

United Evangelical Church
Council Meeting Minutes
Of Meeting Held February 15, 2006

Attendance: Rev. Cathy, Lori Betch, Clarence Rowell, Harvey Jacob, Pat Meyers, Howard Carter, Ellen Carter, Calvin Gundlach, Lynn Sanders

The meeting was called to order at 6:05pm. The time of devotion was presented by Lynn.

Introduction of Guests: Barbara Matthew & Dale Sanders

The minutes of the January 10, 2006 Church Council Meeting were accepted as read. Harvey motioned to approve the minutes; seconded by Clarence; all in favor.

Financial Report: Harvey indicated that he is in the process of re-designing the 2006 financial spreadsheet. Harvey plans to separate the parsonage utilities, etc., on the spreadsheet since we will be receiving income from the rental of the parsonage. We will receive the water bill as property owner (with payment due by the tenants) but the BGE bill will be transferred into the tenants' names. \$20,000 was moved to checking for January expenses. We can borrow against the \$100,000 Certificate of Deposit if needed.

Correspondence: None.

Property:

Parsonage - It was decided that for small, non-emergency repairs needed in the parsonage, the Management Company will contact the Church Office (Tuesday – Friday) and the Church Office will contact Ken Pate. Harvey offered to determine if he can make the minor repairs to eliminate the church incurring the repair cost. Minor repairs would be done on Mondays since Harvey is at the church each Monday to count offering monies. If he cannot, a repair person/company would have to be contacted. For emergency repairs – Management Company will contact a repair person/company immediately. Barb Matthew will email Dottie Saul regarding these procedures. Barb will also confirm receipt of the \$1,750 security deposit and to confirm that utilities are in the process of being transferred to the tenants' names. We will contact Dottie when the quarterly water bill is received. Since the parsonage is rented and is not being used for religious purposes, the church will be required to pay property taxes. Harvey will contact the Department of Taxation.

Lombard Street – Federal Realty released UEC from contract. Harvey has contacted a few realtors – Century 21 and Diversified Realty - and the property has been cleaned of all contents. Harvey is most impressed with Tiffany Larson of Century 21. Tiffany has presented a plan of action on how she would market the property if we contract with Century 21. Harvey is to meet again with Tiffany and

plans to ask about pricing the property in the amount of \$124,500 but he will discuss with the realtor first to get her pricing thoughts. He will request a 5% commission to be split 50/50 between the selling and buying agents.

Christian Education Building - Sprint currently has 6 antennas on our roof and has requested to place 3 more but since the property is under contract, Harvey advised against adding the additional 3 at this time. An enclosure was also mentioned but Harvey talked to Sprint and they will add cabinetry but no enclosure. Rental amount may be increased to \$1,400 to the church. Harvey received a contract amendment reflecting 12 antennas could be added instead of 6 and indicated rental space parameter was to be increased also. Harvey pointed out to Sprint that the contract received was not what was discussed and has requested a meeting with Sprint. The contract amendment will not be signed at this time. There are two open issues:

- 1) A document dated February 20, 2002 indicates a sub-meter was added for tracking Sprint electric usage and reimbursement of same is to be added to monthly rent. Sprint has never reimbursed UEC for electric usage and owes us for electricity since 2002.
- 2) Operation of the Sprint antennas began in December, 2001 and the contract called for incremental rent increases. If 3 additional antennas are added in the future, an increase in rent would be required.

Harvey hopes to resolve these issues by next Council meeting.

