

**Faith Lutheran Church
Congregation Council Executive Committee Meeting on Zoom
January 4, 2024
Minutes**

The meeting was called to order at 12:33 p.m. and was presided over by Lorelee Daily, president.

Attendance: Lorelee Daily, Pastor Jean, Dana Singer, Paul Skerlong, Nancy Tobar

Building Issues

The Executive Committee called an emergency Zoom meeting to discuss emergency plumbing and asbestos issues and to make decisions on the work to be done.

Plumbing issues that resulted in sewage water sitting in the nursery/preschool/choir rooms for several days, were discovered on December 24. It was determined that a crack in a pipe that can be accessed from the Boiler Room caused a blockage that resulted in the back-up in these rooms as well as six inches of sewage in the "tunnel" off the boiler room. An insurance claim will be filed for the cleanup and rebuild.

During the clean up by Service Master, which involved removal of some floor, carpet and cabinets, asbestos was found in the nursery and the choir room bathroom. Service Master recommended State-Line Environmental for the asbestos removal. Diamond Environmental Testing will conduct an air quality test after the removal is completed.

Decisions are yet to be made concerning the extent of the plumbing work to be done. It's possible that tearing up additional flooring in the nursery to reach pipes will be required, creating the need for further asbestos abatement. With that possibility in mind, Roto Rooter plumbers taped off the area in question; Service Master removed the flooring and exposed more asbestos. State Line added abatement of this area (\$250.00) to their quote.

Lorelee motioned to pay the \$2,500 Church Mutual coverage deductible to Service Master, to come from 2024 Building & Grounds Emergency fund; Nancy seconded the motion. All were in favor. Motion passed.

Lorelee motioned to pay \$4,527.50 to State-Line Environmental for Asbestos Abatement and \$1,050 to Diamond Environmental Testing for the air quality test, to come from 2024 Building & Grounds, Emergency Fund; Pastor Jean seconded the motion. All were in favor. Motion passed.

Regarding the cracked pipe, Roto Rooter gave two options:

1. Option 1: Cut out cracked cast iron 45°s in boiler room and install two 4"x48" resin patches upstream to wye fittings then replace cut out section with SCH40 PVC and code approved fittings. \$3,967.48.
2. Option 2: After customer has asbestos tile removed, we shall jackhammer floor open in classroom at wye fitting and dig down to remove section of cast iron pipe and install CIPP liner downstream to bathroom tie ins and upstream to wye cleanout approximately

65' in total. We will replace cut out section with SCH40 PVC and code approved fittings. Bed pipe in stone, backfill and repour concrete to grade. \$13,780.56.

A decision on this issue was placed on hold to get more information. Lorelee and Dana will meet with Mike Herchenroeder and Judy Vernon next week and report back to the Committee.

In addition, a leak of one of the boilers has gotten worse, to the point that Mike Herchenroeder is shutting down that boiler. The repair cost is \$2,730, and the work is yet to be scheduled, but will be very soon. There are very few companies that work with these boilers. Lorelee motioned to approve The Brewer-Garrett Company to repair our boiler for \$2,730 to come from the Heat and Air Maintenance budget line; Nancy seconded the motion. All were in favor. Motion passed.

Grant Approval

The Congregations Lead Initiative (CLI) Team would like approval to use the rest of its CLI Grant (\$694) to further its *Need Prayer* project that was described at the annual meeting. Pastor Jean motioned to allow the use of the remaining CLI grant money for the purpose of signage; Mike seconded the motion. All were in favor. Motion passed.

The meeting was adjourned at 1:02 p.m.

Submitted by Nancy Tobar, Council Secretary