



MINUTES OF GRACE UNITED METHODIST CHURCH GOVERNING COUNCIL

Meeting Date: Saturday, October 20, 2018 at 8:00 a.m. at Grace UMC Fellowship Hall

Attendance: April Shaffer, Dennis DeReese, Nick Black, Chad Burkhart, Kelley Whatley, Nick Cecava, Pastor Jason Fry, Robin Orchard, Geno Sharp, Judy Macek, Sonya Durrwachter, Carolyn Scheible, Mick Machen

ALSO PRESENT: Pastor Rebekah Rochte (staff)

AGENDA ITEM 1: On Saturday, October 20, 2018, the Grace UMC Governing Council met in the Fellowship Hall at 8:08 a.m.

AGENDA ITEM 2: Opening Prayer/Devotional: After Pastor Jason Fry read scripture from 1 Corinthians 12 which tells us we are all connected to the body of Christ and everyone is important, he opened with prayer.

AGENDA ITEM 3: Minutes from August 11, 2018 and September 18, 2018 were approved.

AGENDA ITEM 4: The Council went into **Executive Session: Closed**

- a. Appointment consultation form
- b. Pastor salaries and budget:
 - i. Council approved 2019 Budget for Pastors Salaries as follows: (included in total 2019 Budget)

Sr. Pastor Salary, including health insurance, disability/retirement, reimbursables & utilities	\$119,850
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Assoc. Pastor Salary, including health insurance, disability/retirement, reimbursables, utilities, & housing allowance	\$ 89,386
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- ii. Nick Black moved that council approve \$901,411.50 as annual budget for 2019, putting \$7500 into parsonage maintenance fund and making whatever adjustments necessary to reach that number. Geno Sharp seconded. Motion passed.

- c. Staff Update

AGENDA ITEM 5: Update on Stewardship and Capital Campaigns: Pastor Jason read a letter that will go out November 11, 2018, to the congregation regarding giving for 2019 and had each council member sign it.

AGENDA ITEM 6: Update from Parsonage Task Force (Members: Chad Burkhart, Robin Orchard & Nick Black) The Parsonage Task Force met sometime after the last council meeting of September 18, 2018, at the home of Jim Dunmyer. Jim shared information about needed repairs in the sum of \$100,000 and documented repairs with photos. Windows will be a big-ticket item. The parsonage was built in 1982 and purchased by a member of the church and the church paid him back. The parsonage was paid off in 2014. Jim Dunmyer was asked to join the Task Force to help get pricing. There is a lifetime warranty on the new roof as long as we own the parsonage. When we sell it, the warranty lowers to 20 years.

Options presented were:

1. Put the \$100,000 into repairing the foundation, windows, air conditioning, fireplace, etc.
2. Robin Orchard stated that an inspection report will determine what needs to be repaired, an open floor plan is needed to keep the value up and approximately \$100,00 will bring it up to code.
3. Sell the parsonage for \$175,000 AS IS. If we can't find someone to buy AS IS, then we need to raise price to add in repairs.
4. Easiest solution would be to buy a new parsonage in the range of \$250,000 (2200-2300 sq. ft. should be a comfortable space)

Discussion was had about the pros and cons of a housing allowance for pastors.

There was a question about the parsonage being ADA compliant. Jason will check if parsonage is ADA compliant and report back.

Nick Cecava asked Pastor Jason to outline steps to sell the parsonage and purchase a new one. In a general agreement, the District Superintendent would support our decision and would submit it to the District Group Strategy Team to approve. Administratively, we would need a church conference to put decision out to congregation and get their input. We would need to set price range to purchase and would it meet standards. We could do either a 15 or 30-year note. Some of the steps that would need to be taken are:

Do we buy first in order for pastor to avoid moving multiple times?

Have town hall informational meetings (January 2019 maybe?)

Talk to congregation in February 2019 for exploring the sale

Congregational meeting/Church Conference in February 2019.

Get information on pre-approval for loan

Put parsonage on market in March 2019

Purchase new house in May 2019

Nick Black will contact Robert Hoppe, Texas Methodist Foundation (TMF) Vice President of Loans and Real Estate. Robin Orchard will pull up information on availability.

The Task Force will continue to explore sale of parsonage and purchase of new parsonage. There will need to be a budget item to maintain new parsonage even after it is paid off.

AGENDA ITEM 7: Consent Agenda Items:

- a. Trustee/Building/Property reports: Jim Dunmyer discovered problems with this building. Things were not done properly by contractor and architect with regard to the ceiling. It is not up to code. Jim will follow up with contractor and architect and report back to the Council.
- b. Update on Development of Grace UMC Personnel Policies: Pastor Jason relayed that Personnel Policies will be ready by first of the year.

AGENDA ITEM 8: Other Business

- a. Update on financial audit: Pastor Jason reported Cathy Chaloupka still gathering materials. We have heard from Karen and did engagement letter on her.
- b. Update on other ministries: Pastor Rebekah gave report on Day Care. It is to open in January 2019. Original agreement was to only include Calallen but was amended to include Robstown and Calallen. The State still hasn't come to inspect our space. When they do, we can go from there. Rebekah also gave an update on our Child, Youth and Vulnerable Adult Safety Policy. She will e-mail council members a copy of most recent version. The differences from the template are: how we describe safe gatherings. Participants will be required to pass background check before serving children. Participants have up to one month to complete module of abuse prevention training and three months to complete process in person or webinar additional training. Staff and pastors have committed to support this by also being trained and certified. This will need to be budgeted because of increased cost. We will vote to approve at our next meeting or by e-mail.
- c. Costal Bend District Charge Conference – Saturday, November 17, 2018
- d. Called Church Conference – Sunday, December 9 at 6:00 p.m. Will be covered dish pot luck supper
 - i. Report to the Congregation
 - ii. Election of Officers (Governing Council and Nominating Committee)

AGENDA ITEMS 9 & 10. The meeting was adjourned at 11:35 a.m. with prayer.