

## **Minutes of Congregational Meeting on July 20, 2008**

The meeting was called to order by Jim Clemens, Congregational President at 10 AM. 30 members were needed for a quorum and 41 were present for the meeting in St. Michael's Fellowship Hall.

Pastor John opened the meeting with prayer.

Pastor John informed the meeting that initial bids had been received for the construction project and that based on that information, we would not be able to construct the building at the price we had anticipated. The gap between actual cost and expected cost was approximately \$150,000.

Given that information, the meeting took no action on the first four recommendations presented by the Council. The following four recommendations were not considered.

- 1. St. Michael should proceed with construction of the "Phase 1 - Classroom Addition" using the plans designed by Tom Koontz and completed on June 30, 2008.**
- 2. The total cost of the project, including Architectural Fees, Permits, Site Work and Construction shall not exceed \$600,000.**
- 3. The congregation should authorize the trustees to borrow \$480,149 for construction from Thrivent Financial for Lutherans and approves the terms and conditions for the loan set forth in "Option 1" of the loan commitment letter from Thrivent which is dated July 2, 2008 and that the congregation should adopt the following resolution:**

**The Congregation resolves to borrow the sum of up to \$ 480,149 payable over a term of up to 20 years ("Loan"), from Thrivent Financial for Lutherans for the purpose of constructing the "Phase 1 - Classroom Addition" and resolved that the Trustees are authorized to negotiate terms and conditions for the Loan which will be secured by a first mortgage on all or any portion of the Congregation's property including any extensions in the payment dates or due dates. The persons holding the Office of Trustee are authorized to execute all documents for the Loan: Jeff Birch, Jim Clemens, Betty Gross, Fran Shepherd, Ben Simmers and Dave Surface.**

- 4. St. Michael should hire Lionberger Construction to serve as the contractor construction of the "Phase 1 - Classroom Addition".**

Pastor John explained that we would now begin a three-fold effort to determine how best to proceed. The Task Force and Council will seek to reduce the cost of the building, re-examine our available loan power and ask the congregation if there are any planned gifts which had not been shared with Doug Smiley. A letter will be sent to the congregation in the coming week, explaining the situation.

The meeting considered Recommendation 5 from the Council authorizing construction of a new playground. The recommendation was:

**The congregation should proceed with construction of a new playground using funds designated for that purpose and the balance of the Unassigned Memorial Fund Certificate of Deposit.**

A motion was made and seconded and the recommendation was unanimously approved.

A Playground Task Force will be formed to oversee selection of equipment and installation of the playground.

Since there was no additional business, the meeting was adjourned at 10:30 AM.

Respectfully Submitted,  
Pastor John Wertz, Jr.

*Minutes Reviewed and Approved at Council Meeting on August 10.*