

Maplewood United Methodist Church Trustee Activities for July, 2025

Trustees Dave Vierser, Barb Riney, Tim McDonough, Dianne Watkins

Friends of the Trustees active this month- Ray Jauregui, Jerry Blackwell, Brittany Link, Kevin Watkins

Plumbing/Sewer backup/flood

Thursday night, 7/17/2025, a deluge of rain from downspouts combined with compromised integrity in the sanitary sewers under the building resulted in a flood of sewage to the ground floor of the education building and church. It was not discovered until Friday morning.

The affected rooms/areas with 1-3 inches of contaminated water

- Bathroom, hall and closet, custodian closet at the base of the Ed Bldg entrance stairs (heavy sewage deposit and probably main entrance of sewage)
- Trustee Room
- Shop
- Memorial Hall/Adult Sunday school area (north half)
- Kitchen, storeroom off of kitchen and parts of Fellowship Hall with 1-3 inches of mostly rainwater and some sewage.

Cleanup response

- A restoration company First Onsite was contacted and arrived about 9:20 AM to begin cleanup
- An Insurance claim was filed and a confirmation email arrived at 1:02 PM Friday
- Uncontaminated items were moved to a dry area of Fellowship Hall
- Main cleanup and removal of contaminated materials was mostly completed by Friday afternoon
- Drying, removal of contaminated doors and jambs continued into the following week.
- As of Thursday 7/24 First Onsite is waiting on a test for asbestos in the floor tile before removing it in the areas heavily contaminated with sewage.
- Uncontaminated items were being returned to their normal location by mid week while contaminated and unwanted items in storage are being sorted for disposal.

Follow up

- Maplewood Plumbing came on Monday (7/21) to analyze the drain status
- A video survey of the sewer from a cleanout in the bathroom hallway showed extensive deterioration of the cast iron pipes under the floor. The inspection path from the cleanout to Fellowship hall and then to the exit from the church to the external clay pipe on the north side showed heavy deposits of cast iron pipe pieces the entire way.
- This section of pipe will require excavation and replacement.
- Maplewood Plumbing personnel came back on Friday 7/25 to map the entire underfloor sewer network in order to determine the scope of the deterioration and prepare a cost for repair/replacement.
- An important part of the project will be to eliminate the remaining downspout discharge into our sanitary sewer. Perhaps MSD can provide some funding for this as part of their Project Clear.

Heating

Steam trap replacement, 3rd floor heat loop repairs and PM of the heating system are tentatively scheduled for August

Outside

The lower windows around the church building are in need of repair or replacement. Final bids are being reviewed (delayed by summer vacations)

Parsonage Maintenance and Repairs.

New Window installation completed

Maplewood building inspection needed?

Driveway citation still outstanding

Follow up needed

- Entrance Doors - door weatherstrip replacement is being pursued thru a different company that seems interested in helping.(Dave Vierse)
- Fellowship Hall Cosmetics - We are investigating suitable means to deal with the flaking paint on the steam pipes and air infiltration around the window air conditioners.(test paint for lead first)
- Sign in front of the Church needs attention.(per Barb Riney)
- Kitchen tile repairs and other issues are being investigated by Barb Riney
- Who donated the microwave?
- Installation of GFCI outlets in the kitchen and Fellowship hall can be done in house over a period of time (Dave Vierse).

Actions Item

The cost of plumbing repairs will require a loan. How do we want to handle review of the proposal and deciding scope of work.?