

May 2018 Semi-Annual Congregational Meeting Minutes

Holly Landgren: I would like to call the May 2018 semi annual congregational meeting of Christ the King Lutheran Church open, Alleluia, and I'll turn it over to Pastor Tim for an opening prayer.

Pastor Tim: Alright will you please pray with me: Draw your church together O God into one great company of disciples, together following our teacher Jesus Christ into every walk of life, together serving and Christ mission to the world and together witnessing to your love wherever you will send us. For the sake of Jesus Christ Our Lord, Amen.

Holly Landgren: Okay I'd like to call on the Council Secretary Kayla Hefner to confirm the quorum for today's meeting.

Kayla Hefner: You know I don't even know. Do we have a quorum?

Pastor Tim: How many do we have on there?

Kayla Hefner: How many do we have on there?

Pastor Tim: 63. We have more than we need for a quorum.

Kayla Hefner: We have more than we need for a quorum today.

Holly Landgren: Thanks Kayla. Okay up on the screen is the agenda for this morning, do I have a motion to approve today's agenda items? Do I have a second? All those in favor say aye. Any opposed say nay. Perfect we have our agenda. In the meeting books that went out there was a copy of the minutes from the November 2017 meeting that we had, do I have a motion to approve those minutes? [unintelligible] Do I have a second? [unintelligible] Is there a discussion or does anyone need to review those minutes further? Laura.

Laura Stransky: Since I've been sort of officially called the church historian, I would like to propose that we add some things to the minutes. For example, how many were in attendance, how did the budget change from last year to this year. Just a short synopsis, just for historical purposes, for CtK and for Children's World, and then please, minutes need to be signed: who submitted the minutes.

[unintelligible]

Holly Landgren: What's that? [unintelligible] We'll be fine, yes, okay so those suggestions are noted for today. Are you requesting some additions for today or that we move forward with those? I don't know that we can come up with those numbers right now to add them Laura. [unintelligible] Yes, we will make a note that we will correct those minutes. Okay is there any other discussion in the minutes from November 2017? Hearing none do I have a motion to

approve the meeting minutes from November of 2017? [unintelligible] Oh I'm sorry there's already been a motion. All those in favor of approving the minutes from November 2017 please say aye.[Aye] Any opposed? The minutes are approved with the noted corrections. Pastor Tim is walking around with the nominations we're going to move into our elections and we're making a couple more copies while we're doing that yeah people if you can share while we're quickly getting a couple more copies we will go through each one of these to see if they are any nominations from the floor or nominating yourself so we do have some openings on the Congregational Council: Craig Broderick, Christina Cummins and I'm up for a second term on Council, Craig and Christina would be new. Are there any additional nominations of yourself or from the floor to add to the ballot for the Congregational Council? Don't be shy. It's a great group. Please add Paul Pane to the ballot for the Council, thank you so much, Paul. Are there any self...? Again that's Paul Pane, [unintelligible] P-A-N-E. All right hearing no other nominations that the ballot for the Congregational Council is closed. The Children's World Board, currently we have Marilyn Nagler, Pete Olson, and Gary Steinbach that are available for election are there any other self nominations or nominations from the floor for the Children's World Board? K, hearing none, that nom, that ballot, that slate is closed. And finally the Mission Endowment Fund Board we have John Condie, Charlie Hakes, Lynn Mitzlaff and Renate Widder on that ballot, are there any other self nominations or nominations from the floor for the Mission Endowment Fund? Hearing none, that slate of nominees is closed so if you'll go ahead and vote and we'll get some more ballots for those who haven't had them, just pass them to the center and will have people come forward, and, the ushers come forward and collect those.

Pastor Tim: They're on their way.

Holly Landgren: They're on their way.

Pastor Tim: Here they come.

Holly Landgren: And just in an effort to keep this moving while you're filling out those ballots I'd like to call upon Eric Nedergard, the congregational treasurer for a brief update on our budget.

