

Properties Committee Meeting

August, 9, 2021 6:30 pm

Attendees: Scott Potts, Ken Brost, Dick Kohl, Bill Alber, Paul Hundt, and Gary Toboyek.

Absent: Vicki Holten.

Meeting was called to order by Chair Scott Potts at 6:30 pm. Scott led the group in the Lord's Prayer.

Sarah Phelan (CLM Administrator) has received another large grant and has requested approval of using this grant to fully pay for the purchase and installation of new additional playground equipment. The equipment cost is \$24,000 and the excavation/installation cost is \$6,000-\$8,000. Any additional grant money not used will go towards shelving to store food in the CLM area. There will be no cost to MLC for this new playground equipment except for future upkeep and maintenance. The committee was unanimous in its recommendation to proceed with the project and required the use of "washed pea gravel."

We viewed the outside NW- FLC emergency exit door area. During the winter there is a large ice dam buildup on the roof over this area, creating a thick ice sheet on the sidewalk area. We discussed rerouting the downspout and using electrical heat tape. Gary will be looking into if we have enough available power to this area to install heat tape.

Coverall Cleaning Company has submitted a proposal for cleaning of the MLC facilities. After discussion of the proposal it was decided to not use their services and to continue with our current systems used for cleaning.

Gary has arranged for the purchase of three LED overhead lighting fixtures to replace the old fixtures located at the south parking lot. Alliant Energy has agreed to install the new fixtures, and it is our understanding that this will be done at no cost to MLC.

We discussed the need to develop a Master Plan for the use of the outside property. This should take into account any group that now or in the future may use the outside grounds for various activities.

We now have a list of things that use electricity throughout the MLC and CLM buildings. The list was compiled at the request and help of the Solar Taskforce in preparation for obtaining bids for a Solar Panel System, and evaluating its feasibility. As a result of this survey we are looking at new ways to reduce our electrical usage and will continue to replace lighting fixtures with new LED's when practical. A new energy efficient dehumidifier was also purchased to replace an old inefficient unit as part of this effort. There was also a discussion about the high energy use of our current water heaters, one of which uses about \$1,000 of electricity annually. Some of the various water heaters are from the mid 1990's. We will explore ways to reduce the energy used by our water heaters; evaluating the progress and effectiveness of reducing energy usage on an ongoing basis. The survey also revealed that we are using 19 different refrigerator or freezer units between the MLC and Rainbow Center Facilities. The large number of units used is of concern, and we will explore ways to lower this energy draw.

The pea gravel sifting project is going well and should be completed sometime this year. The new equipment when installed will use washed pea gravel to avoid the need for sifting the gravel in the future.

Some of the pine trees along the north and east property lines are dead or dying. The effected trees will be cut down during winter when possible.

Next Meeting Dates:

Our next meeting will be October 11, 2021 6:30 pm.

February 14, 2022? Valentine's Day?

Submit Budget

May 9, 2022

Scott Potts

Properties Chair