition the building, since he forecasts an up-tick in the use of the facility. Mr. Rutherford then suggested tinted windows as a possibility to keep out the sun and keep the building cooler. He explained that the looks of the windows would not be adversely affected.

Tim Rutherford explained that the slate roof needs to be repaired or replaced. The committee viewed a sample of roofing material that looks like slate, but is much lighter in weight, and while not as durable as slate, would last for several decades. Mr. Rutherford suggested a snow fence be installed on the roof, and also install copper or an ice shield 6' up from the edge. Jim stated that in a recent restoration conference, the new roofing material was discussed favorably.

Vern will bring an estimate of the cost of the elevator and stairway to our next meeting.

The committee voted unanimously, on a motion made by Ron, seconded by Joann, to reimburse Beth for expenses she incurred in the amount of \$34.95.

The committee again voted unanimously, on a motion made by Cindy, seconded by Joann, to have Beth buy wastebaskets for the restrooms, the amount not to exceed \$15.00.

Dick Maki joined the committee, and reminded us that the Cable Committee is still looking for space in Sterling for a television studio. The studio would require 400 to 600 square feet, and he suggested that this building would be a good location. He would like to use part of the 2nd floor space, which would require a good deal of construction to make the space adequate for a locked, secured space. Each committee member spoke to the issue, explaining to Mr. Make why such use would not be looked on favorably.

Ron made a motion, seconded by Cindy, to order the mats needed for the main hall and other spaces, in the amount of \$1,624.56. The committee voted for this motion unanimously.

Beth made a motion, seconded by Cindy, to have some walls and floors washed, the cost being \$492.00. The committee voted unanimously for this motion.

Beth explained that there is a person who wants to use Room #1 for guitar lessons. The committee voted unanimously on a motion made by Beth, seconded by Cindy, to allow the use of the room for one lesson per week at a cost of \$40.00 per month. Judy Janda requires that no equipment be stored in the room.

The committee voted to adjourn the meeting at 9:45 p.m., on a motion made by Cindy, seconded by Ron.

Respectfully submitted,

Joann Drown.