

PROPERTY TEAM MINUTES

AUGUST 26, 2022

MEMBERS PRESENT:

Bill Bond (Chair)
Joe Mueller

Claude Zimmerman - Secretary

TOPICS FOR DISCUSSION:

OLD BUSINESS

Completion of Seasonal HVAC Systems: Need to install pressure reducing valve and igniter for boiler system. Gary will install valve and igniter in the next couple weeks. We have met with two contractors (J&H Heating and Albiero) thus far for annual service agreement quotes. Their quotes will be coming in soon. Waiting on Professional Services and KKomfort to appear next week.

Property Team Responsibility for Memorial Gifts. This topic is being tabled at this time due to other pressing issues going on.

Elevator Issues: Claude will add having an electrician inspect the disconnect to the annual checklist items. Bill has approved the Otis bill and submitted the bill for payment. Joe brought up the issue with leaking hydraulic fluid in the elevator shaft. This should be another issue (\$7000) brought up for the Capital Campaign to fix the leaks. Currently, these leaks are minor but could pose an issue for safety later.

Electronic calendar system: Claude pointed out that he is still unable to use the Google calendar Scott set up. Bill will discuss the issue with Amy Gilhooly and Phil Stepanski to see if they know of any options for a calendar system for the team to use to schedule inspections and contractors.

NEW BUSINESS

South Fellowship Hall Gutter: Claude contacted three roofing/gutter companies (Noefke, Paul Crandall, and C&H). Crandall has replied with a quote of \$2838. Noefke will get back to Joe on their quote soon. Mike suggested that Claude contact Tri City Roofers for a third quote as we have not had success with C&H in the past. Claude reached out to Try City Roofers but the contractor said his recent injury won't permit him to take on any more work this year. Once Noefke quote is received, a proposal will be made to the council.

Memorial Cemetery: Scott had proposed setting up a committee to discuss this topic. No progress has been made on this and we'll wait for Scott's update.

HAND RAIL: A request by David Franks for a handrail on the South side of the alter for use by worship leaders was requested. A couple of options were discussed. One would be a large handle similar to those seen in showers and the other was one that would be mounted on the steps. The option for the step mounted could be an issue with the various choirs that congregate on the steps. Bill will discuss options with the council.

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EXIT LIGHTS: The batteries were ordered and installed. Claude noticed that the batteries haven't been working for sometime now. Four of the Exit lights still had the protective strip preventing the battery from working. There is a concern regarding what the Fire dept is inspecting on an annual basis.

WEBSTER STREET SIDEWALK CRACK: The team checked out the issue. It appears that WE Energies installed a new service to the elevator meter but never hooked it up. The installation has created a crack in the sidewalk. Bill will follow up with WE Energies to determine why the wire wasn't connected and what they plan to do about the sidewalk.

PRESCHOOL ROOM PAINTING/RENT: Joe talked with Rhonda Thompson who agree to paint the two rooms. Rhonda will purchase the paint from Home Depot and begin painting in the next couple of weeks. Regarding the rent issue, Joe said the church was working with Troy Bretl (relator) to find a group to rent the two rooms. There is a potential issue with the type of business that rents the rooms since we are a not-for-profit facility. Once the room is painted and ready to be rented, someone will reach out to Troy for pursuing this.

PROPERTY TEAM MINUTES FOR THE CONGREGATION: Bill has talked to the Council about letting the congregation see the minutes from the Property teams monthly meetings. The Council approved the idea. Bill discussed this with Amy Gilhooly and she will add them in the monthly newsletter.

Sauk Creek Slope Issues: Phil Stepanski provided Bill with a survey done in 1978 with regards to the integrity of the Sauk Creek bank behind the church. Since then, the church expanded the building. Joe felt that the building expansion would have been built with the knowledge of the conditions of the grade. With the proximity to Fellowship Hall, this issue could be problematic for the church foundation. Joe also stated that city officials have looked over this issue in the past and haven't seen any noticeable changes in the slope.

We also discussed two large trees that appear to be at risk of falling and endangering the creek bank further. There is also another large tree on the SW corner of Fellowship Hall that is affecting the efficiency of the solar panels. This tree also needs to be removed. These issues which will cost \$5000 - \$7000 needs to be discussed and should be included in the fundraising campaign.