Eric Nedergard: Thanks Holly, I will be brief. The good news is things are moving along pretty much as budgeted. Last year the budget ended up with an appeal to the investment funds to make things work, the good news is it wasn't really very much, about, just under \$20,000, so the budget committee did a really good job. The difference really came primarily from the decision by Council to continue to provide seed money for the youth program. This year for 2018 that is budgeted and right now we're four months into 2018 we're a little bit behind on income not very much just a few hundred dollars which isn't really too bad the good news is the expenses are also below what we had budgeted so things are chugging along real good cash position is real good and there's no imminent need to go to our investment accounts at all. so I'll take any questions if there are any do we have a slide for this holly okay any questions at all we are going to be starting in June this year. We would like to have two more people at large from the congregation join us. Right now the core of that budget committee is going to be what we call

our Financial Oversight Committee which is composed of members of last year's budget committee. We meet quarterly to make sure things are chugging along in a proper direction but we'd like to have two more folks be involved. And from the congregation-at-large the budget committee chairman will be chosen. Ken Hartlein and I are also on that committee, but as council members we're not going to be the chairman. So if you're interested in the budget committee please let us know, that process will be from June to about October, we have to have everything done by October for the November meeting. So think about it, we sure like to have you.

Holly Landgren: Thank you Eric. I'd like to thank everybody that serving on that committee, they've done a tremendous, tremendous job, and Eric took care of the rest of my announcements with looking for a couple more people for that committee, so again, thank you Eric. Pastor Tim.

Pastor Tim: Thank you Holly

I want to begin my verbal report as I ususally do in May by thanking some folks who really deserve a hearty Thank You.

First to our Congregation Council: Holly Landgren, Carroll Groeger, Kayla Hefner, Eric Nedergaard, Ken Hartlein, Krystal Ciluffo, Ann Duft, Dominique Malik, Angelia Graves and Robert Maple. I want you to know your Congregation Council is a hard-working, faith-filled group of individuals. I am grateful for their leadership, their willingness to serve, and their commitment to the betterment of Christ the King Lutheran Church on your behalf and especially our outgoing members.

[Applause]

I just noticed I had left out Chuck Winn in mentioning those names as well.

Second a big thank you to our church staff, there are many of them, if you don't know: Nicole Brown is our Children's World Director; Billy Cole is our Choir Director; Christina Cummins is our Director of Youth Ministries; Mandy Gardner, our Director of Faith Formation; Dave Lobato is our Janitor; Patty Mack (and Laura Stransky), our Organists/Accompanists; Aurora Rose, our Joyful Noise Director; Beth Stelz, our Church Administrator; and Linda White, our Office Secretary. Without these folks, I tell you that our church's many ministries would suffer, if they happened at all. So I depend on them a great deal to help in the responsibilities to which you have entrusted me and they always exceed my expectations so I'm grateful to have the opportunity to work with these fine Servants of Christ and I think they deserve our applause as well.

[Applause]

And I know Eryn stepped out and she's probably happy she did. I am going to thank her and our kids as well, Lydia and Micah. Eryn has one of the hardest jobs in the world as a 7th grade math teacher (I think that just sounds like suicide in my opinion) but in reality she works two other full-time jobs as well: one as a mother of our two awesome kids and the other as a pastor's spouse. Her support and her encouragement of me and my role is like the hidden secret of my success and being able to do what I can do, and I'm grateful for the enthusiasm and joy that my kids bring me and the forgiveness and understanding they show when Daddy is gone for late meetings or trips from home, which happens more often than I'd really like. My family then also deserves a hearty thank you as well, so thank you, family.

