

**Messiah Evangelical Lutheran Church**  
**Special Congregation Meeting – April 18, 2021**

*Called into community, gifted to serve.*  
*Glorifying God through love in action.*

We met remotely via Zoom during this time of COVID-19 social distancing to discuss the need for elevator repair. Most people were using Zoom and could see the presentation, there were 6 phone connections in addition.

**Opening Prayer** – Jeff Gerstenberger opened the meeting with prayer.

**Meeting Logistics** - Jeff went over logistics for the meeting. The microphones were muted to eliminate background noise; however, we could un-mute, or use Chat window to ask a question. We could also raise a hand if on camera.

Voting would be done by Zoom Meeting Poll; any confirmed member could vote. The poll had two questions; vote in favor and opposed. Both questions needed responses. There was verbal voting for members who called into the meeting.

We practiced the voting process, so everyone was comfortable with the questions and technology. It was similar to the previous Zoom Congregational meeting.

There was a quorum.

**Elevator Repairs** - We reviewed the background information of the three companies involved in our initial elevator installation in 2007, maintenance service, and code compliance inspection: Otis Elevator Company, Bison Elevator Service, and National Elevator Inspection Services.

On March 17 there was an elevator hydraulic leak because the pipes from the hydraulic pump to the jacks rusted. In addition to rusted pipes, the jacks and base of the spring are also rusted. Jeff provided photographs of the problem area. The photos include the emergency supports Bison needed to put in after the breakdown. Oil and hydraulic liquid were on the floor. The good news is there is no damage to the pump and controller.

Questions were asked and answered.

We received two quotes for the elevator repair: one from Bison and one from Otis. The congregation reviewed the quotes and questions were answered.

The Bison quote is for \$52,461 and completion would be 10-11 weeks after the survey is complete.

The Otis quote is for \$42,210, it lists the same service as Bison, however, it also includes anti-corrosive paint on jacks, pit channels, etc. Completion would be 10-12 weeks after the contract is signed (sooner than Bison).

An insurance claim was filed with Church Mutual, however, the loss is not covered based on the claim adjuster's recommendation after the site visit.

Our Preventative Maintenance Contract is with Bison and it appears Bison may bear some responsibility for failing to report the rust and corrosion. Jeff asked if anyone knew an attorney who could interpret our contract and provide advice.

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We will install a dehumidifier to mitigate the rust issue. We will also install sensors.

We discussed the sloping floor, the damp walls (which don't show any seepage). Note: we cannot waterproof the walls or there could be water running across the tiles. The high humidity could be mitigated by using a dehumidifier.

The Council proposed we accept the Otis quote for repairing the elevator. The amount of \$45,000 for the project would come from three funds. \$20,000 from the Greater Messiah Fund, \$15,000 from the Current Year Carryover Fund and \$10,000 from the Concord Fund.

Jeff notified the congregation that documentation has been filed for forgiveness of the PPP loan.

There were questions about sensors. We will have several in place and they are not connected to the alarm system, text messages will be sent if there is a problem.

There was a question about cancelling the maintenance contract with Bison because of the elevator breakdown.

A motion was made to approve the elevator repairs by the Otis Elevator Company at an estimated cost of \$45,000. The amount of \$45,000 for the project would come from three funds. \$20,000 from the Greater Messiah Fund, \$15,000 from the Current Year Carryover Fund and up to \$10,000 from the Concord Fund. The motion was made by Cherri Crudele and Jim Hartmann seconded it.

Votes were made via telephone and the Zoom Poll. The vote was 59 in favor and 1 no vote.

Jeff thanked all the people who worked on getting quotes and the information necessary for our meeting, especially Paul Williams and his team.

**Closing Prayer** - Pastor Aileen closed the meeting with prayer.

Submitted by Laurie Simonson