

**TOWN OF EDEN**  
**71 Old Schoolhouse Road, Eden Mills VT 05653**  
**802-635-2528**  
**Selectboard Special Meeting**  
**November 1, 2024**  
**6pm**

Present at the meeting were Tim Bullard, Clayton Whittemore, Melissa Whitcomb, Leslie White, Dustin Miller/Miller Construction, Josh Whittemore/Bearded Plumber, Bryan Baker/Baker Builders and Joe Greene (by phone)/Joseph Architects.

1. Tim opened the meeting at 6:07 p.m.
2. Office Addition meeting with contractors. There were some additional questions regarding the Town Clerk's Office addition.  
Dustin's questions:
  - a. Page 2, 6.4 the office shall remain open during construction. He asked that the Town Clerk move to the lister's office side of the building when the wall between the existing Town Clerk's Office and the new addition is removed.
  - b. The filter for the boiler's pressure tank will need to be moved to accommodate the new stairway in the basement. The stairway will move closer to the outside wall.
  - c. The roof sheathing will be 5/8" T & G with Advantec added.
  - d. Color and gauge of the steel roofing material was clarified
  - e. In order to meet the code for the floor system, the height of the foundation wall will need to be adjusted to have the floor and ceiling heights the same between the existing building and addition.
  - f. Replacing the existing stairs and the existing ramp has been taken out of the scope of work for the bid at this time.
  - g. The question of an air exchanger to mitigate any moisture in the new vault and addition was brought up again. Dustin suggests an air exchange system to make sure that there will not be any moisture problems. The estimate for an air system would be about \$10,000. The architect suggests that at the minimum there be moisture detection monitor and a dehumidifier for the first 2 years. This will be included as an add alternate in the bid along with replacing the stairs and ramp outside.

Bryan Baker mentioned that the wire coming from the generator to the building is cracked and needs to be replaced as part of the scope of work. Bryan suggested instead of using sonotubes to support the new stairway entry, precast porch piers would be much better.
3. Tim made the motion to adjourn at 7:07pm. Clayton seconded. Meeting adjourned.