[Applause]

And one more person needs to be thanked as well, although he isn't here to hear it and probably won't ever hear it, and you probably have never met him. His name is Brian Jaster, Brian I met when I was in seminary, he was serving as the Youth Director in the church, in the congregation that I worked at when I was in seminary, and since that time that we met in 2003, he and I have been meeting nearly every week; at first in person while I was in seminary, and then for the past 10 or so years via phone or video chat every week for a weekly Bible study. We keep each other accountable to our spiritual life together, we pray with and for one another, we support one another through life's struggles and we brainstorm ideas for our different ministries. In a lot of ways Brian is like, well he continues to shape me and my ministry, and I'm grateful to him as well. Specifically, lately we've been doing a Bible study that focuses on spiritual disciplines for those in Ministry. Ironically this doesn't happen very often. Pastors spend so much of their time working on spiritual growth of the congregation, we work on Bible studies and we work on sermons and often that just kind of passes as our spiritual discipline, but we've been doing more, Brian and I have been doing more to diligently observe our own spiritual growth and ways beyond those things that are maybe considered work. So one of the first spiritual disciplines that we've taken on is to talk with one another and through conversations and through prayer come up with a Bible verse or Bible story that we would write on a note card and we put it in our pocket and then every time we put our hands in our pockets to reach for our keys or our cell phone or whatever, our hands gently rub up against this and it helps us to think about what it is that we've been given. And so after some discussion with one another and guidance Brian gave me the verse that I would reflect on for the next month. It comes from 1 Peter, a book that we don't read all that often, 1 Peter 4:10 which reads: Like good stewards of the manifold grace of God, serve one another with whatever gift each of you has received. I've been carrying that verse around with me in my pocket for the last 3 weeks and it started to change my perspective on things in a few significant ways. First, it's made me wrestle with determining and discerning my own gifts, my own spiritual gifts, and maybe more importantly coming to understand and discern those gifts that I don't have. This might sound strange, but it's actually one of the things that's been hard for me to realize, which is probably why Brian gave me this verse in the first place. Maybe as a good Lutheran I find it hard to be able to claim, discern and own the gifts that God has given me and perhaps knowing my limitations as well.

Knowing the areas of life and ministry with which I need help. I need people to help fill in those gaps for me. This is why I started this thing by thanking our Council, our staff, the people on those various boards and other CtK volunteers for sure come in. You have called me as a pastor of this congregation for which I am grateful to you and to God, but I am not the only one who keeps this place going. I know you all know that, but do you **know** that? Do you know that you guys assist me and keeping this place up and running? Do you know that you are needed here with all the gifts that you have been given as well? Do you know that your gifts can be put to use in this place? Cuz believe me your pastor needs all the help he can get. So if you're looking for a way to use your gifts, come and talk to me I'd be happy to help discern a place for you to use them here, whether long-term or short-term, whether at home or something that you can do here in the church building, whether you're young or whether you're old - come talk to me, I'd be happy to have that conversation with you.

The second thing that this verse has helped me to understand is being a good steward of the grace that we receive. Being a good steward of grace has been an eye-opening kind of phrase for me these last couple of weeks. Grace as I've always understood it is this overflowing, abundant, unmerited gift of love that God gives to each of us, but adding the idea of being a good steward to it makes me think of it differently. It's not something that I just get to have and that I get to have all for me, in fact it's not even mine, it is God's grace, which comes to me, I get to hold it lightly before giving it back. And that, friends, is what being a good steward of God's gift of grace means. You might think that you're just here helping out at church or cooking a meal for someone who might need it or bringing communion to a homebound member or bringing snacks for day camp or cutting the lawn at the church or going to Houston and chaperoning 35,000 kids high school kids for a week (God help us) or about serving on the council or board... but if you do those things because you think that you're just helping out you're missing something deeper. When you do these things you are becoming an agent of God's grace. You are being a good steward of the grace that God has given to you and you're giving it back to God in the form of food or communion or cutting the lawn or any number of things that can be done around here at the church. And so this year to end this report I just also want to say that I'm thankful for the ways in which you all have joined with me in being good stewards of God's grace, especially over the last year. 58 new members in 2017 does not happen with me alone. Having a Homebound Ministry that works and is effective in bringing communion and reaching out to those that cannot make it back here does not happen by me alone. Housekeeping. The housekeeping team that comes around here and cleans our church on a weekly basis does not happen with me alone. There are all kinds of things that I do not provide, that you do, and we need them. We need them especially in this next coming year as well. So as we reflect on our year of the past, I hope that you too will be able to give thanks for the gifts that God has given you, for ways that you are able to be stewards with one another in stewarding those resources that God has given us. We pray for God's blessing to be upon Christ the King in the year ahead as well. Amen.

