

**Zion Lutheran Church
Council Meeting
Wednesday, March 19, 2008
7:00pm (Please Note Time Change)**

Devotion & Refreshment Schedule

April: Carol Clark
May: Arnold Rude
June: Doug Schmidt
July: Dave Schmidt
August: Deb Johnson
September: Jud Goerss
October: Nicky Haskins
November: Charles Krause
December: Outgoing Council Members

Scheduled Meetings

April 16
May 21
June 18
July 16
August 20
September 17
October 8
November 12
December 10

In attendance: All Council Members present

Devotions: Pr. Steve

Minutes of February 20, 2008 Council Meeting

Approved as amended

M: Jud Goerss/ S: Deb Johnson

Financial Report

Jud presented the simplified financial report outlining February and YTD 2008 details for both the General and Forward in Faith II funds. YTD General Fund income vs expense trends are favorable, though we are still running a slight monthly deficit. In the General Fund, the pace of deficit is a bit more concerning and is being monitored closely by the Finance Committee.

Approved

M: Dirk Foster/ S: Dave Schmidt

OLD BUSINESS

1a. Mortgage

Craig Fautsch, Chair of the Finance Committee was on hand to discuss options and progress in addressing the Church's upcoming mortgage reset (due April 15). Knowing that the April date was looming, the Finance Committee has been researching and discussing various options for renegotiating the terms of the existing loan, or transferring to another provider. Craig noted that the current mortgage payment is \$18,195/month and the interest rate, which is tied to a basket of treasuries, can fluctuate between 5.5 and 9.5%. There is also a 1% prepayment penalty for the life of the loan. Zion will benefit by the timing of the reset in that rates overall have come down since last fall when these discussions began. Nonetheless, Craig drafted and sent a letter to Klein asking for several specific modifications to the loan:

- ✓ The rate be fixed at 5.5% for 7 years
- ✓ The prepayment penalty clause be dropped after two years

Klein bank had countered and Craig was seeking council's approval to go forward with negotiations and have a revised loan drawn up. We are most intent upon getting the prepayment penalty removed after some period of time, and also on fixing a reasonable rate for as long as possible.

Motion made that council authorizes the Finance Committee to renegotiate the mortgage with Klein at the terms discussed.

Carries

M: Dirk Foster

S: Carol Clark

1b.. Roof and Parking Lot projects

Kirk Bengtson on behalf of the property committee again discussed the church's need to do some major repairs on the roof and the parking lot. The Roof of the old building is nearly 20 years old and in need of more than precursory fixing. Several bids have been gathered, though the ultimate cost won't really be ascertainable until work is begun and whatever contractor is chosen gets in there to see what's what. It would not be unthinkable to have the bill run \$100,000 - \$150,000. Per the Church's constitution, an amount this size would require congregational approval, since the expenditure would amount to more than 5% of the Church's annual budget. Kirk recently met with the Finance Committee to alert them to the probably need to research/arrange financing alternatives. The parking lot is in need of repair as well, though the roof is the number one priority and our ability to do both in the same year will depend upon ultimate cost, available financing options, and congregational approval.

1c. 40 Days of Community

Deb Johnson outlined some of the many projects that had been undertaken by various 40 Days of Community groups. More than 700 pounds of food was gathered and 120 Easter bags prepared for the food shelf. Lots of folks showed up to help fill the bags which went very quickly. The 40 Days culmination potluck was fairly well attended and there were some neat testimonials. Bags were also filled for Rivers of Hope. Excitingly, Ministry Fair was very successful and 113 folks signed up to get involved in a new way.

1d. Study of draft of the ELCA Social Statement on Sexuality

The draft was just made available within the past week. Given the proximity to Holy Week, The adult ed committee (AKA Pastor Becky/Carol Clark/_____) has not had time to study it in depth. It is anticipated that this group will meet soon (and recruit additional members) to outline how best to create the forums, and draw on synod resources engage Zion at large in a whole range of discussions on not only Human Sexuality, but on how to discuss difficult issues. The draft can be obtained via the following link:

<http://www.elca.org/faithfuljourney/>

2. Constitutional Review Committee

List circulated for those interested in serving on a temporary work group to see if changes are needed to Zion's constitution in light of three recent ELCA model constitution revisions.

NEW BUSINESS

Among many charitable bequests, the estate of Dora Nelson bequeathed \$3,988 to Zion Lutheran Church for use specifically for Bible camp tuitions, youth conferences, or other Christian activities. Amazingly, this amount is a virtual match for the amount needed to fill out funding for summer camp scholarships.

Motion made to accept the bequest and its intended use

Carries

M: Deb Johnson

S: Doug Schmidt

1. Easter Offering – sign up sheet circulated for the following Easter Sunday

Duties:

- a. Bank runs of offering on Easter Sunday
- b. Counters for Easter offering on March 24, beginning at 6:00 p.m. (Six persons needed, approximately one hour commitment.).

2. Personnel Committee member replacement.

Personnel committee is currently in need of a new member. Forward candidate names to Pastor Hahn.

3. Discussion regarding request for a special Council meeting

A parishioner had made a request to council for a special meeting in regards to an incident in late February at the church in which the police had been called to remove him from the premises. The background of the issues at play predated this particular incident by many months and council had been provided with a timeline ahead of time to consider many different aspects. Glendy Ose, Bishop's Associate of the Minneapolis Area Synod was on hand to aide in the discussion. Further, Mark Minkler and Karen Mattson, representatives of the Personnel committee which had been involved in various aspects of the ongoing discussion over the past year were also on hand. Each council member was given an initial two minutes to offer an opinion of the matter and the representatives from the Personnel Committee were also asked to share their perspective. It was made clear at the outset that this discussion was for information gathering and no motions would be entertained on this evening.

After extensive and thoughtful discussion, it was decided that the next step would be for council chair, Idella Zeigler, to contact one or more consultants that the Synod has used to help facilitate such discussions before to learn what would be involved in using their services.

NEXT MEETING: April 16, 2008 7:30