



STA BUILDING AND EQUIPMENT MAINTENANCE MINISTRY

MISSION STATEMENT

The Saint Thomas Aquinas Parish Building and Equipment Maintenance Ministry inspects, ascertains the needs for upkeep, repairs, renewals and/or changes for all parish plant facilities. This ministry incorporates the Safety Ministry and the Carbon Footprint Ministry within its responsibilities.

FINAL MINUTES OF MEETING ON MAY 23, 2012

CALLED TO ORDER BY CHAIRMAN BILL MORRISON AT 9:35 A.M. AT THE PASTORAL CENTER.

MEMBERS AND GUESTS PRESENT

MEMBERS

Bill Morrison, Chairman
Chuck Tully, STA Business Manager
Jerry Lucha
Jim McLaughlin
Charles Guenzer
Katia Reeves
Helen Baumann
Mario Veloro

GUESTS

Susan Adams
Ted Baer
Pat Briggs

OPENING PRAYER

By Jerry Lucha, who presented the prayer of Oscar Romero

MEETING AGENDA REVIEWED

Approval of agenda as presented was moved and accepted by voice vote.

REVIEW AND APPROVAL OF MINUTES OF 4/25/2012

Approval of the minutes was moved, seconded, and approved.

REPORT FROM SAG SITE COMMITTEE

Ted Baer reported that the deteriorating SAG church tile floor presents problems. The linoleum tile or the adhesive probably contains asbestos. Diocese prefers dealing with asbestos now, i.e. removing tile, rather than simply covering it for another day. There is probably tile under existing red carpet in aisles. SAG committee will return at next meeting for an update.

REPORT FROM PSC REPRESENTATIVE

The PSC representative Jim McLaughlin reported on the ISP (International School Peninsula) presentation for proposed long-term lease of OLR property for construction of middle school and ancillary facilities. He presented the slide show given to the PSC, which is available on the Internet

ISP proposes a 25/30 year lease of 2 acres of vacant OLR land for construction of new 30,000 sq. ft. building and sunken gym. Cost to ISP is about \$15M. They want lien for construction loan on land, probably unacceptable to diocese and of dubious value to parish. Unclear if lien would be on 2 acres or entire site. They also want parish cooperation in defusing neighbor objections. Even Dermody proposal elicited neighbor outcry and even now neighbors are objecting about increased traffic, etc. ISP would no longer need OLR community room and will somehow share new space with STA on an undetermined basis.

Payment of additional rent for the use of the land has not been included in any ISP proposal or negotiation.

At present, ISP pre-K and K are located at OLR and grades 1-8 are located at Cohn campus, near main PA post office. Construction will move middle school (grades 6, 7 and 8) to OLR and the K to Cohn. Their overall plan includes June 2012 approval from STA, June 2013 construction starts at Cohn, and June 2014 construction starts at OLR.

The present decision is whether parish should engage in further discussion with ISP. Intensive discussion followed. PSC meeting for decision is scheduled for next Thursday (5/31/12) and is to be private.

The plan is good for diocese but parish benefits are unclear. Construction will probably cause major problems for 2 years and will close down OLR masses for some period. There will be heavy impact on parish during construction and in use.

Why is there such a rush for a decision? It's obvious much ISP planning has gone into proposal but very quick decision is requested. Who is driving this?

Who maintains new buildings? Present OLR school arrangements are loose.

A professional negotiator is needed. ISP seems skilled, parish overwhelmed, diocese ability unknown. No one has asked how ISP and its proposal contribute to STA parish and its missions. What is best option for 2 acres of land, very valuable and last large lot in low land Palo Alto.

Perhaps new gym etc. can be used for STA youth program and offer out reach to ISP people.

Proposed, seconded, and approved that committee will present to PSC that more time is needed for developing strategic plans for land.

Chris Lundin is new head of PSC. Budget for first 10 months of year is \$13K ahead but budgetary issues remain.

PASTORS REPORT

Father Matt did not attend.

OLD BUSINESS

OLR STOVE

Although stove found to replace present ones is not optimal since only the range top has electronic ignition, the oven has pilot light and valves, its seems the best available. Tully was directed to proceed with the replacement 60" range with funds previously approved.

WATER CUT-OFFS

Problem with water cut-offs, particularly at OLR. Dermody meter and valve is in Toyon cul de sac.

Need to set up sub-committee to determine valves and who operates them. Tully will propose action needed.

STA INTERIOR RENOVATION

Bid opening on 5/29/12. Work to begin 11/12.

HALL WALL

Movable wall in OLR community room continues to cause breakage of the ceiling sheetrock near the wall nearest the church.. Problem seems to be heavy weight of wall when fully open, poor support, and misuse. Original contractor is unresponsive. Tully authorized to open up sheet rock near storage area to see what is occurring.

SAFETY TRAINING

Jim McLaughlin stated Red Cross training would not occur at STA/OLR at any time soon. Unknown when or where \$99 training will be available.

SOLAR PANELS

It's unclear if Abell at diocese will prepare proposals for our review.

FAITH SHARING AND PRAYER FOR NEXT MEETING

Bill Morrison will provide the opening prayer

NEXT MEETING DATE

June 27th 2012, 9:30 a.m. at the Pastoral Center.

MEETING ADJOURNED AT 12:08 P.M.

Minutes prepared by Charles Guenzer