

Keller UMC Board of Trustees
Zoom Meeting Minutes
March 15, 2021, 6:00 pm

Attendees: Paul Anderson, Laurie Ballard, Jessica Coleman, Mickey Shelley, Brady Sterchi, Earl Teague, Lou Tiner, Wayne Ward, and Bob Whetson

Others: Pastor Jason Valendy, Joey Gillaspay (Facilities), and David Burke (Lay Leader)

Meeting convened at 6:00 pm.

Opening Prayer was led by Pastor Jason.

There were no February meeting minutes to approve as the meeting previously scheduled for February 15, 2021, was canceled due to weather.

The January 18, 2021, meeting minutes were approved electronically and posted on the church website.

Joey Gillaspay provided the Facilities Director Report, including an update from the winter storm damage. Issues with the alarm, fire system, and sprinkler system arose due to weather. These issues have been resolved or are in the process of being resolved. Facilities is currently under budget, especially considering 100% of property taxes and 40% of insurance have been paid.

Brady Sterchi provided an update on Eagle Scout projects. After feedback from the Trustees, Austin Walker re-submitted his proposal to encompass an existing bed. The new project was approved by the Trustees via email vote. Austin is now in the process of receiving BSA approval. Donice and Barbara will need to approve final details. The project is expected to start no later than mid-April, as there is a critical spring timeframe. There is another potential Eagle Scout project. Brady is meeting with the scout on March 18, 2021, to discuss options.

The Trustees received information on a \$345 donation for the fire pit. The donation was made for purchase of signage, tools to support the fire pit, as well as to replenish the wood supply if additional funds remained. An estimate is being obtained for the signage, and Joey will provide when it is available. The Board unanimously approved to use the donation funds for the fire pit, as described.

Bob Whetson led a discussion on the FLC foundation and structural engineers report. On February 5, 2021, Joey and Bob met with Barney Ballard of Barney Ballard Corporation for a visual inspection and survey of the FLC. A report of the findings was provided to the Board on February 20, 2021, for review. Bob provided a summary of the report and his discussion with the structural engineer.

The exterior walls are tilt walls that sit on piers around the building perimeter; the walls do not sit on the foundation. The interior walls (i.e., the walls on which the classroom doors are located) are precast and also sit on piers, supported by steel trusses in the roof structure. The walls are bolted/welded to the piers. It is of the structural engineer's opinion that in the southwest corner of the FLC (mainly on the south wall), at least 1 but up to 3-4 piers have moved, causing separation at the expansion joints. If the weld plates holding the walls in place break, loss of stability and roof structure issues will result.

The FLC floor is also sitting on upwards of approximately 80-100 piers with a steel truss system between the piers. Therefore, there is a small space under the FLC floor. This space under the floor explains the vents as seen on the exterior of the FLC.

It was the conclusion of the structural engineer's report that the FLC walls are the issue causing the separation, and not the foundation itself. The recommended solution is shimming the wall and lifting the wall to put it back in place. Additionally, the soil can be stabilized to prevent future movement. A company has not yet been identified that can make the repairs. Previous foundation repair quotes obtained by the Board are not applicable as they did not address the issue at hand.

Joey provided details on a concrete failure in the FLC west entrance. After the winter storm, the frame on the perimeter wall suffered fracturing of concrete. The entrance has a steel frame with possible moisture and freezing/thawing around the frame occurred during the winter storm. A temporary wooden frame has been built up to keep the concrete in place and the entrance has been closed for now. A construction company is scheduled to assess the damage. It was recommended that the fire department be notified of the closed entrance/fire exit. Joey will notify the fire department.

Discussion of the FLC structural issues were concluded with the recommendation that the Board raise the priority of the FLC exterior wall remediation and west entrance repairs. A number of factors were considered: criticality of remediation in order to mitigate further damage, safety, sequencing and dependency of the two projects, and currently budgeted funds. The next step will be to identify companies that can perform remediation. The Trustees team leading this project include: Bob Whetson, Earl Teague, Lou Tiner, and Brady Sterchi.

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The Board of Trustees began discussions on priorities for 2021 based on the Trustees survey results. Each Trustee ranked projects according to criticality, safety, compliance, people impact, and cost. Combined rankings were presented and discussed. Although not initially included in the top 10 priority projects, the FLC exterior wall and west entrance were unanimously voted to be included in the top priority projects.

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One priority project is the playground shade. Pastor Jason noted that a second donor showed interest in donating funds for a church project, and one option presented was the remaining funds needed for a playground shade. Quotes would be needed as input to that possible donation. Previous quotes obtained by Lou were for approximately \$7900. Pastor Jason noted that Nancy Smith's, Building Blocks Director, input would be needed on this project. The Trustees lead on this project is Lou Tiner.

Another priority project is the rear patio railing installation. A previously used railing was located and determined to be appropriate for use on the rear patio. Joey stated that installation of the railing will be underway in the coming weeks.

With the Board's decision to prioritize FLC projects, it was noted that the Drainage Project Phase 3 was a critical component of maintaining the structural integrity of the FLC once repaired. This project was included in the Board's priority projects due to rankings, and therefore the project will move forward. The Trustees team on this project includes Mickey Shelley and Laurie Ballard.

Other projects that did not make the top 10 priority projects were noted by Trustees to be of importance and were discussed briefly. The irrigation well analysis and plan has been budgeted and determined to have a very desirable return on investment. The long term plan for all outbuildings is needed for long-term visioning of the church ministries.

Pastor Jason brought to the Board's attention that mission trips and other summer activities at the church could greatly benefit from an operating kitchen. The Board discussed that even though this project was not in the top project rankings, it has been included in the approved 2021 budget. The Board will move forward with obtaining kitchen appliance requirements and quotes. Kristin Springer will be consulted. The Trustees team on this project includes Jessica Coleman and Lou Tiner.

Priority project discussion concluded with the agreement that findings from the project teams will be communicated to the entire Board so as to receive input and maintain awareness.

At this point, the Board began discussions of new business. A draft quarterly Board of Trustees newsletter was provided. The Board's discussion and consensus was the newsletter was a needed tool to increase communication and awareness to the congregation. The Board voted unanimously to publish the newsletter. Bob will work with church staff on publication.

The Board discussed the potential for meeting in person in the coming months. The church has the capability to conduct hybrid meetings to accommodate both in-person and remote attendees. Trustees will communicate with Bob directly on their meeting format preference.

Jessica Coleman made the Board aware of her need to recuse herself from votes that may be related to security investments related to any future endowment fund, as a result of her employment in the financial industry. This does not preclude Jessica from fulfilling any other duties on the Board of Trustees.

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The Board joined together in a closing prayer.

The meeting was adjourned at 7:20 pm.