

Leadership Council Minutes

9/25/23

Members Present: Mike Alexa, Rick Allison, Anne Atzinger, Valerie Blessing, Phil Brewer, Jeff Buck, Kathy Heistand, Phil Howard, John Thompson, Melissa Truelove, Mark Weatherman, Jeff Wright

Special Guest: Denny Blessing (2024 Chair)

1. John Thompson opened the meeting with prayer and led the meeting in Mike Womack's absence.
2. Pastor Report
 - The reorganization of staff has begun. Melissa Truelove will remain in charge of Parish Care but will also oversee the whole discipleship path, will manage the database and supervise John Wortinger, Jeremy Van Deman and Clara Sjoquist. Brenda Reynolds is now the Operations Manager and will be in charge of the facility, finances, IT and will supervise Chris Pittman and the custodians.
 - Pastor Jeff asked everyone to review their Leadership Council binders and let Melissa know what policies they need to make their binders current.
3. Trafalgar Update
 - Jack McMahan was introduced to Trafalgar and will preach during October. The TLC will meet at the end of the month to discuss hiring Jack as the pastor.
4. Mizo Methodist Church Update
 - Things are going well, and the energetic worship services are encouraging. John Thompson requested other Leadership Council members to sign up to be present for the services on Sundays.
5. Sewer Update
 - The civil engineer confirmed that she doesn't see any issues with going back to Greenwood sewer once the line has been jetted and cleaned and feels it's more than sufficient to handle the sewer needs.
 - We have a proposal from English Excavating for \$10,500 to do the necessary work and the estimated cost to jet the line is \$4,000-\$5,000 so the total should be around \$15,000.
6. Financial Reports (August)
 - August was not a good month, partly due to the extra payroll.
 - The Stones Crossing Campus had a deficit of \$(62,201.07) for the month and a net profit of \$28,802.38 year-to-date.
 - The Trafalgar Campus had a deficit of \$(3,198.02) for the month and a net profit of \$1,628.34 year-to-date.
 - The Daycare had a deficit of \$(19,959.35) for the month and a net profit of \$37,202.82 year-to-date.

- The daycare grant is closed out with the state.
- September is not off to a good start. We still have other upcoming facility expenses such as the sewer repair and the heat exchanger that are not in the 2023 budget.
- Jeff Wright is meeting with all staff as well as the Trafalgar Campus to set budgets for 2024. A rough budget should be ready for the October Leadership Council meeting.

7. Cell Tower Lease Monetization Discussion

- Jeff Wright as well as Mike Womack have been communicating with Joan at Crown Castle for the past 3 years.
- Jeff Wright was notified by Joan that the current offer expires at 5pm on 9/26/23. There are 5 options to consider including a one-time payout.
- The current lease is up for renewal every 5 years with the next renewal in 2026, but there is no guarantee they will renew it.
- Phil Howard shared the advice of Dave Mickel who has experience with cell tower leases and he advises us to keep the cell tower. Mike Alexa shared a spreadsheet of the revenue expected over the next 20 years with a 4% increase in rent.
- Jeff Wright made a motion for the Leadership Council to make a decision on one of the offers from Crown Castle. Mike Alexa seconded the motion which passed with one person abstaining from the vote.
- There was much discussion on the 5 options presented by Crown Castle and 3 motions were made on different options. None of the options received a quorum vote so no decision was made.
- Jeff Wright made a motion to negate the previous motion and to stand pat with our current cell tower lease. Rick Allison seconded the motion which passed with 1 opposing vote and 1 abstained vote.

8. Pastor Jeff closed the meeting with prayer.