

**ST. THOMAS MORE PARISH
PARISH COUNCIL & FINANCE COMMISSION
COMBINED MEETING
Monday, May 20, 2013**

Council Members in Attendance: Fr. Bill Wagner, Larry Bush, Jim Conrady, Janet Tate and Sam DeBonis.

Council Members Absent: Vic Ivers, Kathy Hornschemeier, & John Duncan.

Finance Commission Members in Attendance: John Trautmann, and Chris White.

Finance Commission Member Absent: Tony Schulte, Eva Grachek, Joan Cardone, Gloria Noday, Dick Schuler, and Chris Braun.

Others in Attendance: Mike Gennett, Tim Dugan, and Mark Bredemeier (KBA Architect).

The joint St. Thomas More Parish Council – Finance Commission meeting was called to order by Fr. Bill Wagner at 7:00 PM EDT. He opened with a prayer.

Church Air Conditioner – Fr. Bill wanted to first bring everyone on board regarding the church air conditioner. It is 33 years old and the system over the altar is failing. It has been temporarily been fixed but will not hold for long.

The air handler is leaking on the left side of the altar. To repair the unit, it would cost \$12,000. Plus R22 has to be used and its availability is restricted and very expensive. The air handler on the other side of the altar is also on the way out. Another \$12,000 would be required with the same issue regarding R22. A substitute coolant is available, but would have to be drained each time work was done and would be labor intensive.

Instead, Fr. Bill said he made the decision to replace both units with a 10 ton roof top package unit. The duct work would run into the building

through the louvers that are there now. The advantage to this option is to use an economizer which automatically uses outside air to cool the building when the conditions are right. This means the compressors don't have to run, just the fans. There would be some unspecified energy savings. All maintenance is done on the outside and no longer would condensation in the Sanctuary an issue. This should also take some pressure off the two old back (north) units. The cost estimate is \$41,000.

The air conditioner system in the church was installed in 1980 and is very outdated. It has served the parish well over the years. With this change, one half of the system will have been replaced.

The work will take place as soon as possible. It will take about two weeks once everything is in to do the work. We are on the cusp of the hot summer season.

Connector Project Update – The purpose of this meeting was to discuss the estimated price for the connector project. Tim Dugan spent a great deal of time estimating the cost of building the addition. He added to the construction costs the Archdiocese tax on the funds, building furnishings, architect designs and permits, plus fund raising costs. The total package was less than the cost estimate than in 2008. The cost of the project is not included in the minutes since it is just that an estimate. It will change as time goes by.

There was a bit of good news that the diocese is willing to talk about options using non-union labor for the project. The only way that is permitted is to draw a five mile radius around the parish and if there is no union contractor within that radius, we can bid the work non-union. In addition, qualified parishioners who are non-union contractors can bid for the work. If union work is required, 25% has to be added to the cost.

The cost of the project does include overheads connecting the Parish Hall to Heider Hall and the Connector to the gym.

There was a discussion about proceeding. The project has to be thoroughly explained to the parish that it replaces the temporary buildings and gets the school under one roof. It offers additional classrooms and the

number of additional rooms depends on if the Heider Hall rooms are added and the Conference Room B and C are retained at classrooms. That could be a net increase of 6 classrooms if the modular classrooms were eliminated. These would also be used for meeting rooms. It was suggested that the two Heider Hall classrooms be added into the project since the cost is minimal.

The diocese is planning a major capital endowment campaign starting in 2015. This would conflict with our plans if we postponed this project a couple of years. We need to get this off and running now before this campaign starts.

The connector also has an elevator for easy access to the church, a handicap bathroom just outside the west church door, and a second set of bathrooms for Sunday use on the second floor.

There was a further discussion about the parish demographics. A copy of the data was downloaded and sent with the minutes to the committees.

The current debt levels would have to be thoroughly explained and how they are factored into this project.

The last capital campaign started 15 years ago. Fr. Bill pointed out he has not asked for a lot of money since he has been Pastor for the last 12 years. People point out to him we don't do a lot of new construction like other parishes in the area have done.

We also have to have 50% of the money in the bank plus most of the balance in pledges before work can begin. Mark Bredemeier reported he needs about 7 months to get the plans ready prior to the start of construction.

The group voted to proceed, but want to keep a close eye on how the project goes so sound decisions can be made, step by step.

Fr. Bill said the next step would be to write the Archbishop to obtain permission to proceed.

The next meeting will be held when more is known and input from the Parish Council and Finance is required.