

Building and Maintenance Committee
Minutes of the 8 May 2006 Meeting

Committee Members in Attendance: Adam Schniederjan, Don Flusche, Chas Bayer, Phil Endres, David Flusche and Kathryn Hicks

Guests: Ernie Martin, Fr. John Ohner, Mark Hesse and Jon Grimes

Location: SH Business Office

Meeting was called to order by Adam Schniederjan., Chair
Opening prayer given by Adam Schniederjan.

B. PARISHONERS REQUESTING THE FLOOR

1. Bill Bayer - Did not attend the meeting.

2. Theresa Walterscheid and Ashley Hartman

Theresa Walterscheid was introduced as Ashley had not yet arrived. She said that she had started on the flower beds in front of the church and didn't like the way they were turning out, so she contacted Ashley Hartman and asked her to work up plans. She has three plans for the flower beds in front. The beds could be much more attractive and they think the beds are too small in scale for the building. Landscaping should frame the doors of the building. The bed should have some color, but not be all color. Plan A: Wants to enlarge flower bed & make it as raised bed with two levels. Plan B: Leave bed alone, but change the plants. Plan C: Make bed look more formal. General conversation regarding the pro's and con's of each plan. Ashley joined the meeting. Someone talked to Ben & Tina about landscaping. Match border is recommended. Ashley had not priced anything. It will depend on labor provided and plants chosen. Kathryn suggested to check with Stick Lamar. People should want to stop & worship when they see the landscaping when driving by. Ashley says it needs a formal landscaping with a formal building. Ashley recommends plan A or plan C. Adam's idea is to not be included with all the details, just to get a plan approved & let the experts do their work. Kathryn agrees with Adam's idea. Ernie has already verified that water is available on both sides of the church.

Don Flusche moved for minimum of \$1000 budget for the landscaping. Second by Chas Bayer. Motion carried unanimously.

3. Jon Grime w/ Polk Mechanical:

Jon passed around several handouts. Jon recommends not using a humidifier because it is an energy hog. The current unit has an outside cooling tower. Geothermal system was discussed. It was not recommended because the church does not have a constant large load. During conversation it was noted that there is not a good location for an outside

cooling tower with all of the activity around the building. Reviewing system for the church: 1) air condenser 2) water tower 3) geothermal loop. There is already a tower, but a larger one would be needed (100 ton tower). Kathryn asked about electricity usage on the 'chiller' vs the tower. Tower will save some money, but not significant.

Jon went on to explain more about a chiller. General concern is the possible noise factor from the water and how the unit works. It would also need to be larger than the current tower. Estimated price would probably be around \$250k if we go with a heated water boiler instead of a steam boiler. The duct work is okay, but the quality of the piping is an unknown. It looks okay, but we won't know for sure until we start taking things apart.

The school is a good candidate for geothermal due to its use. There would not be a cost benefit for geothermal on the church. Due to the requirements and use of the two buildings, they need different systems.

David Flusche then stated that his understanding based on the conversation was that Mr. Grime's ultimate recommendation is that we hire an engineer to study the Church and the school and give us their opinion of what was needed. Mr. Grime agreed, but also clarified that he thought the review of the buildings and the recommendation of the systems should be somewhat two different processes. We should provide the engineer some parameters about where we think we want to go, but let them also know that if their review yields a better alternative, we would be interested in that information also. Mr. Grimes offered to continue helping us gather information on systems and people qualified to do this type of commercial work. **Mr. Grimes was asked to contact some engineers and have them speak with Adam prior to the next board meeting to get this process started.**

Re: Community Center

Ernie spoke w/ Mr. Grimes regarding noise levels in the Community Center after the March meeting. Mr. Grimes did some preliminary work and presented information on several options. However, it was noted that it may not quite be the aesthetics we were looking for. Ernie stated that the current ceiling is not concrete, but are hanging to the joists. Again, Mr. Grimes offered his assistance in this project also.

Don Flusche mentioned that he had spoken with a designer who did extensive work in the metroplex and that even the type of paint used on a wall will affect sound. The walls of the room were also discussed. Ernie noted that he had also spoken with Danny from Dude's Music. He will look at the community center when he comes back to town to finish the church.

