

Zion Lutheran Church
Hummelstown, Pennsylvania
CHURCH COUNCIL

Minutes of the February 19, 2009 Meeting

Regular Council Meeting:

Howard Andrews	Charles Will
Lori Beaver	Deacon Marsha Roscoe
Lynn Danilowicz	Pastor Darlis Swan
LuAnn Doyle	George Riddle, Pres.
Chris Ehmann	David Myers, V. Pres. I
Liz Joyce	Michael Good, Sec.
Deb Kepner	Nancy Hartman, Finance
Jill Kiessling	Pastor Thomas McKee
Bonnie Rudi	John Alwine

Excused Absence:

Don Sheaffer

Call to Order:

The meeting was called to order at 7:00 p.m. by Congregation Council President George Riddle.

Devotions and Prayer Concerns:

George Riddle gave a reading from the prayer book of Alice Demey.

Adoption of Agenda:

The agenda was presented for inspection by President George Riddle. The budget discussion was placed as the next item on the agenda, and the agenda was adopted.

Budget:

Nancy Hartman of the finance committee presented the proposed 2009 budget. The proposed budget would carry a \$23,000 deficit as it is now.

Pastor Swan's salary is to be doubled using money from the original Senior Pastors' salary. There will be an extra \$2,400 (\$600 to each staff member) for increased duties to staff until June when we get an intentional interim pastor. Pastor Swan's hours will then drop back down to 20 hours per week. Pastor Mueller's salary (yet to be negotiated) will also come from the original Sr. Pastor's salary. Personnel committee will talk to Pastor Mueller about his contract. Mileage is another item to be negotiated.

Dave Myers made a motion to adopt this version of the 2009 budget to present at The Congregational Meeting. The second was given by Lori Beaver, and unanimous approval was voiced.

LuAnn Doyle made a motion that \$489 from the Activities Committee sale of Hershey Park tickets be given to the preschool. The second was given by Chris Ehman. Unanimous approval was voiced.

Secretary's Report:

The minutes of the last Regular Congregation Council Meeting dated January 15, 2009, and the special Council Meeting dated February 5, 2009 were presented by Council Secretary Michael Good. After the addition of the need for two signatures on checks for over \$5000.00 from the church, Dave Myers made the motion to accept the minutes from both meetings. Lori Beaver made the second. Unanimously approved by voice to the motion.

Communications:

There were no communications.

Assisting Pastor's Report: Pastor Darlis Swan

Highlights and Concerns:

- *Being asked to serve as Interim Head of Staff
- *The health and healing of Zion
- *The strong support of the wider church
- *The resiliency as well as the vulnerability of the Community at Zion
- *The power of Christ's presence in Word and sacrament

Pastoral Contacts:

Hospital Calls 5
Home Calls 4
Office Appts. 3

Pastoral Acts:

Teaching
Preside at worship 8
Preach 3
Baptisms
Weddings rehearsals
Weddings
Funerals

Administrative Acts:

Meetings Attended 19
Continuing Education

Churchwide Involvement:

Synod Worship Committee 1/27
Ecumenical and Inter – Religious Affairs Committee 1/29
LARC Planning Committee 2/5

Other:

Hummelstown Ministerium 2/11.
Harrisburg Clergy Conference 2/17

Diaconal Minister's Report: Deacon Marsha Roscoe

Highlights and Concerns:

*Tending to the growing spiritual needs of this congregation during this time of transition.

Pastoral Contacts:

Hospital Calls 6
Home Calls 2
Office Appts. 12

Deacon Acts:

Teaching 6 (Adults, Senior Women, ZYJ)
Preach 1 (2/1)
Weddings rehearsals 0
Weddings 0
Serve as Deacon at Funerals 0
Serve as Deacon at Baptisms 1 (Gabby James)

Administrative Acts:

Meetings Attended 8
Continuing Education

Churchwide Involvement:

*Several Preschool Board members Met with Mt. Zion in York to assist with the future planning of their preschool. We discussed the importance of understanding your congregation's mission and ministry in building long-term goals for the school.

Lay Visitor's Report:

There was no report given.

Youth Report:

There was no report given.

Treasurer's Report:

Giving was about \$30,000 for January, which is about \$900 behind. Rental was \$1,139. Professional staff expenses were normal, as were most expenditures. Christian Education is ahead because of the cancellation of the Women's Retreat.

Net activity is an \$11,000 for the year to date. Preschool lessens that by about \$2,000. Attendance is down slightly, but giving per person is up slightly. Investments were down again.

COMMITTEE REPORTS:

Finance:

A written report dated January 2009 was submitted by Nancy Hartman. No Council action was required.

Evangelism:

There was no report given.

Christian Education:

There was no meeting, but Deacon Marsha Roscoe reported that Eat and Pray Services are coming up and Council members should make an effort to attend. No Council action was required.

Property:

A written report on the Bell Tower Project was submitted by Charles Will. It is set to begin on March 1, 2009, weather permitting. Scaffolding will go up on March 16, 2009, with repairs starting by Saul Restoration on March 23. The project will last through the summer months. The area will be roped off, along with “ No Parking” signs.

