

# Glen Mar UMC

## Church Council Meeting Minutes

### Dec 2<sup>nd</sup>, 2008

Glen Lauber called the meeting to order at 7:30 pm. (~45 attending)

#### Opening Devotion

Ezekiel 15:23-31 *the spirit of the living creatures was in the wheels.* How is God moving in the life of this church and in your life? Where is God taking us next? How are we playing a bigger role/impact in the community? Part of it is passive. Walk To Bethlehem. Departure of Andy is a huge transition. How are we measuring our impact? New Members is one way. Attendance is up 20% as compared from last year. 250 new people have come through the door since July 15<sup>th</sup>.

Ruthanne Maldovan led a prayer of discernment.

#### Leadership Nominations

Andy Lunt presented the Church leadership nominations added since the Charge Conference on Nov 2<sup>nd</sup>.

- Libby Boswell SPRC Chair
- Jim Lyman Class 09 Finance
- Removal of Helen Stix from Class of 10 Trustees.
  
- In addition, Andy requested a measure to authorize the Leadership Team to confirm some additional nominations for Class '10 trustees.

**The Nominations and authorization motion passed by unanimous voice vote**

#### SPRC Transition Status

Patrick Wagner presented. The SPRC team are in the process of going through helping the bishop identify a replacement for Andy. SPRC creating a congregational profile. Glen circulated a form for SPRC. Please submit asap. SPRC is meeting tomorrow and plans to compile the profile forms received so far. The SPRC is meeting with a conference point person on December 9<sup>th</sup>, They plan to have the completed form in early January.

#### Leadership Team Charter Revisions

Glen presented some revisions based upon one years' experience.

Section III: Important to split the team leader and council chair. Church council chair will be a 10<sup>th</sup> member. The Team Leader will serve as vice-chair if necessary.

There was no discussion.

**The Charter was accepted by unanimous voice vote.**

#### 2009 Budget

Presented by Jeff Carter.

There were a couple of minor changes since the presentation on November 18<sup>th</sup>. These were from the SPRC associated with the AER portions and benefits (a difference of \$1200).

- The operating budget is \$1,279,100.
- The big question is what do we expect our revenue to be?

- This past year we were aggressive and the facility delays has had a significant negative impact.
- We saw increased attendance, but not really an increase in giving.
- On the good side people are honoring their pledge commitments.
- We have \$950K pledges through June 30, 2009.
- The Finance team budgeted based upon 95% return of pledges In the past the return has been about 97.5%.
- Another question is what will the following year campaign yield? The finance team chose the conservative approach of no increased giving.
- Unpledged giving was also treated conservatively with no increase expected.
- We did not add additional staff. Staff merit increases were 1%.
- All ministries cut approximately 20% from their budgets.
- Conference apportionments will be about 4% higher only (\$194K).
- Still feeling our way for costs of maintenance of the new building.

Questions:

When the budgets were decreased by 20% they weren't lowered more after that? *No.*

Clarification: AER is essentially staff expense account.

Budget proposal: **Passed with unanimous show of hands.**

Jeff asked Thank you and applause to Jeff Winter for stepping in while Al Hammer was on sabbatical.

#### Preschool Recommendation

The details of this recommendation are presented in a separate document.

Lauren Bauer presented the proposal and accepted additional questions.

Q: Are there fundraising options?

Lauren: We would have to raise \$140K to cover the cost of the lease. We don't feel that we have the time to raise that money in the short timeframe that we have.

Q: What about contacting HC Schools for funds?

A: The mandated 4 year old program has not started, so there is no arrangement available to consider.

The recommendation was called for a show of hands vote: for (many), against (none), abstentions (1).

**The Recommendation has passed.**

Glen Lauber noted that this consideration a very difficult thing to do for the preschool board and gave thanks for their courage and for their giving the future due consideration. He requested a round of applause for the preschool program.

#### Phase II Building Proposal and Financing

Dan Kagey presented.

#### *History*

The Building Team

- About a year ago the team determined the cost of the 3-level education building was too high for us to consider, so a 2-level building revision was developed.
- The team, expecting a cost around \$3M. The internal estimate from Oak was \$3.8M and was rejected by the building team as being too high.
- We were expecting \$3M. Internal estimate from Oak was \$3.8 was considered too high.
- We value engineered again and Oak bid a GNP at \$4.1M! So we fired Oak and obtained 5 bidders after first specifying a Base Bid and Alternatives (A1-A4).

- Three bids came very close. Two bids were much higher and were not accepted. These bids were based upon the addition of all of the positive alternatives (A1-A3)
- Previously (March) council approved \$10.1M (phase I & phase II combined).
- The team determined that the \$2.1M capital campaign was sufficient to cover the debt service.

Dan presented the anticipated costs.

- All numbers based upon August 31<sup>st</sup>, 2008. Jeff W. provided additional costs since then.
- Estimate total costs of \$250,880 through August. With Sep/Oct (which included the trailer) this total cost rose to \$255,072.
- Phyllis Cook of architect fees discussed today paid in Phase I.
- Of the \$255K spent, \$140K of it is already charged in Phase I. The result is a positive balance of \$136K.
- The PCO cost handout represents: Pending Change Orders from Phase I are \$225K (not including some legal fees required to dispute two of the costs.) These disputes are over the Acoustical Panels and parking lot repairs.
- We need to figure out the legal fees to do a claim to determine if it is worthwhile.
- When all the numbers are considered, we are shown to have about a \$40K positive cushion.

Question: Line #119 no cost yet: included in the Contingency.

- *Building Team Proposals*
- **Proposal#1:** That the Church council approve the Building Team to go forward with Phase II construction using the Building Team's choice of the lowest 3 bidders and proceeding as soon as economically possible.
- **Proposal#2:** Affirmation to go forward with financing of Phase I & Phase II up to the the previous limit defined as loan value of \$10.1M (an increase of \$3,350M).

Both proposals were voted on as a unit.

**The proposals were accepted by a unanimous show of hands.**

A request for the new Phase II building plans was made. Dan will PDF them for distribution.

#### Closing and Joys and Concerns

- Keep the Nupp family in your prayers. Ben is recovering slowly.
- A joy: the long awaited vending machine has arrived.
- A joy: the experience of the Walk to Bethlehem.
- Donna: thanks to everyone on the church council for your time and efforts.
- Ruth: please remember Louise and the preschool personnel affected by our decisions tonight. I think God is leading us to more trust in Him and more faith.

#### Closing

Bruce R. provided closing prayer.

Meeting adjourned at 8:45 pm.