

St. Monica Buildings, Grounds & Safety
Meeting Minutes January 5, 2023

Attendance: Bob Boyd, John Curran, Kevin David, John DeMott, Father Ray Fleming, Lynn Fulmore, Mark Juba, Mike May and Carol Wynne.

Unable to attend: Bob Mulcahy, Bob Passalugo and Peter Witkowicz

Document: *Buildings & Grounds review 1/5/23*

1. Opening Prayer: included prayers for wellness

- Kevin David's return to the committee was welcomed.

2. Approval of the Nov. 10, 2022 Minutes:

-Approved and accepted by unanimous vote.

3. Father Ray's Updates :

- Diocesan Bankruptcy update: Nothing to report. There will be a meeting in late January to accept the proposal. No word from plaintiffs yet.

- School Lease: Meeting held with CEO of the Rochester Academy Charter School. There is a common exploratory interest in buying and selling the school property. Both sides will get appraisals. The parish will **seek** a one-year lease extension ending June 30, 2024.

4. Financial Information: Buildings' projects are almost on-budget. Payment timing plays a

role. **Based on preliminary December numbers - at end of November we were about \$3000 over budget.**

5. Project Updates:

- Boiler: School Boiler #1 has been a major expense. It has been rebuilt and is operating. There was discussion about the heating variations within the school rooms. Possible mislabeling of thermostats or maybe the sensors are crossed. The steam traps are being checked. This remains a time-consuming ongoing concern.

- Outside lighting at school and church: 4 lights burned out at school & one at church•

School Basement allergenic issues: Studied by a professional with Sean Moran. No mold found although there is a quirky smell. There was a basement water leak that may have created mold conditions affecting stored materials. The junk material has been removed (**\$650**). **There is also junk under the stage (1 800 Junk quoted \$1,350 to clean out).** **Tables in good condition will be brought from the school to the rectory garage. May need a revised quote.**

A water leak in the boys bathroom in the basement has a temporary repair. A permanent repair

will be scheduled when school is not in session.

- School electrical fuses: Ordered a long time ago but no response to inquiries from Landmark. Need to resolve this using a different electrical firm. Contact TY Electric.

- School broken windows: This needs to be done when school is not in session, remediation needs to be completed before glass can be replaced. K & S is struggling to find a lift which is needed for remediation. Genesee Glass would use the same lift - Kevin following up to see how it can be coordinated. Weather Conditions impact timing also.

- School plumbing assessment. The aging galvanized steel piping is deteriorating and reaching the end of its service life. We have had pipe leaks and there is a risk of future leaks.

There were two walk-through inspections. The written draft report lacked sufficient detail (no linear measurements). There is a mix of piping materials. The pipe system is working adequately now but it is a risk. The report may help in evaluating the sale of the building.

The report was very general and didn't have sufficient detail. It cost \$6,000 which we did not know about until today.

There are a number of options. Boyd to follow up with the consultant to get more detail. Bob Boyd will review the Bero Report for their comments.

. Lead-testing for the water system took place in 2017 and was negative.

- Aluminum flashing: wait for better weather conditions. Inquire again.

- Church Windows: Still no word from Swiatek (presumed overburdened). Try to get a date scheduled for spring 2023. If no success, then consider Pike.

- Informational Signs for Rectory: not yet ordered. John DeMott will follow-through.

- Stacked washer and dryer for rectory; Bob Boyd will research.

- Junk needs to be removed from the rectory

- Roof drains at the school are cleared.

- Rectory gutters need to be cleaned.

- Rectory driveway door area: For now, Kevin will add a sign to indicate this door is for

EMERGENCY USE ONLY. The porch on this door needs work:.

a) fix deteriorating concrete; b) paint the steps; c) scrape and paint wood surfaces; d) add railings for flat entry surface and step leading to sidewalk. Will need an architect's input for meeting proper railing safety standards.

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For next meeting:

- Need to set priorities for May-to-July 2023 projects at next meeting.
- Discuss water treatment.

*It was decided that future Buildings & Grounds Meetings will be held on a **6-week basis** on **WEDNESDAYS** (permits Kevin David to attend) at 11:00am at the rectory.*

NEXT Meeting: Wednesday, February 15th at 11:00am at the rectory

Draft minutes submitted 1/7/23 jec