

## **SPECIAL CONGREGATIONAL MEETING**

**Sunday, September 16, 2018**

### **PRESENT REPRESENTING LEADERSHIP:**

1. The Rev. Wendy Miller Olapade
2. Moderator Joanna Begin
3. Member Gini Berthiame
4. Partner Maria Scott
5. Member Branwen Cook (telephonically)

### **OTHER MEMBERS PRESENT:**

6. Carvina Williams
7. Aaron Olapade
8. Paul Roberts
9. Joy Roberts
10. Bruce Roberts
11. Fraelean Curtis
12. Liz Douglass
13. Debbie
14. Phil
15. Jeff
16. Kathy Williams
17. Ose
18. Julie Roberts (telephonically)
19. Kim Grub (telephonically; joined about 10 minutes into the call)

### **OTHERS PRESENT:**

20. Sheri Wilson, staff member

- Wendy opened meeting, explaining how it would be managed.
- Maria spoke the call to special meeting.
- Sheri taking meeting notes.
- Carvina taking notes of any "off-topic" issues to be dealt with in future.
- Wendy opened meeting in prayer.
- Gini read Sanctuary's Mission and Purpose
- Members and Partners read their purpose aloud
- Maria opened Agenda Item #1

## AGENDA ITEM #1

### PARSONAGE INVESTMENT RENOVATION UPDATE AND FUNDING

**Maria** asked for a show of hands as to who had read the 5 pages on the website, and noted to the group:

- 1) historical lack of upkeep for the parsonage space.
- 2) original request went out for 5 bids, after 3 contractors saw space only 1 bid was received. Work started very quickly, progress has been advanced faster than we expected. Jim Silva and Peter Stone took on project lead.
- 3) this vote is about moving to approve funds to complete the renovation
- 4) not only were cabinets falling off the walls, and fascia was damaged and in disrepair, but this renovation has uncovered significant safety issues from a previous renovation, and will also tremendously increase the value of the asset.

**Joy** raised questions regarding identification of the 5 people who were contacted for original bids. **Maria** indicated capture of that information in the documentation.

**Wendy** provided some history: We started without a design, Linda led original project movement. Barbosa, Essex, Peter Somes (\$100K-\$150K; 7/2017), 1 name cannot be recalled. Doug Carr also came to look at it and estimated \$100K-\$150K. After we received a design, we had Barbosa come back to bid, asked Essex to come back but bid was never received by Wendy or LC. Felt we had done our due diligence and that it was time to move forward.

**Bruce** added to clarification, indicating that Joanna had contacted him and asked him for some additional names. Bruce may have provided an incorrect number. He happened to bump into the Essex person when it was noted that the message had not been received from Bruce. When Bruce returned from SD, determined that the quote had been sent about 1 week prior. The moderator, pastor Wendy, checked all Sanctuary emails but have never located any email.

**Kathy** observed that all are in agreement that this is work that needed to be done. The parsonage was in disrepair, we should be providing a good home for our Pastor but that she was having trouble with the process. Asked who is overseeing the project as it moves along. [Peter Stone and Jim Silva] As well, Rev. Wendy and Paul Roberts have been assisting, particularly in respect to the uncovered damaged joists.

**Gini** notes that we have clearly had the sense that we made good decision with the contractor because we chose a someone who has been doing what he says, very professionally, under cost.

**Kathy** initiated discussion about cost.

**Maria** there was \$50K approved in 2018 budget.

**Phil** asked if the 2<sup>nd</sup> floor bathroom included in the \$100K-\$150K bids.

**Wendy** provided bathroom update where there is mold around tub, tiles falling off walls, sink is broken. This is a gut and renovate, and it was not included in the original proposal. Barbosa was going to do the demo as part of the current project to save money on the dumpster; he was going to demo the upstairs bath before the final inspection.

**Maria** indicates that the specific ask being proposed to the congregation is 1) to approve additional funds up to \$30K in 2018 fiscal year to complete the addition of a full bath, the complete kitchen reno, corrections to the plumbing and structural issues uncovered as well as opening wall to dining room, and complete reno of 2<sup>nd</sup> floor bath. All in, cost is \$72,078. We've already committed to \$50K. This request is to get the project completed with the contractor we have. We will save money and time (dumpster, additional inspections).

