

Minutes
Developmental Disabilities Resource Board of Directors
Board Owned Property Committee Meeting
June 29, 2021

The **Board Owned Property Committee** met on June 29, 2021 at 5:00pm in person and by Zoom Conference. The meeting was called to order by Committee Chairman, Alan Naylor. Present at the meeting, in addition to Alan, were committee members Rick White and Janet White. Also, present was Marlene Leonce and Sonja Bennett. No guests were in attendance

Alan provided an update on the recent property inspections which included Kent Street, Ridgeway, Hampton and Liberty houses and several houses owned by Life Unlimited. He reported that in general all the homes were in good shape. He provided a copy of Jason Kuhlman's report for the file.

Kent Street

Alan advised that installation of the **new landscaping** in the back yard had been completed as agreed by Chris Lawn & Landscaping. He stated that we are waiting on a design from them for the front of the building.

As previously discussed, the **exterior lights over the doorways** are not working due to an electrical surge. Three bids had been requested to replace the light fixtures and install a **surge suppressor**. Mike Hagen Electric declined to bid. Yates Electric provided a bid of \$8200 or \$3280 for the lights and \$1460 for the surge suppressor. North Kansas City Electric provided a bid of \$1875 for the lights and \$925 for the surge suppressor. After a brief discussion. Alan moved to approve the North Kansas City Electric bid. Rick White provided a second which was approved by the committee members present.

As previously discussed, the **Center for Human Services sign** needs to be replaced. Four companies were contacted for bids. Blue Carbon did not respond. Victory Sign declined to provide a bid. Pittman Printing provided a bid for \$1550 but did not want to replace the existing wood structure. Signarama provided a bid in the amount of \$1435 for the sign and an additional \$900 to remove the current sign and replace the existing structure. Alan said that it was his opinion the structure should be replaced and this was Jason Kuhlman's opinion as well. Signarama and Pittman are both Liberty companies. After a brief discussion. Alan moved to approve the Signarama bid. Rick White provided a second which was approved by the committee members present.

Hampton House

Alan advised they are waiting on design bids for the wall in the backyard to stop the erosion. He estimates the cost for the wall to be \$8000. No motion was entertained for this project.

Janet commented that the bathroom in the house was not very clean. The lawn and landscaping leave a lot to be desired.

Ridgeway House

Alan advised the **front sidewalk** needs to be replaced. The staff of the home have asked if an 8'x8' landing pad could be included as well as a ramp to the door landing. Alan estimates the cost for this replacement would be \$6,000. With a motion from Alan and a second from Janet, the committee agreed to request the board approve up to this amount.

Some of the **bricks on the front of the house** need to be tuck pointed. Jason can do the work and estimates the costs to be \$575. Alan moved the committee to request the board approve up \$575 for Jason Kuhlman to do this project. Janet White seconded the motion which was approved by the members present.

The interior **duct work is in need of cleaning**. Alan advised that Jason could do the work at an estimated cost of \$550. He moved the committee to request the board approve up to \$550 for Jason Kuhlman to do this project. Janet White seconded the motion which was approved by the members present.

The **railing on the back patio up to the door** is rusted out and, in Alan's opinion, presents a danger to the residents. He feels this needs to be repaired very quickly. Jason Kuhlman can do the work at an estimated cost of \$2000. Alan moved the committee to request the board approve up \$2,000 for Jason Kuhlman to do this project. Rick White seconded the motion which was approved by the members present.

Alan reported that this was his first opportunity to see the **remodeled bathroom**. Jason completed the work just prior to the CoViD shut down last year. Alan was very pleased with the workmanship and the accessibility.

Liberty House

The residents of the home would like to have a **designated outdoor gathering place** in the shaded area near the driveway on the north of the home. The deck and patio areas are on the south of the home and there are no shade trees or coverings and it really too hot to sit out. Alan suggested a 10'20x' area be allocated for this with a privacy fence and bollards of which he would estimate could be done for about \$3800. The committee agreed to acquire three bids for this project.

The house is 35 years old and the **kitchen needs to be remodeled**. Alan estimates it would cost \$40,000. The **flooring in the common areas**, which includes the kitchen, also needs to be replaced. Alan estimates the cost to replace the flooring would be around \$30,000. They are going to do some research on flooring materials that might be better suited to the homes use. They will also need to determine how disruptive a kitchen remodel will be for the residents. Alan will come back the committee with more details at a later date.

With no further business, the Committee adjourned.

Respectfully submitted:
Sonja Bennett, July 12, 2021