

St. Monica Buildings, Grounds & Safety Group
Meeting Minutes April 7, 2022

Attendance: Bob Boyd, John Curran, John DeMott, Father Ray Fleming, Lynn Fulmore, Chris Giordano, Mark Juba, Bob Mulcahy and Bob Passalugo.

Guests: Deacon Brian McNulty; Vince Stroud and Bill Castle (IC-St. B.) Excused: Carol Wynne

Documents: a) 4/6/22 Buildings & Grounds Review (FY Budget information); b) 4/6/22 Buildings & Grounds Project Status spreadsheet; c) artwork copies provided by Brian McNulty

Opening Prayer

1. **Presentation by Brian McNulty:** *Understanding Persons with Mental Illness and Addictive Behaviors* in response to aggressive panhandling at the parish campus.

Brian displayed a mural depicting well-known Christian saints on display in the chapel at the Rochester Psychiatric Center where he worked as a chaplain for many years. Brian described the the saints' backgrounds. Many had "visions" and felt compelled to do things. Many of them showed behavior that today might be described as mental illnesses or depression. We need to recognize the positive attributes of those persons we encounter who behave differently. They represent a spectrum of backgrounds and illnesses.

Brian elicited the following responses of what it feels like to be involved with persons who ask for money: "ashamed if I don't help; pity; a sense of risk; uncertainty; anger that parishioners were intimidated and traumatized; fear; frustrated by inconsistencies of mixed responses (help / ignore)".

Our background with the Corporal Works of Mercy informs many Catholics to want to help. *WWJD? What can we do?* But help might unintentionally perpetuate the unwanted behavior. These individuals are not stupid. It takes intelligence to survive. The overall goal is to connect these individuals with professionals and resources that will help them help themselves.

Agreed Upon for consistency: a) develop a **post card** for parishioners informing them of the consistent actions to take; b) **No money should be exchanged**; c) **never manage the situation alone**. Get a second person to be present (support and witness); d) **get to the rectory and inform parish staff to create an actionable response by calling 2-1-1** for a trained professional response to address actual needs (food; shelter; counseling...).

Communicate the situation to parishioners within a **homily** and **follow up with brief after-Mass discussion led by Brian** in the narthex. Brian will create a template of the postcard with Bob Boyd's assistance. **Review the success of the post card process** and feedback with additional sessions, if needed. **Make information available** to persons not currently attending.

2. Review of Projects:

Vince Stroud and Bill Castle of Immaculate Conception - St. Bridget's buildings and finance teams remained as guests for the agenda session. The St. Monica Buildings team members have been in contact with them since last year & work cooperatively to solve problems. There was discussion of shared difficulties and some practical options developed. Chris Giordano consults and works with both St. Monica and IC-St.B teams regularly.

Both groups agreed that the pastor needs timely input from the West Side Parishes Finance Director in order to move forward with project approval. Too much time gets lost.

2 (a). St. Monica project updates:

- **Three parish boilers:** Chris Giordano and John DeMott will arrange monthly inspections of the boilers.

- **Carpeting in the School's first floor:** Asbestos is present. We have a quote from KA&S for \$26,000 for remediation Rooms 104, 106 and 107 (2,994 sq. ft. including closets). The quote does not include third-party asbestos monitoring, assuming it is needed. Chris will secure an additional quote. Bob Boyd has someone researching the cost of vinyl tiles. Carol needs to discuss this with the Finance Committee.

- **Masonry repair (Church):** The price quote of \$3,500 was approved.

- **Painting of Exterior Church doorway areas:** Bob Mulcahy toured prospective sites with Chris after the meeting. Chris will scrape and paint the door overhang and eaves surfaces. Bob recommends using a dark oil stain on the exterior door wood surfaces. Mike May will help with wood door surface repairs on the side doors of the church.

- **Church Front Doors:** Swiatek indicated that they will resend a price quote. Rochester Colonial is considered too expensive.

- **Church Window repairs:** Swiatek is now looking at repairing 4 windows (2 upper and 2 lower) on the south side of the church (\$11,873). Information gathered will determine next steps. Getting all of the top and bottom church windows repaired ranges from \$83,921 (reusing some materials) to \$122,000 for 28 windows. Using a lift is required.

There has been no price quote return from AJ Glass. *Go ahead* with the Swiatek quote for the four windows.

- **Removal of Chemical Waste** from the detached garage and sale of the **snowblower:** Mark Juba and Bob Mulcahy will resolve these issues.

- **Security issues:** Just deal with the rectory at present. The church has the needed fire security in place. Need two quotes.

- **Electrical Panel Box** in the school: Scheduled during the school break.

