

JOHNSON SELECTBOARD/VILLAGE TRUSTEE BOARD
JOINT MEETING MINUTES
JOHNSON MUNICIPAL BUILDING
MONDAY, APRIL 17, 2017

Present:

Selectboard Members: Mike Dunham, Nat Kinney, Doug Molde, Kyle Nuse
Village Trustees: Gordy Smith, Scott Meyer, Dave Goddette, Bob Sweetser
Others: Brian Story, Meredith Birkett, Stanley Wescom

Note: All votes taken are unanimous unless otherwise noted.

1. Call to Order

Doug and Gordy called the meeting to order at 6:33.

2. Changes, Additions to Agenda

No changes to the agenda were suggested.

3. Municipal Building Repairs

Brian showed photos of the damage that can be seen on the northwest corner of the municipal building where siding has been removed. In some areas there has been quite a bit of moisture damage to insulation. There is mold where water infiltrated through nail holes. There is less damage on the north facing side than on the west facing side, but quite a few spots on the north side are heavily damaged. Brian said we have a choice about how much plywood we take off the north side. We could replace it all or try to salvage some. The windows leak, most of the trim work leaks and there are some places in the siding that leak. But there is not the same amount of infiltration through nail holes as on the west side.

Brian said in the crawl space between the two floors, insulation was not properly mounted to the exterior, so the insulation bulged on one side and caved in on another side. Gordy said that allowed inside heat to heat the outside. Stanley said the plywood was probably icing up on the inside.

Brian said a window on the west wall had extensive rot and had to be taken out and rebuilt. We have choices about the other windows. They are not flashed well but they don't see as much exposure to weather so they are not in dire straits. The window casings are very brittle and likely to break if we take them out and try to redo the flashing. But the windows we have are not energy rated. They have poor insulation and we are losing lot of heat through them. We can't easily re-use the same windows if we take them out, but we might not want to. But with a little work they will probably last as long as we keep up with maintenance.

The boards need to decide what sheathing to put up. We can put plywood back again. We can re-use the plywood that is in decent shape. We could put up a more modern engineered product like ZIP board. Brian favors putting ZIP board up. We also have to decide which siding material to put up.

Meredith handed out a spreadsheet and reviewed it. The total amount budgeted for this project was \$28K. She showed cost estimates for wood, cement board, and vinyl siding. If we used cement board we would have to dip into other pots of funding for the project. We

might even have to do that if we used wood. Maybe even if we used vinyl, if we replace all 5 windows. Four windows on the north side are optional to replace and a fifth window on the west side has to be replaced.

Mike said he thinks we should tear off all the sheathing and replace it with new material. Scott agreed.

Bob asked, there is no studding that is rotted, is there? Stanley said just around the west window.

Scott said these walls are not 16 on center; they are 24 on center. Kyle asked what that means. Scott said it means the building is structurally not as strong as it should be. Nat said it refers to the distance between studs. Stanley said the studs on the west side are 4 ½ inches, not 5 ½ inches.

Dave asked who built the building. Several people responded that it was DEW.

Scott said he would call the current sheathing chipboard, not plywood. There is a huge difference. He doesn't want to put chipboard back up. It fails. Mike said ZIP board is good. Scott agreed.

Scott said he has issues with vinyl. He asked if the price estimate for wood is for cedar or spruce. Stanley said cedar. Scott said on the fire house, which seems to be holding up, all the clapboards are cement board. Gordy agreed. He said they are having issues with the plywood trim boards on the fire house.

Gordy said there are different types of cement board. His research on the internet indicated that people recommend fiber cement board. It has a 50-year warranty. The cement board used for the fire station came primed and painted. It's 12 years old now.

Scott asked if we have a plan for making sure the insulation doesn't fall off the wood again. Stanley said it should have been screened inside but it wasn't; it was just friction fit and now it's tumbling out. Scott asked if it is an added cost to put screen in to fix it. Stanley said yes. Scott said he doesn't want to see insulation falling. Brian said he suspects the same thing is happening or could happen at the same narrow level all the way around the building. Nat asked if we would take care of all the insulation that is falling or just the section Stanley has been working on. Brian said we would not take care of all of it now, but in the next few years we will have to redo all the siding.

David asked, all the siding is rotten? Brian said there is no reason to suspect any windows are installed correctly. All the detail around the corners is rotten. He believes there is a serious amount of rot all around the building. The sides with sun are less affected but there is no reason to think workmanship was better.

Stanley and Bob discussed using blueboard in the area where the insulation is falling.

Mike said he thinks we should replace all the sheathing with ZIP board, replace all the windows, and fix the insulation. Kyle asked, isn't blowing insulation in the best way to go now? Brian said he not sure if blown-in insulation can be used with a drop ceiling. Mike asked for Stanley's thoughts. Stanley said there had been discussion about putting strings on the back side of the studs and putting insulation against the string, but blueboard would be good. Bob said blueboard is expensive. Brian said he would suggest replacing the insulation where the cavity is in good shape with more of the same batting and putting blueboard between floors. The boards agreed to that.

Several board members said they would like to use ZIP board for the sheathing. Brian explained that ZIP board is a brand name for an engineered product that has a moisture barrier built into it. The boards agreed to use ZIP board

Bob asked if the windows used with vinyl siding that let the siding go behind them can be used with cement board. Stanley said yes; that saves a lot of work and time.

