

Minutes for the Parish Council Special Meeting on June 9, 2021

Members Present: Misti McCarty, Will Jerome, James Craig, Rosalyn Carter, Deacon Mike, John Broxon, Mary Lasley, Fr. Pat, Marty Mitchell

Guests: Lois Decker, Angie McCarty, Taryn O'Bryan

Acceptance of June minutes: Accepted by John Broxon and seconded by Vicky Cernius

Purpose of the Special Meeting: Daycare Renovations

Minutes from the Daycare Meeting on June 4, 2021

Parish Council meet for Daycare renovations

Notes from Daycare meeting 6/4/21

Persons present: Keith Knott with Superior Roofing, Aaron Wheatly, Will Jerome, Taryne O'Bryan, Fr Pat, and Misti McCarty

Every May, the state visits and assesses the daycare. Our Lady of Lourdes Daycare has been able to grandfather in to meet state requirements for many years, but, after this past assessment on 5/4/21, the state will not let us do this again. Basically, we need 35 ft per 1 child. Aaron stated that the small meeting room in the parish hall would be an ideal place to use for the daycare to stay compliant with state regulations because it would have room for the children and make more revenue. This room is also used by many different organizations within our parish. Misti explained that Lourdes daycare is a service to our parish and community, we don't want to lose any families or staff and keep the meeting room for our parish. With that in mind, we looked into other solutions. Aaron showed us two rooms in the daycare that would need walls removed, and the kitchen needs renovation. This would include moving the kitchen plumbing behind a wall and pushing a wall back for more space. It also needs new cabinets and countertops. The breaker panel in the kitchen trips, do we need to get an electrician to look in to this? Will suggested we use his cabinet guy for help. Lighting would also need to be updated in the two rooms and kitchen. We then moved to the main hallway of the daycare. This space would benefit with new lighting and to tear out old fixtures as well. We proceeded out the main entrance of the daycare and Will observed that there is no actual signage for the daycare. Would this be something to pursue? There is electrical already in place if this is something that we want to do. Also, Aaron explained that part of the daycare roof was leaking and it would need to be repaired. There is a section of the roof that hadn't been replaced where there are newer sections around it. This will need to be addressed. The driveway in front of the daycare needs some attention as well. Aaron stated that the concrete from the existing drive way needs to be extended to the current sidewalk closest to the daycare front door. There are drainage

problems that affect drop off for the children as well as not enough space for bus drop off and there is no passing lane. Aaron suggested that we mark the new sidewalk with painted lines.

The state needs to approve the plans quickly to meet the July 31 2021 deadline.

Daycare will have \$51,000 in the bank by a grant July 1 2021.

How does this affect the daycare staff and parents?

Daycare would need to be shut down 1-2 weeks. During renovation can parish hall be used?

Taryne explained that there are several employees that could use their vacation time in June. After July 1, these days would be void.

Are parents expected to pay for child care during renovations?

Looking to the near future, the church parking lot needs to be asphalted; the price is \$120,000 from Roberts Asphalt. The parking lot will need at least 1 ½ inch asphalt.

Looking to the future of daycare, they would like to increase their child care; to do this they'll need more room. Misti suggested that mobile classrooms may be an option. Will and Aaron have discussed this and looked at possible locations for this to happen. Will also looked at 2 options for the classrooms.

What needs to be fixed first?

1. Tear down 2 walls, remove old fixtures and replace with new lighting
2. Add 1 hallway and remove old fixtures replace with new lighting
3. Reno kitchen, new cabinet's, counter tops, appliances, lighting, electrical panel
4. Fix leaky roof
5. Extend drive way
6. Mobile classroom
7. Do we want a sign for the daycare?

What needs to be done next?

1. Approval from PC and finance
2. State must approve
3. Fire marshal approve
4. Building permit
5. Start renovations

Estimates

Superior Roofing/kitchen Quotes from Keith Knott

Remodel kitchen

Remove existing cabinets, countertops, install new cabinets all the way to the ceiling, install new countertops, repaint walls, rework plumbing as needed, and install a new sink.

\$16,200

Roof

Remove existing roof and install felt paper, starter metal, lead pipe flashings, laminated shingle (life time) ice and water shield as needed.

\$18,750

Roberts Asphalt (daycare)

Area 1

70x10 \$6,100.00

70x5 \$3,687.00

Area 2

70x10 \$6,100.00

70x5 \$3,687.00

Area 3

76x10 \$6544.00

Total \$19,574.00

Looking ahead to future, Aaron also asked Roberts Asphalt about the churches parking lot. It will need to be repaired. The quote for it is \$120,000.

Discussion by Parish Council.

The daycare needs to close down from June 28th until July 9th. That is assuming that all work will be completed by that date. The closing may continue July 12th through July 14th. The work must be completed before July 31, 2021 and the state must have one day to review the work that has been done.

During the renovations the staff will be paid. They may be working to help with the clean-up. Some may take their vacation days. Salaries during that time will total \$14,300.

The cost of the kitchen renovation will be \$13,800 which is a reduction of \$3000 from the estimate. Will Jerome is using his business discount for the cabinets and appliances. That savings will be helpful in case there are some unforeseen plumbing or electrical issues.

The daycare is receiving a \$74,500 grant which will cover the cost of the renovation minus \$47.

A major concern about the renovation is the change in numbers of children that the daycare may accept. The number will go down to 53. Two walls will be knocked down to create more room. As a result of this one less employee will be needed. The daycare will have to raise the cost of its tuition to stay in the black. There was discussion of possible fundraisers: a cook by the Men's Club or a 50/50 pot.

There was discussion about expanding the daycare by possibly purchasing mobile classrooms. It was not seen as feasible. The cost of trailers range in the price of \$40,000 to \$50,000.

There was also discussion of the parking lot for the parish. In order to redo the entire parking lot, it would cost \$120,657. Right now we cannot afford that. We will reseal the lot and that will give us five more years.

There was also discussion of a new sign for the daycare. They will contact Greenwell Chisholm or Sign Pros.

The first installment for the grant will come on July 1st. It will be \$51,000. The grant can cover salaries, bonuses, and utilities. By taking the grant the daycare must remain open. Another check will arrive at the end of August or first of September.

The Parish Council toured the daycare to see the specific areas of renovation.

John recommends that the daycare and parish funds be separated. It was also recommended that the daycare earmark funds for future repairs. There was some discussion about the actual appearance of the daycare. Modernizing it may help to attract more families.

A letter will be sent to parents on June 11th to inform them of the renovations and the closure at the end of the month.

The meeting was adjourned.