

**Minutes**  
**LB Community Center**  
**July 11, 2016**

In attendance: Mary Carol Lombard, Joe Jogmen, Horst Bauchrowicz, Joy Schmitt,  
Doug Wickstrom

Absent: Debbie Semla

1 resident present

Quorum was declared

Minutes from June 6, 2016 meeting were approved

Maintenance and repairs update

- Joe Jogmen stated that Zinkan water treatment will begin monthly testing and adjusting of chemicals to keep down corrosion levels in heating/cooling system
- Air filters have been checked and are in good shape
- Algaecide is presently being added to the cooling system

Maintenance work orders for Tom Dolph

- Joy stated that there are no existing work orders but Tom would like a complete list of maintenance items for Community Center and he will let committee know which items he will manage vs. those that will need a hired contractor
- Joe, Doug and Horst will come up with a list for Tom

Cleaning of building

- Joy and Joe walked the building with Mike Breitzka of Complete Cleaners
- Will be an additional \$40/month added to original quote to include bathroom floors
- Extra cleaning jobs will be done at an additional cost as needed, just need to let Mike know
- Waiting for a key for utility closet so cleaning service can store their supplies
  - Joe and Doug have taken the lock cylinders to both closets to MCAS to see if they can make us some keys

Available space

- Room 3 was cited as a possible office space for Building Commissioner
  - Joy will let Council know space is available
- Room 13 is being utilized for Summer Park Program and storage

Use of Room 12

- It was determined that those using room 12 at no charge should be able to set up their own space

Keys

- Central Indiana Hardware was mentioned as a possible source to rekey building

### Gym door signs

- Ongoing

### Masonry repair

- Doug stated masonry repair on facade needs to be done immediately
- Doug stated a request for 4 bids went out and only Austin Masonry submitted a quote
  - Total of bid for three critical areas is \$5250.00
  - Joy will take to Council

### Calendar

- Mary Carol and Deanna have worked out a procedure for the calendar
- Deanna will let Mary Carol, YMCA and Horst know when rentals are added
- Committee is looking for new events to add to the calendar for winter months

### Use of kitchen refrigerator

- Much discussion as to removing refrigerators, unplugging one, unplugging both
- Ongoing

### New water fountains

- Joe stated he found some simple water fountains for \$250.00 a piece that have no refrigeration unit but would provide cool water and be plumbed directly to the water pipe
- It was voted unanimously to try one and see how it works

### Hourly rental fee for individuals who are offering services to community for profit

- General consensus was \$10/hr would be reasonable fee
- Joy handed out examples of fees charged by neighboring communities for review before next meeting
- Mary Carol will get copy of gym rental agreement from Bill

### Front Doors

- Doug stated the 3 front doors are shot
- Need to find a solution for 2017
- Replacement cost is approximately \$3100.00 each

### Public comments

- Mary O'neil expressed her concerns that the building is old and that perhaps at some point, we are just throwing good money after bad in continuing to maintain the building

Meeting was adjourned, next meeting August 1st, 2016, 4pm, LBCC room

