

## Mount Cross Lutheran Church Special Congregational Meeting Minutes Sunday, March 4, 2018

Having been determined that a quorum of 68 voting members (66 needed) was in attendance, the meeting was called to order in the sanctuary at 11:15 AM by President Brian Edwards.

Pastor Jim Bessey opened the meeting with a prayer.

President, Brian Edwards welcomed the members. He emphasized that the only topic on the agenda was the Patio Pavilion Project. He had a power point slide presentation that he referred the congregation to as he gave a brief history of the pavilion project.



Brian, explained that because of unexpected flooding due to a broken pipe, the cost to complete the pavilion project has increased. He shared three power point slides to help the congregation visualize the extent of the damages.



The project was moving along nicely. The trench was dug, rebar was in position, etc.



Stan and the workers returned to find flooding. The trench was completely flooded with water.

The cause of the flooding was a broken water pipe.



The broken water pipe increased the cost of phase one.

## Construction Costs - Phase 1

Phase 1 – To date, current costs total \$111,620

Phase 1 is over budget by \$50,510

Reasons for cost increases:

◦ Flooding	\$6940
◦ Church will receive approx \$2060 from flood insurance	
◦ American with Disabilities Act(ADA) Compliance	\$41,057
◦ Contract Overages	\$2,512

Construction is estimated to begin again on March 5, 2018 and the estimated cost to complete Phase 1 is \$85,975.

Currently \$40,951 is available from special gifts for project completion.

Once we get to phase 2 the council anticipates the cost to remain as originally indicated.

## Construction Costs – Phase 2

Phase 2 – Cost estimate is \$30,000 (This Phase is still in design but council intends to limit cost to this estimate.)

Estimated to begin in Summer 2018 immediately after completion of phase 1 and includes installation of wind barriers, overhead infrared heaters, and serving area

Estimated Overall Project Cost - \$228,000

Council is looking at all possibilities to lower overall costs

- Volunteer Painters
- Constructing Kitchen/Serving Areas by Volunteers

Brian pointed out that in phase 2 more volunteer help from the congregation will be utilized to help lower cost.

## Financial Considerations and Capital Campaign

With currently \$40,951 available from special gifts and an estimated \$116,000 needed for completion of the project to include phase 1 and 2, approximately \$75,000 in additional funds is needed.

We have not needed Reserve Funds as of today!

Pink envelopes are in the pews for donations designated specifically for the Patio Pavilion.

Updates will be constantly provided to keep the church informed on Financial status of the project as well as financial giving.

It was also emphasized that currently we have not used Reserve Funds.

## Project Oversight

Committee Members – Brian Edwards, Rick Mann, Craig Blois

Committee has been approved for the following by the CC.

The Oversight Committee will have the responsibility to review all contracts and make recommendations of approval to the Church Council.

They will have the authority and responsibility to approve monthly billing requests from subcontractors according to the pay schedule of the subcontracts.

They will have the authority and responsibility to authorize change order work for an amount not greater than 10% of the subcontract value.

They will have the responsibility to review all change order requests and make recommendations of approval to the Church Council.

They will have the responsibility to faithfully meet and observe the status of the project and to report on that status to the Church Council

## Council Recommendation

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The church congregation moves to approve 2018 spending of \$85,975 on Phase I of the patio pavilion project and \$30,000 on Phase II plus a contingency fund of \$5,655, totaling \$121,630. These expenses to be paid out of account # 70300 – Special Funds Project/Patio Pav Constr 1. The church congregation also approves the church council to use up to \$40,000 from reserves as working capital, to be repaid from the Capital Campaign Contributions. The church congregation also approves a Capital Campaign in the amount of \$135,000.

At the end of the power point presentation Keith Selbrede moved that the church congregation approve the 2018 spending of \$85,975 on Phase I of the patio pavilion project and \$30,000 on Phase II plus a contingency fund of \$5,655, totaling \$121,630. These expenses to be paid out of account # 70300 – Special Funds Project/Patio Pav Constr 1, and that the church congregation also approve the church council to use up to \$40,000 from reserves as working capital, to be repaid from the Capital Campaign Contributions. The church congregation also approves a Capital Campaign in the amount of \$135,000. The motion received a second from Allison Johnson.

President Brian Edwards accepted questions from the congregation.

There was a question about Child Development Center (CDC) fencing. The CDC will replace the fencing as part of their normal business expense.

Another question was raised about the capital campaign and why it was not started sooner. Stan Patscheck (past church council president and current pavilion project manager) responded to the question. His response was that no one from the congregation stepped forward to run the capital campaign.

There was a question directed to Brian stating that we are moving forward without the funds and Brian replied, yes, we are moving forward on faith. The funds will come.

There might have been other questions, but if the person asking the question did not speak into the microphone or repeat the question, the recorder was unable to record the question. There were also additional comments for example, phase 2 will need more than \$30,000; a hospitality bar is not really needed, but the comments were not questions directed to the council president.

A church member “called the question” and another church member wanted to amend the motion. A vote was taken to either end the debate or to continue the debate. By show of hands 36 church members voted to end the debate and 16 church members voted to continue the debate. The debate ended.

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Using paper ballots, the congregation then voted on the motion. The motion passed with 58 in favor of the motion and 8 opposing the motion.