**Joanna** stressed that we want to fold in next year's project into this year's project for cost savings we will realize by doing jobs simultaneously. Includes cabinets, all appliances. We also realized a tremendous cost savings in that Peter will on top of volunteering the architecture at the beginning of the project, he will assemble the Ikea cabinets. We would have come into the \$100K-\$150K range if Peter had not stepped up to volunteer as he did.

**Joy** indicated that her concern was about the process. **Maria** explained that it was a lot of effort to obtain the bids that we have. The contractors are doing an excellent job. Discussion ensued including claims of a Sanctuary policy that we didn't follow. **Joanna** explained that we do not have a policy. It is a best practice, but not a policy. Joanna explained that the LC did their best to get this project moving because it had to be done. Our parsonage was beginning to become unlivable. This is not what we want for our pastor or our asset.

**Debbie** had a question about the figures, and found a mathematical error. \$83,429. Which means that \$30K is not an adequate ask. We need to identify which numbers are incorrect.

**Kim Grub** is on the phone; was just able to join the meeting telephonically.

**Bruce** in his experience, \$11K is really low for a bathroom renovation. Kathy agreed. We're saving a lot of money because the labor is in the house, and because we're not changing the footprint.

**Joanna** suggested a couple of different options to move forward.

- 1) we could up our ask;
- 2) we could try to separate out the 2<sup>nd</sup> floor bathroom and lose money (\$7500 for 2 dumpsters);
- 3) we could approve the labor fee and put a maximum on fixture spend.

**Joanna** created a written worksheet during the meeting. There is discussion about the numbers, particularly by **Phil** and **Bruce** who believe we're underestimating on materials. **It is agreed, and announced by Maria that the request for the vote is to finish the job now, in 2018 is \$37,000.00, as opposed to the \$30,000.00 noted on paperwork.**

#### **THE VOTE**

**Paul** made a motion to approve additional funds of up to \$37K to complete the Parsonage project. He noted that this amount does not include further outside work to be done on steps/stairs, sidewalk, and retaining wall. The LC will need to come back for 2019 funding on that project.

**Gini** seconded motion.

No further discussion occurred.

**Vote by members and partners is unanimously passed.**

#### **AGENDA ITEM #2**

#### **LC RECOMMENDATION TO EXTEND DEADLINE FOR VISIONING MEETING**

**Joanna** moved us on to the 2<sup>nd</sup> agenda item and noted that our bylaws call for a visioning meeting between June and October. The LC is requesting an extension to hold that visioning meeting by the end of the year based on our request to the Committee of Ministerial Standing to assist Sanctuary and the LC with some issues. The LC and Rev. Wendy have met with COMS team, and a second group of identified "disaffected"

members have met with COMS as well. COMS has requested that we follow their process.

The two different things that COMS is involved with are LYS being released from Sanctuary's ministries, and allegations then made by disaffected members. This request is being made for time to have clarity, confidence, and healing prior to our visioning meeting. We are led to believe in the work of the COMS team so wish to meet their process recommendations.

There was discussion regarding the recommendation to release LYS, and the disaffected member group's suggestions that there is a pastoral change and to consider closing the church.

**Rev. Wendy** and the LC shared that we have sought to meet with the LYS team for months. We have achieved clarity after considerable discernment and prayer on why we are making these recommendations. We will bring the congregation the information on the history, but are trying to make the space to be able to continue the process. There are big conflicts within this church, and we'd like to begin to put light on this huge conflict. We want to make space for, and get support from, neutral parties to move forward.

#### **THE VOTE**

**Maria** made a motion to extend the deadline of the annual visioning meeting to occur no later than 12/31/18.

**Paul Roberts** seconded motion.

No further discussion occurred.

**Vote by members and partners is unanimously passed.**

**Rev. Wendy** thanked the group for their patience in the length of the meeting. She acknowledged the wisdom of the group and invited volunteers to assist with fixture shopping for the parsonage if anyone was interested.

**Rev. Wendy** considered the text from Ephesians 4, provided to us by COMS, and asked this group to consider it. She requested three readers. Gini, Kathy, and Joanna read the text aloud for the group.

**Rev. Wendy** closed the meeting in prayer.