C. RECOMMENDED ACTIONS

1. Approval of April 10, 2006 minutes. Motion for approval by Don Flusche, seconded by Chas Bayer. Passed unanimously.

A. BUDGET DISCUSSION

Adam noted that the Finance Committee has not finalized this years budget. They have scheduled two meetings in May 15th and the final meeting on the 17th. Adam then asked the committee about our task list and how much money we estimated we would need for the projects. Kathryn had created a ‘project list’ which was a merged listing of the many conversations and lists the members had either been given or had shared at the Festival of Ministries. Noting the various areas of the Parish and listing the items that need to be done.

Adam requested the addition of a ‘weight/rank column’. Don noted that his understanding was that the Finance Committee just wanted a number – our committee would control how it would be spent.

Don Flusche made a motion to request \$195,000 for the 06-07 budget. David seconded.

Discussion was then started by Fr. Ohner about the amount and Ernie presenting the information to the Finance Committee. Consensus was that Adam would present to the Finance Committee. Kathryn asked if the motion should be amended to clarify that the amount did not include any A/C system or the Community Center.

Don amended his motion accordingly. David seconded. Motion passed unanimously.

Regarding funds from the Thanksgiving Picnic, Don has spoken with Fr. Ohner and Adam and noted that Adam will also request that the FC dedicate the funds from the Picnic to the Community Center. It is thought that since this is a building used by the community and one that can generate an income for the Parish, it was worthy of this request.

Regarding the list, Ernie noted that the electrical project would be going higher due to the increase in copper costs. He has the piping, but not the wire. When he bought the piping, he got what would be needed for the electrical, water and sewer lines. Ernie noted that the Diocese has a program with Home Depot that we can get very good prices – better than shopping locally. However, he has always purchased locally and has told the Diocese that is what he is going to continue to do as the Parish needed to support the local businesses.

E. OLD BUSINESS:

1. KC’s Mass schedule sign in front of Church.

There is a person in town, who, as part of their Eagle Scout project is wanting to re-do this sign. Adam has told that person that if they want to do it, then they needed to get the ball rolling. They have not even presented the idea to the Scouts yet. General permission was given that this committee would be open to having that sign replaced. Details would need to be approved. It was asked how the Project Moses signage and this sign would blend in front of the Church.

2. Invitation for funding the windows project.

When Adam spoke with the FC about this idea, they said that it would be okay; however, we needed to make sure it was an Invitation – not an obligation. Kathryn mentioned that this should be a Stewardship function, not B&M. Adam will contact the Stewardship committee to follow up on this idea.

3. Jack White's work on the bulletin board in the foyer

Adam noted that he had an idea for us to have our minutes available to the Parish. The concern was the amount of room needed. He asked that we think about how our committee could utilize the space. Conversation then centered around a thanking the many parishioners who are doing work for the Parish. Ernie will speak with Stacey and get a 'thank you' in the bulletin.

4. Klass Design

There is still concern in the community about this project. The committee asked what, if anything our committee had to do regarding the project. It was agreed that the color rendition could be put in the vestibule.

Don asked that the entire design be put on the website and that our committee meet with Linda Sepanski so we better understand the history and architecture of the church. Fr. Ohner then explained that the architect did an amazing job creating an art deco church. However, he had nothing to do with the crucifix or the altar. The communion rail was only installed because that was during pre-Vatican II. Don continued that he still wanted to make sure that we all fully understand everything we could about the building – its design and history.

Kathryn recommended that maybe the design could be put on the website and in the vestibule – asking for input. Also, that this was a very large community issue and should not be the responsibility of the BMC. It should be handled similar to the Rectory - if the community wants it, they can form a special committee to oversee the project.

It was asked that Ernie contact the architect to determine if he already had an electronic file of his presentation and picture as it would be easier for submission to Don Rohmer for the website. Adam also wants to put the print out of the details as well as the picture in the vestibule.

5. Grade School Playground Project.

Ernie verified with Mark that the equipment has been ordered. Since the plumbing, septic and electrical lines run under the playground, those lines will need to be replaced in preparation for the new playground. Ernie will need help digging ditches and will ask for volunteers in the bulletin. Since there are so many lines running in the area, there is a significant section that will need to be hand dug.

