

Willard Community Center  
Board Meeting Notes  
July 30, 2018

Meeting called to order at 5:31 pm, those in attendance: Ms. Knudson, Mr. Mumaugh, Mr. Critel, Mr. Pflanz, Ms. Jurgens, Ms. Reinke, and Ms. Soderling

**Consent Agenda:**

**Minutes, Directors Report, Financials**

June board minutes need to be corrected to include Mr. Critel in attendance. Mr. Pflanz made the motion to approve consent agenda to include the May financials. Mr. Critel seconded. Motion carried.

**Employee Health Insurance Renewal**

Ms. Knudson asked the Willard staff members to leave the room so discussion could be held about their Blue Cross Blue Shield health insurance renewal. It was agreed that the insurance would renew at the current coverage. Mr. Pflanz made the motion to approve current coverage for health insurance. Mr. Mumaugh seconded. Motion carried.

**Capital Campaign:**

Ms. Knudson informed the board that we have \$94,000.00 left to raise. Tom Smith donated \$20,000 as part of his agreement with Black Hills Energy. The Sunderland Grant will be submitted as soon as the financial forms are completed. The committee requested \$150,000 from the Dillon Foundation but have not heard yet if it was approved. In order to receive the Peter Keiwit donation all the funds must be raised by September.

**Building and Parking Lot Updates:**

The question arose of who actually owns the existing parking lot at this time. Mourning Hope isn't purchasing their property until January 2019. At this time does the City still own the lot? If they do would they help us to pay for replacement? It is estimated to cost \$20,000 to \$25,000 to bore drainage pipes out to the street to eliminate our issue of water coming into the building. It is estimated to cost \$55,000 to tear out and replace the existing parking lot and lower it so that the water will drain to the street instead of toward the building. Mr. Mumaugh stated that he had talked to West Gate Bank and they are good to help us with the funding. The question is how do we pay it back? We won't be able to charge this to the capital campaign. We might have to look at another grant. Mr. Mumaugh stated that when Mourning Hope starts construction on their building the issue of being non ADA complaint will come up again. It was agreed that we would find out who owns the parking lot as of today. If it still is owned by the City then maybe they will chip in and help with costs because of the city park participants that will be also using the parking lot. We want the parking lot to be ADA compliant. Mr. Mumaugh will be asking other concrete businesses to give us an estimate compared to what Cheevers had estimated the cost to be for the tear out and replacement of the existing parking lot.

Russ Williams's memorial money designated for Willard was discussed. About \$1500 has been raised to date. The board and capital campaign committee would like to go together to purchase a memorial bench and possibly a tree for the commons area west of Willard. Everyone liked that idea. Mr. Mumaugh will reach out to the Arbor Day Foundation to ask about getting a bigger tree planted.

**Fundraiser Update:**

Ms. Jurgens reported that the Poker Run proceeds were \$2012.00. Next year we will do more advertising and publicize the event better. Pre-registration will be required and non-refundable. The Roughriders and Abate have volunteered to be Road Captains for next year and will have First Responders trained to ride with every group. Other ideas for next year were; not to go to Branched Oak but maybe do a Microbrew Tour instead. Ms. Knudson mentioned that some people thought the ride was too short. The Roughriders were a new sponsor this year and have also agreed to sponsor the golf tournament.

August 29<sup>th</sup> is Dine and Donate for Willard at Granite City. They will donate 20% of all proceeds to Willard if people show their card showing their sponsorship.

The Kenny Gardner Golf Tournament has \$4,750.00 in sponsorships so far. The tournament will be September 30<sup>th</sup>. Ms. Jurgens met with Aaron Gardner and discussed Hole In One Sponsorships. We will also ask Jeff Wessels again for the donation of hot dogs, etc. for the tournament. Raising Canes will not be doing the supper meal at a discounted rate. Ms. Jurgens is looking into other options. Ms. Jurgens and Ms. Soderling have spoken to the Lincoln West Kiwanis Club and they want to volunteer and help at this event. Some discussion was had about the games that will be played at the tournament to raise extra money.

**Child Care Licensing Update:**

Ms. Soderling shared with the Board some barriers through Child Care Licensing with DHHS. In order to obtain a license for 140 kids, the entire building needs to be open for just kids. This means the seniors that come to play Bingo and participate in other activities cannot be in the building during child care hours. We did have a meeting with Diane Krasnicka with child care licensing and we have determined that we will not have 2<sup>nd</sup> floor licensed unless it is a non-school day. On non-school days and summer days the building will only be used for child care during child care hours. Mr. Wheeler will be investigating this situation and will report back to the Board with any other possible solutions.

**Building Concerns:**

Ms. Soderling shared with the Board concerns when it has rained. The drains that lead to the parking lot cause flooding through the lower main doors. The past couple of rains has caused significant amounts of water to leak through the door. In addition, in one of the preschool rooms water is coming up from the floor, water is not draining away from the building causing this issue. Discussion that the contractors will be evaluating this for repairs, one suggestion was for a French drain to be installed.

There had been some air conditioner issues, however these appear to have been resolved.

A maintenance plan needs to be developed, estimates need to be gathered around this area, and specific maintenance issues to consider are the changing of the various filters throughout the building. With the renovations, there are several filters that need changed.

**Board Meeting Time**

Discussion was had about possibly changing board meeting dates and or times so more of the board could attend. We will discuss more at the next meeting.

Meeting Adjourned at 6:45pm