Sale of Christian Education Building - Prior to Council meeting, extension was signed to 2/23/06. Developer has offered \$50,000 for the gym area to create 6 parking spaces with \$20,000 more per space if more than 6 parking spaces can be created. JBL (developer) is also offering to maintain the bell tower but UEC would want to negotiate exactly what maintenance is included in the agreement. St. Brigid's was approached about developing their lot into parking for condo residents and was offered a flat \$20,000 with \$300/month income payment. St. Brigid's representatives wanted to accept this offer but the Arch Diocese will most likely not approve. If the gym is sold, delegate Jim Kraft thought there would not be a problem eliminating 1 or 2 parking spaces on East Avenue to allow for entrance to underground parking. We have concerns about how exhaust fumes plus drainage will be handled. The church and hall building needs to remain environmentally safe. Access to the tower room is through the Christian Education building but the tower is not part of that building. These issues can be discussed with the developer if and when an agreement is reached. Developer would pay to move or split utilities and gas lines regardless of whether or not we sell the whole building or not. Bill Caltrider recommends requesting a flat value of \$100,000 for the gym floor level. Howard motioned to set the sale price of the gym at an additional \$125,000 and to present to Congregation for approval during a special meeting to be held on March 5, 2006. Total sale price of \$1,225,000. If accepted and approved by Congregation, we will ask developer to meet with us to present his development plan. Seconded by Clarence; one voted against proposal and 7 voted for proposal. Motion passed. Dale offered for concerns to be emailed to him and will organize concerns for

meeting with developer. Dale will act as Building Committee chairperson and will contact Bill Caltrider to advise price that we would like to ask and see if JBL is interested in continuing the contract. If not, a congregational meeting would be a mute point. Lori will talk with Bill Caltrider to prepare extension to allow time for scheduling the congregational meeting on March 5.

Membership: No report.

Altar: No report.

Fellowship: Pat Meyers will be stepping down from Council and as Fellowship chairperson. Replacement needed for vacancy on Council. Two new coffee urns were purchased. Kitchen was cleaned on February 11.

Spiritual: Calvin reminded us of May 21 – there will be one service – Maryland Heritage Vocal Ensemble (with Jim Kimos) will participate in the service.

Music: Lynn had nothing new to report.

Ushering: Clarence advised all is well and had nothing new to report.

Christian Education: Rebecca was not present – no report.

Rev. Cathy's Report: Lenten series will be on Spiritual Disciplines – Prayer, Meditation, Fasting, Simplicity, Service. Four churches will participate – First United/St. Sebastian's; Zion Evangelical; Protestant Community; UEC. There are 4 pastors and 5 services so Pastor Amy Sens will be involved also. Lay person of the congregation is needed to lead the service when guest ministers are preaching. We're not sure if we will have fellowship time after the Wednesday services since we don't have a Fellowship chairperson at this time. A notice will be placed in the bulletin to ask if any one is interested. Pastor was approached about the church sponsoring a Little League team. Cost is \$100. Harvey motioned to sponsor the team; Calvin seconded; motion approved. Annual meeting of the Central Atlantic Conference takes place June 9-11. Lack of funds in the Conference has lead to restructuring and cutting personnel. Association Minister position would be eliminated – this position is currently held by Rev. Jim Bell. Pastor is asking for 3 delegates to go with her to vote against the budget cuts and ensure that implications of budget are known to all. Sexual Abuse and Harrassment Policy was discussed. Ellen motioned to accept and to make the Congregation aware of the policy; Howard seconded; motion approved. Current employees of United and any volunteers who work with children will be asked to sign a disclosure form to be kept on file. Next step is for procedural guidelines to be put into place for how to handle any sexual harassment allegations. Pastor will work with Rev. Jim Bell. Rapid Response Team will consist of volunteer lay people and pastors from a different Association than Central Atlantic Conference to maintain a neutral response. Advertising for Lent & Easter – Amy Sens has recommended direct mailing to new

homes in the area (approximately 250 new homes in our area). Customized postcard development including service days and times, along with postage, would cost approximately \$200 per mailing. Clarence motioned to spend the monies for advertising for Lent & Easter; Harvey seconded; motion approved. Rev. Cathy will be going to Zambia, Africa in July as Spiritual Coordinator for OMNI – Orphan Medical Network International. There is one meeting before the trip to be held on March 12 in Ohio. Pastor will be attending the meeting.

Pastoral Care – 3 visits, 3 phone calls, 3 consults, 2 funerals, 1 wedding

Old Business: Water coolers have been ordered to replace the broken coolers in the hall and the one in the hall by the church office.

New Business: Arlene Pate has volunteered to help with bookkeeping efforts.

Adjournment: Clarence motioned to adjourn at 9:50pm; Pat seconded. Meeting adjourned with the Lord's Prayer.