Mike said he wants vinyl siding. Brian said cement board comes with a very long warranty and fairly low maintenance. But labor will be more. Installation is more difficult. Kyle asked Stanley if he feels comfortable installing cement board. He said he will put on whatever the boards want.

Nat asked Stanley why he prefers vinyl. What are the advantages? Stanley said all the new vinyls have a heck of a warranty. He knows of a lot of vinyl siding that has been up for 20-25 years and is not even faded. It won't buckle unless you nail it tight.

Dave asked if the current wood siding is spruce. Stanley said some of it was cedar and some wasn't. It looked like they used leftovers. Dave asked if the wood siding would have been fine if installed and maintained correctly. Stanley said yes.

Brian said cement board needs to be repainted less often than wood. It is recommended to repaint wood every 3-5 years. Vinyl does not need to be painted at all. Cement board has a 50-year warranty against defects and the finish is warranted for 15 years. It is guaranteed not to fade, peel, bubble, etc. for 15 years. You usually will have to paint it a couple of times over its lifetime. Occasionally you should go over it with caulk. It is low maintenance. Vinyl has virtually no maintenance. Wood is fairly high maintenance. Stanley said today painting is the big expense.

Bob said he is torn between cement board and vinyl. Vinyl has drip holes in the bottom every so often. It can't be nailed so hard that air will not get through. Stanley agreed the nails have to be loose. Nat said if doesn't make much difference he would go with the one that is less expensive. Mike said we could save money by using vinyl and then we could replace the windows with some better ones. Nat said he votes for vinyl. Scott said the west side of building has too much exposure to wind, rain, and heat. He would not vote for vinyl. He thinks it would expand and contract too much with that much exposure. Mike asked Stanley if he has put vinyl siding on walls that had that much exposure and found that it held up.

Stanley said yes. Scott asked on studs that are 16 inches on center? Stanley said it doesn't matter with vinyl.

Dave said he thinks we have to keep in mind the character of our village. By putting vinyl on we are not necessarily keeping in character. Mike said from a distance it looks just like clapboards. Doug said he feels public buildings have an obligation to be there longer, serve the public well and make the public feel proud. Hopefully this will be a one-time expense. He would go with the more expensive and better material. He thinks doing it right means using cement board, replacing the windows and fixing the insulation. He said he had correspondence from Eric, who favored cement board. Dave said if we choose cement board we will eventually put it on the whole building. Bob said that is true of whatever we choose. Gordy said he agrees with cement board. The cement board has been on the fire station 12 years. The west side of that building takes a hard pounding from the wind.

Kyle asked if we will we vote on the color as well. Others said it will be the same color the building is now.

Dave said if we choose cement board that leaves us \$3850 for windows. Meredith said that money will also be needed for sheathing and framing. Clearly we will go over the amount available and will dip into funds from another project.

Dave asked, is this an insurance claim because of the water? Brian said our insurer denied a very similar claim for work on the tower on the east side. Mike said he thinks we should go back to the contractor.

Bob said they make cement board smooth or textured. He feels it will look better with a wood grain texture.

Dave moved to use fiber cement board for the new municipal building siding, Scott seconded and the motion was passed.

Nat moved to use fiber cement board for the new municipal building siding, Kyle seconded and the motion was passed with Mike opposed.

Bob said he would like to see the siding extended further up into the area where there is a triangle now that is not siding. The boards agreed that would be a good idea.

Mike said we have gone first class on siding so there is no sense skimping on windows. Scott asked if we can get help from Efficiency Vermont to install better windows. Brian said that is a good idea. We can try for that. Meredith said maybe they can help with the cost of insulation, too.

Gordy asked, if we replace all 5 windows how much over budget are we and where is the money coming from? Meredith said it is hard to say how much over budget we will be but we have \$5K budgeted for this building this year. We had talked about carpet replacement

and security improvements. We also have \$12K budgeted for the mill house for assessment and painting. Gordy said so we have money for windows then. Meredith agreed.

Doug asked what make of windows we would get and what their R value would be. Meredith said she will have to check with Efficiency Vermont about what standard they require to get funding. Stanley said he thinks we should be able to get the windows for no more than \$2K.

Mike moved to authorize expenditure of up to \$2000 for 5 windows, including installation. Gordy suggested up to \$3000 would be a better figure. The motion died for lack of a second.

Nat moved to authorize expenditure of up to \$3000 for 5 windows, including installation, seconded by Kyle.

Scott said he thinks it is a bad idea to specify a dollar amount. Efficiency Vermont may require a window that costs more and then we would have to have another meeting. Bob said he would rather do it this way and come back for another meeting if we have to. Dave said we have a contractor saying he will do it for \$2K. Bob said it is hard for him to say how much it will cost because we want to go with whatever Efficiency Vermont says.

The motion was passed with Mike opposed.

Bob moved to authorize expenditure of up to \$3000 for 5 windows, including installation, seconded by Scott and the motion was passed.

Meredith pointed out that the boards didn't approve a specific dollar figure for siding. She wants to be clear that the estimate she showed is not necessarily what the exact cost will be.

Doug said when we check with Efficiency Vermont if they want more expensive windows then we will come back for another meeting. Meredith said they may say we have to buy \$4K windows but they will pay us back for half the cost.

4. ***Adjourn***

Dave moved to adjourn the joint meeting at 7:32 and the motion was seconded and passed.

The selectboard adjourned the joint meeting at 7:32.

Minutes submitted by Donna Griffiths