

Trinity Evangelical Lutheran Church -- Property Committee Minutes

Tuesday May 30, 2023

The meeting was called to order at 7:00 PM by Dave Rupnik. The opening Prayer was provided by Mary Haar.

Others present were, Bruce Bigelow, Pastor Brock, Don Aumen, Steve Erdley, Randy Moore and Steve Kauffman. Excused for the evening: Jon Andrews, Jimmy Tice, Angie Clark, Matt Bingaman, and Joe Hunter.

Review Minutes of May 30, 2023, meeting and Summer Recap:

Steve Erdley moved to approve. Dan Reed seconded, and the motion carried as amended.

Sub-Committee Reports

Kitchen Sub-Committee – Joe Hunter

Everything is working properly.

Landscaping Sub-Committee – Bruce Bigelow – We received a almost new EGO electric lawn mower from the Enney's. A thank-you letter will be sent out from TLC to them. With this addition, we have too many gas mowers for our needs. Bruce will select the two gas mowers to keep and kick the other 3 to the "curb".

All the yew bushes were removed and mulched from Chestnut Street entrance as part of Impact Lives event.

An anonymous donor has funded the plantings in front of the Nave and SML has completed the work.

Fall Clean-up will be November 11th with November 18th as rain/snow date.

Special Projects and Programs Reports

Arts Committee Representative – Mary Haar will meet with Phyllis Mowery to look at her artwork and decide on what to do with it.

The doors for reformation will be installed in the gathering space.

Mary Haar will follow up with David Holste and Tim Koch about the Gordon Frye Arts Fund.

Minor Repairs –Dave Rupnik – The slate with the Psalms on it has been installed by the columbarium. Work was done to get pre-school rooms ready as requested by the teaching staff.

Additional painting of the basement hallway was accomplished on the Impact Lives activities.

An update was given on current solar performance, details behind the budget numbers and current projections. Discussion followed and it was agreed upon that after we have 12 months of data a update will be prepared by the Chair to share with the congregation

Electrical – Don Allman – Chapel light fixtures have been fixed.

HVAC – Chiller is back up and running. 3 Bids for Chiller replacement have been sent out and are requested to be in house by the 25th of September. Once received, Randy, Steve K and the Chair will review and provide a recommendation to the committee for a vote.

Finance and Council meeting updates - Dave Rupnik

Finance: A \$33,000 memorial contribution was received and \$25,000 of it will be put in the Solar fund

with the balance going to pastoral outreach.

Discussion on 2024 budget centered on what is expected from envelope giving and the current budget shortfall. Budget should be prepared on a bare bones basis and communicate any dream bigger items.

Council meeting: **Dave Rupnik**

Steve K attended for Chair and reported no items of interest to report on.

Report – Property Administrator – Steve Kauffman –

Finances – Currently we are within budget. A discussion was held about the electric bill and the benefit the church is seeing from the solar panels. The electric lines of the budget were discussed further. Steve K also reported that the Chair and he met with the Bishop to discuss rising utility cost at 1959 and proposed potential options to address. It was agreed that September 2022 to August 2023 will be the baseline for utilities and any increase will be paid by the Synod on an annual basis and any under will be reimbursed to the Synod.

Old Business

Columbarium – The work has been completed and it has turned out amazing. Thanks to Mary H and Steve K for getting this done. Steve E will work on getting the original section power washed.

Ceiling Tile Gathering Space – This is complete. Thanks to Dan Reed and the group of volunteers that made this happen.

Removal of grass strip along Chestnut: Dave Rupnik is waiting on a quote for this.

Nave Blinds/frosted film – Jimmy Tice is researching options.

Ballast replacement – Don Allman & Steve Eberly have been working on this.

Drainage by the garage – Randy is waiting for Seth to have his equipment on site to dig out what is needed to complete.

Pressure washing of garage and paint doors – Steve K will look at doing this as part of a staff event.

Fellowship Hall trough lighting - Steve K and Don A will look at getting this to a point for a vote by the next meeting.

New Business

Security issues for Property - This will be discussed at the next meeting and information will be sent before for review and discussion.

Auxiliary heating in outside wall office. Randy provided what could be done and a cost estimate to do it. It was agreed that we would fund space heaters for those who would like one.

Market Street Streetscape project- Steve K/ Dave R – Waiting on final sidewalk cost for TLC portion (1959 to entrance)

2024 Budget – Steve Kauffman and Dave Rupnik will need to submit the 2024 budget by October 23rd.

Please provide any abnormal, MIRA or wish list items to Dave Rupnik by October 6th so budgets can be sent back to the Property committee for final review.

The meeting was adjourned with the Lord's Prayer at 9:15.

Respectfully submitted,

Dave Rupnik, Property Chair