

## **Properties Committee Meeting May 10, 2021**

Members present: Scott Potts (Chair), Gary Toboyek, Vicki Holten, Ken Brost, and Dick Kohl.

The meeting was held outside to allow everyone a chance to visualize some ongoing issues with the grounds of MLC. We began by discussing and reviewing the upcoming improvements to the south parking lot along with the brick walkway and the sinkhole area under the concrete sidewalk.

It is the recommendation of the Properties committee that we should repave the south parking lot in its current configuration, possibly also paving the grass circle in the middle of the lot where the power pole is. Due to cost and the discovery that the old church foundation, which was left in place and filled in, is disintegrating, causing voids and sink holes, we can no longer recommend expanding the parking lot at this time.

Gary has been in discussions with Alliant Energy in regards to the process and possibility of buying out our contract for the rear parking lot overhead lights and moving the power line/pole in the south parking lot. We also discussed getting power to the Peterson garage in the back parking lot, which currently has no power. Some of these discussions are timely in preparation for the eventual repaving of the rear parking lot.

We have also been advised that the Care and Creation Committee would like to see MLC explore the installation of solar power. It is worth noting that while we support solar power and its use, there are some concerns that we have in regards to cost and upgrades to the buildings to make the project viable, one being the upgrade of roofing at the time of solar installation.

A great deal of time was spent on trying to come up with a solution for the materials used on the ground surface surrounding the playground equipment. There are certain State of Wisconsin standards that must be met during the annual inspection. The issue is that currently when it rains the water causes clay to mix with the pea gravel and then the surface becomes hard. All of the solutions require a great deal of time, and some also require a large investment of funds with substantial ongoing cost.

Additionally we discussed three dead or dying pine trees along the eastern property line. Ken and Dick had some ideas as to what needed to be done. The Turkey Vultures may lose a roost or two.

As an update: All the rooftop HVAC units have had Merv 13 filters installed and all the interior HVAC units have also been upgraded to Merv 13 filters. The heating and cooling roof top unit that the heating has failed, but A/C is still operational, will not be replaced until the A/C also fails. The cost difference of replacing heating or cooling verses both in a combination unit is about \$100. There for it is more cost effective to wait and replace both as one unit. Also we used the boiler system this past winter to provide heat in areas serviced by the shut down heating unit and it worked well, some occupants even preferred it over the forced air units.

All repairs and painting have been completed to the interior walls and ceiling over the welcome desk area involving the roof leaks.

A brief overview of the current budget numbers revealed no concerns. We are well within our budgeted numbers with about 45 days until the end of the fiscal year (lower facility usage due to Covid-19).

Finally it was noted that Rex Link has resigned from the committee and we thank Rex for his service. We currently have room for several new people to join us on the committee should you know of anyone who may be interested in serving.

Scott Potts  
Properties Chair