The special congregational meeting adjourned at 11:56 AM.

Cecelia Travick-Jackson-Recorder

# MT CROSS LUTHERAN CHURCH

## Patio Pavilion Transaction Report

Special Congregational Meeting  
Patio Pavilion

January 2017 - February 2018

Date	Name	Memo/Description
1/1/2017	Various	Design and Engineering
07/26/2017	Alley's Welding Inc.	steel columns for patio project
09/27/2017	Alley's Welding Inc.	Patio Project - custom fabricated buckets
11/20/2017	Center Line Plumbing	Materials for sewer rough-in
11/20/2017	Center Line Plumbing	Labor for sewer rough-in
07/17/2017	Design Concepts Landscape Inc.	1 hose bibb; mainline; ball valve/misc. fittings/labor
07/17/2017	Design Concepts Landscape Inc.	Courtyard drainage installation per estimate
09/28/2017	Design Concepts Landscape Inc.	Drainage - materials and labor
06/22/2017	Fence Factory Rentals	Portable toilet rental & servicing for 6/21/17-7/18/17
06/27/2017	Fence Factory Rentals	Fence rental agreement (for 6/21/17-12/20/17)
06/30/2017	Fence Factory Rentals	Temporary fence change order
07/20/2017	Fence Factory Rentals	Toilet rental 7/19/17-8/15/17
08/22/2017	Fence Factory Rentals	Toilet rental 8/16/17-9/12/17
09/13/2017	Fence Factory Rentals	Toilet rental 9/13/17-10/10/17
12/20/2017	Fence Factory Rentals	Temporary fence rental - 12/21/17-1/20/18
07/18/2017	Geske's Hauling Service Inc.	Demo work for pavilion project
08/15/2017	Geske's Hauling Service Inc.	8/7/17 Move on equipment, dig for sewer, move off equipment 9/8/17 - Saw cute concrete; demo concrete; haul 4 loads of concrete; dig and locate water lines
09/11/2017	Geske's Hauling Service Inc.	9/18/17-10/4/17 - Concrete demo
10/06/2017	Geske's Hauling Service Inc.	9/18/17-10/4/17 - Concrete demo
07/16/2017	Jesse Patscheck	Pavilion rendering (5 hrs @ \$40/hr)
09/15/2017	Major Event Trailers	Toilet Trailer Rental for 9/18-9/22/17
07/31/2017	Modern Concrete Services, Inc.	Partial payment (29% or \$6,000 of \$20,790 contract amt)
09/02/2017	Modern Concrete Services, Inc.	Time and material work as directed. Backfill and compact Time and material work due to flooring of Grade Beam footings at new Patio cover. Pump out water, clean mud/cave-ins out of footings, reinstall rebar. Includes additional concrete and pumping costs.
09/02/2017	Modern Concrete Services, Inc.	additional concrete and pumping costs.
09/28/2017	Modern Concrete Services, Inc.	Patio Project - progress billing for concrete (7/31/17-9/28/17)
10/06/2017	Modern Concrete Services, Inc.	Patio Project - progress billing for concrete (9/28/17-10/6/17)
10/17/2017	Modern Concrete Services, Inc.	Patio Project - progress billing for concrete
09/18/2017	Newhard Concrete Sawing	Concrete sawing 6/30/17 - Dug up 3/4" copper water line, cut, soldered on male adapter and installed thread cap. Dug up 3" pvc line that was leaking. Cut off leaking elbow and repaired for future water line.
07/16/2017	Nunn Better, Inc.	7/7/17 & 7/14/17 plumbing work for Patio project (Dug up and exposed 3/4" copper line, removed cap, installed elbow with plug. Dug up and exposed 3/4" PVC water line going to sacristy....
07/16/2017	Nunn Better, Inc.	going to sacristy....
10/16/2017	Randy's Rain Gutters	Downspouts
08/22/2017	Stan Patscheck	Misc. expenses for pavilion (Home Depot, Famcon Utility Supply)
08/27/2017	Stan Patscheck	Fulkerson Hardware store purchase
08/27/2017	Stan Patscheck	Home Depot purchase (safety cones)
09/14/2017	Stan Patscheck	Home Depot
09/14/2017	Stan Patscheck	Misc.materials (Fulkerson, Home Depot, FedEx, Famcon Utility Supply) Misc.materials (Home Depot, Gold Coast Ironworks, Famcon Pipe & Supply, Coastal Pipco,)
09/27/2017	Stan Patscheck	Misc.materials (Home Depot, Gold Coast Ironworks, Famcon Pipe & Supply, Coastal Pipco,)
10/30/2017	Stan Patscheck	Misc.materials (Home Depot, Hectors Painting, Coastal Pipco, Pete Venegas)

Total \$

Special Congregational Meeting  
Patio Pavilion

Flood Costs  
ADA Costs  
Contract Overage

**Phase 1 Estimated Completion Costs**

Kraig Scott	Framing
Pete Vinegas	Electrical
Gates Roofing	Roofing
	Sheetmetal
Legaman Stucco	Stucco
Sanchez	Painting
Stock	Lumber
	Total

**Phase 2 Estimated Completion Costs**

**Total Funds Required to Finish Phase 1  
and 2**

**Total Cost of Patio Pavillion**