

ST. JOE-TOSA: Buildings and Grounds Committee

Meeting Minutes: Wednesday, 10-01-25 (*1st Wednesday is standard schedule*)

Submitted by: Andy Smith

Pre-meeting— No pre-meeting was conducted this evening.

Call to Order, opening prayer at 6:30pm by chair Carol Polivka.

Attendance: Guest, Wauwatosa Chief of Police Jim MacGillis, Carol Polivka, Chair; Tom Silman, Rita Esselman, Andy Smith, Jerry Kohlmann, Mike Kucharski, Kat Toman <formerly Devlin> (School), Bree Van Vreede, School Principal.

Excused: Mark Matuszak, Jay Boucher, Rev. Justin Lopina, Matt Adams (Staff).

Minutes of the August meeting: Approved with minor corrections.

OPEN ISSUES:

1. Guest – School Security

Jim MacGillis has met with ushers and school representatives about campus security. Formalized training is being planned with **Dexter Schleis**. Discussion of ingress and egress, workflow for any potential active shooter. Homeland Security Department also offers campus planning for hardening the buildings. Front desk of the school is the first line of defense, engaging visitors with a friendly approach— it can throw off an intruder. Entrance and classroom doorway security should be discussed. Window ballistic coatings are very expensive. Annual training should be our standard for church and school staff. **Bree Van Vreede** has met with the Wauwatosa police resource officer, **Farris Griffin**, about safe corners, safe walls, reactions, etc. School safety drills will be conducted in an age-appropriate manner. As for the church, or parish events – The parish is blessed with a good number of member of police officers, firefighters, EMS, nurses. Emergency plans should be in place for AED, emergency numbers, response expectations. Be aware of anniversary dates of historic events. The school's gymnasium doors need to be closed and locked during the day, except when the gym is occupied; the doors from the restrooms into the locker rooms and gym need to be reviewed for security. Tom and Jerry will check the door systems.

2. Approval of September Minutes

Motion by Jerry, second by Mark. Approved.

3. Insurance Updates -- Flood Damage

All the floor tiles in the teacher's lounge will be pulled up and replaced over Thanksgiving break, with asbestos abatement as needed. Rather than tile, the upgrade will be to polished concrete. The insurance company will fully pay for it.

The plumber will be here this week to work on the bathroom flush valves, and other faucet and bubbler problems. Roto-rooting of key drain in the boiler room will take place. If not able to be cleared, drain will be replaced.

The ceiling in the art room is being installed this week. Lighting will be installed soon. The design/layout ceiling in the hallway adjacent to the music room is being reviewed for repair.

Painting will be taking place this week in the back half of the kitchen and storage rooms. The play storage room will also be patched and painted. The cabinets will be reinforced over Thanksgiving break so everything can be put back in place.

A concrete pad will be installed for the boiler pumps to get them further up from the floor.

Some rooms near the kitchen still have a musty smell— we need to treat any mold problems. The Belfour Company is doing much of the work.

4. Courtyard Drains – Mike Kucharski

Mike and **Phil Bain**, a civil engineer, reviewed the courtyard on September 28th. We need to run video of all the drains and drain tiles to learn if pipes are clogged, and to what extent. Ideal fix would be to remove all of the slabs and re-design and rebuild the courtyard, laser shooting heights, developing a plan and getting quotes. Suggests replacing the round central drain, lowering it, and making it have greater capacity. Beehive (domed) grates should be installed in each of the three pits. Also suggested tuckpointing and sealing up all holes and cracks in the walls into the building. We can also add more drain tile to the overall area to collect and divert a greater volume of water. We will also review how water drains from the rooftops. Bain is aware of a small number of contractors that can give us a sense of the potential costs, once the drains are video-snaked.

5. Update on roof proposals

Finance Council asked for more roofing proposals. Noffke and Christiansen have been set aside. Not the church, but the school, parish center, gymnasium and garages. More to come.

6. Door Replacement -- School

The double south-facing doors adjacent to the school office are worn out, are difficult to open and close, are a security issue, cannot be repaired and must be replaced. Roughly \$12,000 cost.

7. Handicap parking signs

The Pastoral Council has approved our recommendation for improving the number of handicap parking spaces and needed signs.

BUSINESS MANAGER REPORT: None

NEXT CTTE MTG: Wednesday, October1 at 6:30pm .. <Standard is 1st Wednesday>

- ⇒ 6:15pm (Pre-meeting school/campus walk-through, as determined by Polivka) – Meet at main west school door.
- ⇒ 6:30pm Reconvene in St. Joseph Room, Parish Center

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Closing Prayer

Meeting was adjourned at 7:50pm.

Minutes respectfully submitted,

Andy Smith, committee member

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