KUMC Board of Trustees

Minutes

August 18, 2020 5:00pm

Meeting convened at 5:00 PM

**Attendees:** Trustees: Paul Anderson, Tom Belter, Kathy Ezell, Becky Parks, Bob Whetson, Mickey Shelley, Brady Sterchi, Lou Tiner

**Other attendees:** Lay Leader David Gerig, Pastor Jason Valendy, and Rey Gonzalez

Prayer offered by Pastor Jason

A review of July Board of Trustees minutes were unanimously approved after making correction that Lou Tiner made opening Prayer instead of David Gerig. David provided the closing prayer to conclude the July meeting.

Tom Belter provided an update to the Phase II drainage project. Dragon Landscape received the contract to complete improvements on the Phase II drainage project with a bid of $9,892. Areas of concern include eliminating surface water seepage into the stairwell of the North DAC entrance. Improvements include excavating soil along the east wall to place the soil 3-4 inches below the top of the foundation; as well as burying a 6-inch drain with surface drains to drain water from the DAC wall. Another area focused on during this project is the north side of the sanctuary. Improvements include carrying sanctuary roof water to the west parking lot. To accomplish this a 6-inch drainpipe will tie into the existing choir room wall French drain. This drainpipe will run along the north wall of sanctuary to the west parking lot, connecting to multiple downspouts and surface drains along the way. A vertical downspout near the FLC north entrance will be extended and tie into this drain pipe as well.

Tom recommended Dragon Landscape for future projects, due to their willingness to do projects as needed and not more. They also communicates well. Tom finalized his update stating that we are getting a lot of needed work done at minimal costs.

Bob Whetson provided an update on the 2021 budget planning process. Board of Trustee members provided feedback on a list that Bob had previously sent out. Items brought up by members included a HVAC replacement/maintenance plan. The rooftop units on FLC are approximately 27 yrs old. Members discussed options of replacing the 6-8 FLC units to include replacing them as needed or to have a replacement schedule to replace the units a few at a time. The FLC foundation issues will need addressed once drainage projects are completed. Original estimates for FLC foundation repairs from two years ago came in between $17,000 and $36,000. Due to the length of time from the last estimates, members will need to get new estimates for the FLC foundation repairs. Members created a subcommittee to look at all future facility budgetary needs. Bob requested a copy of budget expenditures, which will provide a better estimate of what our expenditures are compared to our needs when setting a 2021 budget expenditure needs. We set a goal of late October for our budget requests to be sent to finance committee for preparation of an open meeting with congregation and finalization in December.

Lou provided some input to facility budgetary items. The church replaced 2 of the FLC HVAC units in 2019, which leaves 6 that are old and should be considered for replacement. Ratteree was the contractor used in 2019 and worked well with the Board of Trustees. Lou commented on the church’s contract with IDEAL, in which does not seem to be a good benefit to the church.

Bob and Lou plan to meet to review IDEAL and Ratteree contracts.

Lou advised that the facilities staff is down one position and interviews are being conducted to fill the position. Lou will continue the voluntary facilities director position through the end of 2020. Lou provided feedback on 2020 facility projects that are completed. The gap in sidewalk on the north side of FLC was repaired to include raising the sidewalk and filling the gap in the gravel and expansion caulk. Facilities wokrers discovered what was causing damage to the facing of Sanctuary portico on the north side of the church. A leak was found behind vertical piece of drain from roof. After tearing material back to the leak, it was found that the rafters are good but will be derusted by grinding the rust off and then sealed. Two rafters will be replaced. Once repairs complete, the stucco will be replaced. This work will be done once drainage work in the same area is finished to not interfere.

Facilities staff will improve the ground area under the sanctuary portico once drainage work is done. Facilities staff will grade the ground to slope away from the sanctuary, then lay growth preventer and cover with river rock.

Other completed tasks include gutters and downspouts at the 3 church office entrances, patch work to FLC roof and ceiling (underroof), and grounds maintenance and repairs to include improvements to the outflow drain to retention pond. Paul Anderson graded the discharge area into the retention pond to allow full drainage. Rock was added for minimal future erosion. Trees have been trimmed, dead trees removed, and more rooms painted in the DAC. Lights were installed in the Prayer Garden. There was concern for some trees, but it was determined they are alive and budding. The trees and much of the lawn weren’t water. An irrigation controller was found to be not working. It was replaced. The Sky lights/ dome lights were repaired with bulb replacement. A controller switch will still be replaced, but the lights are working.

Lou commended Joey and the facilities team on the front entrance and overhead lights. They were able to improve the entrance with the help of contractors. Paul Anderson and grounds keeping volunteers have done a great job maintaining the grounds with mowing and drainage improvements. Grounds ministry has been working almost every week mowing and done yard work, paint fences, trim bushes.

The meeting concluded with discussions on vice chair considerations for 2021, budget surpluses, savings for capital projects such as roof replacements, and planning for in-person meeting in September.

Meeting adjourned at 6:13pm.