

**BUILDING & GROUNDS COMMITTEE**  
**MEETING MINUTES**  
**June 13, 2006**

Attendees: David Castro, Rev. Dr. David Jones, Al Garnett, Roger Richardson, Coulson Tough and Russ Simpkins (Personnel Committee)

The meeting was opened in prayer by David Castro.

**Old Business:**

**Sprint Tower Contract Modification Request**

David Castro brought up a June 2, 2006 letter from a lease consultant for Sprint PCS (md 7) requesting unfavorable modification of our Sprint contract. Matter was discussed and David Castro was authorized to politely turn down the proposal, which would reduce our monthly revenues by over 80% and adversely affect the terms of our existing contract. We believe the likelihood that Sprint would cancel the contract and relocate the tower is quite low.

**Maintenance/Janitorial Positions**

The committee agreed to prepare daily work guidelines for a proposed maintenance position. Coulson Tough, Roger Richardson and Russ Simpkins will research. The committee has targeted making a proposal to the Session at the August 2006 meeting. It's thought that by reducing the janitorial functions to Friday and Monday, we can pay completely from budgeted funds for a more comprehensive daily building maintenance position, as well as needed janitorial services.

**Update on Storage Building**

Roger Richardson reported that the 23' x 24' storage building is almost complete. Trim and some caulking remain to be completed. The B&G Committee will work with David Jones in establishing guidelines for what should be stored there (i.e., files and seasonal church decorations that don't require a temperature controlled environment).

**New Business**

**Research on Electricity Savings**

David Castro reported that WCPC is not eligible to participate in the New Covenant Presbytery's electricity pooling program (through Cogdill Energy Consultants) because Entergy does not participate in the program.

**Sprinkler System Repair**

Roger Richardson reported on work done by Diverse Irrigation to fix our sprinkler system. We replaced one of the two controllers (for \$350) but will require additional work to replace a malfunctioning rain sensor. The work may total an additional \$1,200. The beds are dying and the cost to replace shrubbery will certainly exceed the cost to repair the sprinkler system.

Renewal of Building Usage Fee Agreement with ESL

WCPC has a provider agreement for usage of our facilities by the ESL program. We are paid \$600/month for the services, which likely cost us more than that. The B&G noted that ESL is an outreach mission for WCPC but agreed that we should accurately determine the real cost to WCPC of this mission. The committee recommended to David Jones that he renew the provider agreement at \$600/month.

Termite Inspection

The committee agreed to receive at least two bids to conduct a termite inspection of our facilities. Al Garnett noted previous infestations in Beth Thompson's office. David Jones will ask Carol Vavrek to follow up.

Visitor Parking Signs

Al Garnett noted that he and Bob Huck marked three more visitor parking sites this past week. The committee thanked him for his work and approved the payment of the 10% holdover amount, held for the paving of the parking lot, now that Coulson Tough has confirmed completion of the work. The holdover for the engineering portion will be retained.

Removal of Pine Tree Next to ESL

The committee approved Al Garnett and David Braisted cutting down a large pine that could potentially fall on the ESL play area. There will be no cost to the church.

Loud Coke Machine in the Fellowship Hall North

The above machine was discussed and David Castro will contact Coca-Cola bottling and determine if the machine needs to be replaced with a newer, quieter model. He will also check on what revenues, if any, we earn from the machine versus the cost of electricity to power it.

Rev. David Jones closed us with prayer.

Respectfully submitted,



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David M. Castro  
Co-Chair

**DAVID M. CASTRO**  
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June 14, 2006

**DRAFT**

Mr. Dustin Cahill  
Lease Consultant  
md7  
9860 Mesa Rim Road  
San Diego, California 92121

Re: The Woodlands Community Presbyterian Church Cell Tower Lease

Dear Mr. Cahill:

Your letter of June 2, 2006 was referred to The Woodlands Community Presbyterian Church's (WCPC) Building & Grounds Committee for response. At our monthly meeting last night, we carefully considered your proposal and after discussion, have determined that we must respectfully decline same.

Your proposal would, in part, reduce WCPC's monthly rent by over 80%, based apparently on a "regional market analysis," which was not enclosed. The Committee believes that the current rents received by WCPC are market-based and accurately reflect the value of our location. The desirability of our particular location, the increased recent interest shown by third parties in leasing tower space and the significant costs involved in terminating the contract and then dismantling and relocating the cell tower, are among the primary reasons that the Building & Grounds Committee cannot currently endorse your proposal.

If you should have any questions concerning the above, please feel free to call the undersigned directly at (281) 364-8570.

Yours truly,

David M. Castro