

**FIRST CONGREGATIONAL CHURCH
PROPERTY TEAM MEETING
JULY 19, 2024**

MEMBERS:

Bill Bond - Chair

Claude Zimmerman - Secretary

Joe Mueller (Phoned in)

TOPICS FOR DISCUSSION:

OLD BUSINESS

Elevator Repair: MEI was paid \$6,000 of the \$30,000 and would like \$17,000 more to pay for ½ of the labor and materials that they are due. We currently owe Otis approximately \$12,000 for troubleshooting and replacement of two boards. Otis informed Bill that they would finish the project for \$20,000 (not to exceed). We reached out to Tony Spaldon, the mechanical engineer who has been evaluating our mechanical issues for Travelers insurance company. He informed us that he has sent his report to Travelers, and we should deal with Travelers for an update on the status of our claims. We were able to provide Phil with the final invoices and bid amounts so that the loan application can be submitted.

Circuit Breaker ID Project: The Boiler Room panels are nearly finished, and the remaining panels should be relatively easy since they are more organized.

Church Workday: At the end of June, Mike Dimmer and a small group worked half a day getting the bushes trimmed, raking leaves, spreading mulch, pulling weeds, etc. Thanks Mike and everyone who helped.

File Management: We have shredded one and a half file cabinets full of old records. The team will move our existing Property records into the elevator room area and dispose of the current cabinet. Bill will reach out to the person who bought our last file cabinet.

Solar Panel Wire Damage: Endries Solar & Electric informed us that wires along the top of the roof line need protection from wear and critters as there are some that are showing severe wear. We hope to find someone to help repairs these. Claude will reach out to a handyman in town with a long ladder to see if he can do the repairs.

Rental Space: Church Council has identified a “for profit” group interested in renting our preschool rooms. Bill was going to reach out to Church Mutual to see how this will affect our policy. Since our lower level is not currently ADA compliant (east entrance on Webster Street doesn’t have ADA doors), the potential renters will look into whether they can use the facility. Also, Church Council is considering a trial period for the interested party. If a long-term lease becomes an option, Council will plan to have an attorney review a lease agreement.

We are putting a hold on pursuing alcoholic beverages for events at this time since there are so many other priorities going on.

Library Hallway Lighting: A couple of the can fixtures aren’t working properly. Gary has purchased a couple replacement LED fixtures for this application. Just waiting for some time to install them.

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NEW BUSINESS:

Sanctuary and Library AC Units: Claude had a contractor come in to inspect the church library and sanctuary AC units. The library unit is a bit overcharged but working well. The sanctuary still has a contactor that should be replaced at some point. The electrical cabinet was full of mouse nests and a couple of the wires were eaten. We need to clear away all the brush around the units to discourage mice from entering. We are still only using one of the two AC units to cool the sanctuary at this time due to costs. Thankfully we have had some comfortable days that don't require both.