Holly Landgren: Thank you, Pastor Tim. And before we move forward, a big thanks on the staff that I think we don't ever say enough is thanks to Pastor Tim for his leadership and his counsel,

his teaching, crying with us, celebrating with us, and just being a true leader of all of us. So big thanks to Pastor Tim.

[Applause]

Holly Landgren: Are there any last ballots that didn't get turned in that we need to run back to the counters before we move on? Great. Oh a couple more. Any other last ballots but need to go back? Kayla... here they come. Thank you. Okay moving on to the discussion of the proposed easement, there are some very specific language for the proposal, so before we get to the discussion I want to get a motion on the floor. So what you are being asked to consider is to authorize the Christ the King Lutheran Church Congregation Council to proceed in working with legal counsel to develop an easement agreement that includes legal protection for any future damages and to grant said easement depicted in the following displayed image which we will get to, to Island View LLC for \$46,000 plus up to \$10,000 in associated costs. Do I have a motion to approve that?

Pastor Tim: So moved.

Holly Landgren: Do I have a second? Second, okay, as we open this up for discussion I would like to take a little bit of ownership to speak first. So I want everybody to completely understand this has been a very long journey for the Council and we have had a lot of really heartfelt and long discussions about this, and really where we're at is no one could have foreseen with the past easements that had already been granted to various parties that we would be in this position, but we are, and so we took it to heart, and we engaged members of the congregation that are professional developers: John Stordahl, Shannon Kunkle, Tom Gray, Doug Crinklaw, Patti Dionne, they all joined with the Council and had some very good discussion about this and what is being, the information, or the proposed in the red block is an additional easement.... it's a 10 ft wide strip plus this lollipop at the end that they are asking, Island Cove is asking for the easement addition. We have done, and I can't, none of us can thank Beth Stelz enough, she's not here today, she's out of town, but she has put her heart and soul into researching this and keeping Council on top of all the information that was needed, and through discussions with both the city planner and the fire department what we have come to realize is that Island View Cove with the past easements that have been granted do have the ability to move forward with their project, so then the question became, well then why do they need the easement? The reason they would potentially need the easement on our property is that originally we thought it was for a fire truck turnaround. Discussions with the fire department have revealed is that that fire truck turnaround is going to be on their property; what they would potentially need the easement for is if they need to have a larger area for a retention pond, then that may be where they would use some of our property. So but as it stands right now they do have the ability to move forward and begin their project, with or without our agreement, without the additional easement, so this is really our chance to consider moving forward and working with legal counsel to build in some protections for the church, and also gain some financial value from it. So your options today are yes to approve the motion, no, you always have the potential to

amend the motion that has been put forward and considered by the council, understanding that there has been negotiations back and forth with Island Cove, they have rejected some offers, this is where we stand, they have agreed to accept this offer, and so we can always go back with an amendment and try to renegotiate, understanding that they may say no. So with that background I would like to open it up for discussion, questions, comments. Bev.

Beverly Dittmer: We've been gone for 6 months, as you know, could you kind of talk me through where this is on our property?

Holly Landgren: So I'm very directionally challenged, especially when I'm inside, so it's back that way it's back behind the property where that almost like that dirt road comes in off of Riverview.

Pastor Tim: It's the back of our church building. Right here there's the playground, it's right on top of the hill behind it.

[unintelligible]

Holly Landgren: Yes, it's really unusable nor have we used it. And...Oh, Shanna wanted to confirm that it's unusable property for us and at this point we have not been using it nor do we have plans to use that property that's along that strip. Pete [Olson].

[unintelligible]

Holly Landgren: Pete asked what council's recommendation is, and based on conversations that we did have with the attorney that we hired who joined us at a council meeting went through a lot of issues with us with all of our research and the recommendation of our legal counsel counsel is recommending that we approve is easement. Heather.