- **Chimney Repairs for School & Rectory:** Repoint & replace broken bricks. To be scheduled when weather is sufficient.

- **Handicapped Door Actuation repair and Door to Courtyard:** Quote received . To be scheduled. Water enters both the top and at the base causing corrosion. Replace the post and reposition for easier access. Chris will call to schedule. Adjust the timing for a quicker response when the access button is pushed.

- **New Railing** for Handicapped Access entrance: Get a quote from Spring Sheet Metal.

- **Heater repair** for bathroom and **Entry lighting improvement** for rectory side door: Difficult to get a quote because jobs are "too small". Chris will contact Tambe Electric. Try to get a neighborhood minority contractor, if possible (arrange insurance within fee).

- **"Popcorn" ceiling in school:** Further discussion needed with Carol.

- **Particles on floor near tabernacle:** Paradigm took samples and found no asbestos.

Could possibly come from a problem affecting the flashing on the outside of the building. Have Spring Sheet Metal take a look at the flashing above the tabernacle.

- **School Windows:** Mark Juba will amend his extensive photo documentation of the specific windows that need updating. Focus is on the school building built in 1948, not earlier 1898 original building (now *Monica Place* residences). AJ Glass will give us a quote. They have extensive experience modernizing City school buildings. *Do we fix them all at once? OR should we just abate the glazing?* Lexan will be the replacement window material (not breakable).

- **Monica Street Signage for parish offices:** Develop a new informative sign based on City Code. John Demott is following up.

- **Rodent entry control:** Seal off the entry locations. Bob Boyd has a list of sites. Bob Passalugo and others will offer volunteer assistance .

- **Commemoration of the Sisters of St. Joseph** contributions to St. Monica Parish life: SSJ historian Kathy Urbanic has assembled a list of the SSJ nuns who served in a variety of educational, administrative, pastoral assistant, and domestic roles at St. Monica parish. She will also include the SSJs who lived at the convent and rectory 1960s-1980s who may have served elsewhere. She will send the updated information to John Curran. Bob Mulcahy and Father Ray will discuss the placement of the statue and related commemorative issues.

- **Safety Plan Update:** Bob Passalugo has updated the prior version. Bob P and Mark J will continue their work on this documentation process.

- **Meeting with Parish Finance Committee:** Bob Boyd will meet with the Finance Committee 4/11/22 and will discuss the range of expenses for parish projects.

- **Adding a Railing** to center stairs at the altar area: *Table* for now. Get Fr. Ray's input.

- **Dead Trees on private residences' property:** There is a concern that trees may topple onto parish property. The affected Monica Street property owner lives in NYC and has not responded to requests made in previous years. Five residential yards involved. Get permission in writing to remove the trees. Check Code concerns. *Add to next Agenda* with photos.

3. New Business:

- **Proposal to have a Foodlink & SWEM Pop-up Pantry** at the St. Monica Parking Lot: SWEM requests a May 2022 trial opportunity to deploy a Foodlink truck with food items to be distributed at no cost on a once-monthly basis from May through November 2022. This poses many paperwork permissions and logistical concerns. John Curran, in his Facilitation Team role, asked SWEM to submit an *Idea to Reality* application form listing the nature of the activity; its sponsors; what is specifically requested in terms of parish resources; how it will be supported by SWEM/Foodlink staff and how it will be sustained over time. John asked SWEM leadership to contact Jackie Farrell and the Advisory Board of the Westside Farmers Market to avoid potential confusion and conflict. SWEM must also post diocesan insurance and Hold Harmless documentation prior to approval consideration. There was a discussion of problems related to the pop-up pantry operations at other church locations. Too early for a reply at this time from SWEM. *Will monitor progress.*

• **Sunday, May 22nd Faith Formation:** Jessica proposes an outdoor activity involving Children and Adult Faith Formation participants working together after a Sunday Mass. This will be an opportunity to engage young children, their parents and other adult members of the parish to enhance the St. Monica Parish gardens that border the entire church plus the long Genesee Street sidewalk-edge gardens. The task will involve spreading a new layer of mulch over the entire exposed surface of all the gardens. This will aid appearance, water retention and mitigate the growth of weeds. In Jessica's absence, John Curran will guide the activity and direct where work will be done. This will set the stage for flower planting after Mass in the upcoming months. Parishioners will be asked to donate flowers for planting. *Resolved:* Chris will order five cubic yards of mulch to add to the parish gardens. Store the compost just west of the detached garage along the fence line.

Closing Prayer: An appreciation of the role of humor in getting things done.

Next actual meeting: *TO BE DETERMINED*

Draft minutes 3rd revision 4/12/22

submitted jec