Social Ministry:

A written report dated February 8, 2009 was submitted by Mike Good. No council action was required.

Partners With Christ:

No report was submitted.

Stewardship:

No meeting was held.

Worship and Music:

No report was given.

Activities:

No meeting was held.

Property Acquisition:

The following memo was submitted to Council by Property Acquisition Chair, John Kiessling. (See Pages 6 & 7)

Old Business:

There is no progress in the sale of the white house on main street. It will be discussed at the Annual Congregation Meeting. There is also nothing new with the Staub property.

New Business:

Installation of New Council Members will be at the 10:45 AM service on April 19, 2009.

Tellers for counting ballots in the Council Election will be chosen by the Council President.

Jim Davis proposed that Zion’s gardeners could bring in their extra produce to the church. Members of the congregation could purchase the food and the money would go to the Food Bank. The motion to permit this was made by Jill Kiessling and seconded by Lynn Damilowicz. Unanimous approval was voiced.

Chris Ehman passed out the following list of ideas of how money should be spent from Zion's budget. The motion was made by Howard Andrews that this list be used as a reference point for future financial decision making. It was seconded by Jill Kiessling and received voice approval. (see page 8)

Concerns were expressed about the well being of Dr. Alan Wenrich. People have been sending cards of concern. He and Mrs. Wenrich are receiving counseling. Some members of the congregation are expressing feelings of betrayal and hurt from their leader.

Adjournment:

The motion to adjourn was made by Charles Will, and seconded by Lori Beaver. Unanimous approval was voiced to the motion. The meeting was adjourned at 8:42PM.

Respectfully submitted,

Michael Good
Secretary

MEMO

To: Congregation Council
From: John Kiessling, Chair Property Acquisition
Re: Report of the Combined meeting of Property and Property Acquisition Committees 1/21/09

2/19/09

Statement of Zion's Intention for Investment in Real Estate.

- 1) The properties on Rosanna Street were purchased with the intention of holding a place for future expansion of the church that is consistent with the goals established in the VISION STATEMENT and affirmed through the work of the Long Range Planning Committee in 2007. The vision and hope for the future have remained unchanged but have consistently been thwarted by financial obstacles.
- 2) The properties on Main Street were purchased before the existence of the current Property Acquisition Committee.
- 3) At this time it is unclear if there is a consensus amongst members of our congregation as to continuing to own at least one of the properties on Main Street or to totally divest of all Main Street properties and focus our future expansion efforts on Rosanna Street and our existing parking lot.

Concerns raised:

- 1) **Are these properties in poor condition or are they beneath standards that we as a church should countenance?**
Property Manager, Russ Palmer, stated that all properties are structurally sound, do not present a hazard in any way to renters, neighbors, or congregants. In most cases, conditions are consistent with or better than comparable properties with similar monthly rents in the borough. Russ stated that 27 N. Rosanna Street will eventually need new carpet, paint, and tile if the current occupant vacates and prior to bringing in a new tenant.
- 2) **Can someone from the church have an opportunity to inspect these properties?**
The church has the right to inspect any of these properties at any time. Consensus of the group was that when a property becomes vacant that a subcommittee of Property Committee, Property Acquisition Committee, and Council will have the opportunity to do an inspection prior to a new tenant.
- 3) **Are these properties placing excessive time or administrative demands on the church?**
The bulk of management and administration is done by Jack Gaughen Realty. The committees have no complaints of excessive burden. Administrative Secretary, Julie Gray, reports minimal month end data entry requirements as part of the financial reporting function.

4) **How are the properties performing financially?**

The net rental income to the church in 2008 was approximately \$18,000. Some of the income goes back into existing funds that were used to purchase the properties as part of an internal mortgage. Some of the income goes into the Unified Fund. The purchase price of the four rent producing properties was approximately \$450,000 which represents an annual return of about four percent.

Sale of 105 W. Main Street will result in an income decrease of \$9500 for the church.

All properties are rented and payments are generally on time.

5) **Where do we go from here?**

Property and Property Acquisition Committees will meet every 6 months with the property manager to comprehensively review our investment properties. A report of that meeting will be submitted to Council.

Church leadership will continue an ongoing process of discernment to determine the appropriate time to initiate a new effort to implement Phase I of the Long Range Plan presented during the 1/13/2008 Long Range Planning Workshop.

Financial resources of Zion Lutheran church should be allocated by the Council based on the following, with #1 assigned the highest priority, # 8 the lowest:

1. Appropriate compensation for pastors, teachers and other leaders who do the primary work of the church, the preaching and teaching of the Gospel
2. Appropriate compensation for the staff who facilitate the work of the church
3. Support for the programs within our church which facilitate its work
4. Maintenance of the church building to facilitate worship and education
5. Charitable programs run by our church serving local needs
6. Support of charitable outreach programs for more distant needs through established channels in our church and synod
7. Community group interactions in and with our church, particularly those which offer services to the community (AA, Scouts, etc)
8. Support for education of new pastors and teachers