6. Audio Contract Project

Ernie reported that the contract has been signed and a check has been mailed. He has spoken with Danny and the parts will be ordered and installed as soon as possible. It was

reported that the contract provided 45 days for completion of the project, but Danny quotes 4-5 days once the materials have arrived. It was noted that we will need a scissor lift, which may be gotten from H-S if it is available, or it will be rented.

7. Primary Electrical

All the conduit has been purchased. Ernie presented the proposal for overhead lines versus underground. The TXU rep is trying to get us a cut back on the underground expense due to the increased usage in the grade school. Underground primary to the two pad sites is estimated at \$50k.

Kathryn made a motion to begin underground installation of Phase I of the electrical project, for a maximum of \$50,000. Don Flusche seconded. Motion passed unanimously.

Adam then asked if TXU was going to put a pole anywhere near the Montessori building. Ernie said yes, it was going to be a little bit further west. Adam then requested that we ask them to put a light on it so the Montessori had some outside light as they had requested in February. Ernie said that if we had them put a light on the pole, it would cost us more than if we put one up ourselves. However, if TXU put it up, they would maintain it. Further conversations ensued, an option that was discussed was if the city would put up a street light there. Ernie will ask the city if that would be possible on that road.

F. NEW BUSINESS:

1. Fire Suppression in Community Center Kitchen

Every 6 months the ventahood must be inspected. Ernie handed out a paper that showed we were supposed to be in compliance with UL code 300. This was effective on 1 April. We have until Jan 2008. The vent-a-hood was 'yellow tagged'. Ernie asked that we do this now and not wait. Our fire inspector will do the work at an estimated maximum cost of \$3000. Phil noted that he has known the person many years and he is trustworthy. The fire suppression is separate from the vent-a-hood. Ernie asked to have this done in July. The funds could be taken from our capital funds until we get the budget completed.

Chas Bayer made a motion to approve the replacement of the necessary parts. Phil Endres seconded. Motion passed unanimously.

Ernie noted that he has blocked the last two weeks in July to complete his necessary work.

2. April 28th storm damage.

Over St. Joseph's altar. Ernie found a ball in the gutter and then there were some broken tiles. Ernie has submitted that to insurance and it was noted that the money needed to be used to clean up the brick.

The other damage was in the choir loft. Someone cut the lock on the door and had opened the doors up by the bells. Ernie has now gone back in and put two angle irons and two locks on the access door. Ernie is waiting on insurance funds before completing the necessary repairs.

Ernie noted that St. Mary's altar, nor the Adoration chapel had any leaks.

3. Emergency Repairs

None at this time. Kathryn asked if the committee wanted to provide Ernie a limit amount and process to follow between meetings. Ernie noted that he makes a judgement call of anything around \$1000 or less, he asks Fr. Ohner, since he has final say. Anything higher, Ernie will send an email alert to us and work with Adam.

4. Health / Safety Issues - none

G/H. FUTURE MEETINGS and RECAP / ADJOURN

Chas reported that the Cemetary Committee is currently discussing a rock wall around the perimeter. There will be more to report at the next meeting. David Flusche is working with the committee on putting a model of the gazebo to scale.

General recap of various committee meeting dates. Adam plans to publish the agenda – if possible – on the bulletin board the weekend before the meeting. The goal is that interested persons need to contact Adam by the Monday (7 days) prior to the meeting so the agenda can be finalized by Wednesday and posted on the bulletin board for that weekend. Our meeting would then be on Monday. Adam will add an 'Other Business' line item to future agendas.

Ernie requested that Adam add 'Executive Session' be added as a line item on the agenda – to be invoked as necessary. The committee members agreed that that option should not be necessary as we did not discuss personnel issues.

Don then asked for Ernie to review the window and asbestos issue. The abatement of asbestos cost \$4610 as there was asbestos in the caulking. The contractor was then able to re-quote the project. What had been a total project bid of \$44k, is now \$15k. The interior bid is: south side windows \$6800, north side windows \$4000, for a total of \$10800. The outside will also have to be abated, but it should be less expensive than the inside.

Kathryn asked Mark Hesse to please put us on their email list so we can attend their meetings.

Chas Bayer motioned to close the meeting at 9:25p. Phil seconded. Motion passed unanimously. No actions taken in Executive session which ended at 9:36p. Conversation upon completion was that the subject could have been covered in open meeting. Executive sessions were only for personnel issues and we don't have that responsibility.