Heather Frank: How would having a retention pond impact erosion to the playground?

Holly Landgren: Our discussions, Beth and Angela Graves went and talked to the city planner and that is something that is very very high on their radar and there will be some engineering studies done for even the retention ponds on their property if there's a potential retention area on our property there will be engineering studies done and the city planner is very aware of that concern.

Heather Frank: Are we maintaining some kind of legal right to turn it down, if, is there requirements for them to protect our property in the process?

Holly Landgren: That is probably the biggest reason why that Council is recommending that we positively consider granting the easement because we will then have the ability to move forward with Jeff Craig who has been hired as our legal counsel to put in legal protections for us through that easement agreement.

Unknown Male: What is the potential value we would retain versus the potential cost of litigation?

Holly Landgren: So any potential litigation and liabilities was a very huge concern of Council and I know in the meetings that we had informational meetings that we had with the congregation the biggest thing that Jeff Craig really helped us to understand is none of us can ever avoid being sued or being named in an action. He said what you really need to understand is that it's really our actions, so where we can potentially be liable it would be if we're up on that easement on that property and we cause damage. There's never going to be, if something were to happen, you know, we can't stop being named but that's where your legal counsel would go in and get you removed if it's not your actions that caused the injury or the damage. Am I correct? Yes. So that was a very large part of it so at one point through Council, Chuck Winn was also looking at an additional bond that Council, if this is approved, the council may consider later that will help with our protections.

[unintelligible]

Holly Landgren: Yes that is correct. And that's where the legal language in the easement would help to protect us as well.

Clark Lagow: Why don't we just sell them the property?

Holly Landgren: Council was very firmly in that... Clark wants to know why don't we just sell the property... to be very quick about it, we have been told through our legal counsel, through negotiations, that that would kill the deal, they are not at all interested in selling the property for a variety of reasons we believe, but that is that will kill the deal and then that will not allow us to work in some of these legal protections or gain any financial benefit from it, and they still have the easement where they could move forward.

Paul Pane: What impact on Children's World operations with the construction crews and plans potentially have for them and how do we protect them from contact with the construction process?

Holly Landgren: So during the construction process, I mean that's a great question, you know, that is also been very much under consideration by Council and how that affects... part of that work up there would include at least proposed a retention wall and some building and support of that road, I mean it's high up, so there would be as minimal impact on that area as possible that's the best I can answer, it's been considered and that also will be worked into an agreement.

Unknown Female: But we currently do not have any protections with the easement that's in place right now for those type of concerns.

Holly Landgren: That is correct it was basically a very basic easement agreement and again there was no foreseeing that we would be in this position now, but we are, and so this potential that the Council is putting forward to you is a way to kind of to rectify some of those past easements that were granted without a lot of legal protections for the church and so that's about all I can say about that. We have one last comment and then we'll call the question. Oh, OK, alright, perfect Kip, thank you. Alright so we'll try this first by a voice count and see what happens so all those in favor of granting this motion as proposed please say Aye.

[Ayes]

Holly Landgren: Any opposed? Hearing none the motion passes, thank you so much.

[Applause]

Holly Landgren: And finally the results of our election, to council will be Craig Broderick, Christina Cummins, Holly Landgren, and Paul Pane. Children's World is Marilyn Nagler, Pete Olson, Gary Steinbach, and to the Mission Endowment Fund will be John Condie and Lynn Mitzlaff. So thank you everybody.

[Applause]

Holly Landgren: And our closing prayer. Pastor Tim.

Pastor Tim: Please pray with me. Almighty God, your Holy Spirit equips the church with a rich variety of gifts. Grant that we may use them to bear witness to Christ in lives that are built on faith and love. Make us ready to live the gospel and eager to do your will, so that we may share with all your church in the joys of eternal life, through Jesus Christ, Our Savior and Lord. Amen.

Holly Landgren: And we are adjourned, thank you very much.