

Hamline Church United Methodist
Church Council Meeting Minutes
April 18, 2017

Attending: Rev. Suzanne Makes (Interim Pastor), Ray Faust (chair), Sharon Fields, Bill Kimes, Jason Freund, Linda Krueger, Barbara Leary, John LeFevre, and Mary Kay Olson. Mark Krueger attended the first part of the meeting to give the Dining Hall update.

I. The meeting opened at 7:00 pm with a check in question and a prayer by Pastor Suzanne.

II. Consent Agenda: A motion to accept the minutes of the March 21 Church Council meeting and approve the consent agenda (finance report) was made by John, seconded by Sharon, and approved by voice vote.

III. Discussion Agenda

A. Dining Hall Update (Mark Krueger): we will open the Dining Hall for the Minnesota Street Rod Association event June 23-25 and the State Fair August 24-September 4. The menu and prices will be revised slightly. The committee has been working with a consultant on aesthetic improvements to the Dining Hall and with a public relations firm to publicize our 120th year at the Fair. Long term, the church needs to look at future leadership for the Dining Hall and reduce our reliance on DH profit as a source of income for the general operating budget.

B. HCI Building Team Update (Mary Kay Olson): Aesthetic updates previously approved are underway. Improvements to the bathrooms off the Commons area will start next week. New sinks and vanity tops will be installed in those baths, classrooms, and the art room. Volunteers will remove wallpaper on April 20 in preparation for skim coating and painting. New cabinet fronts and sliding doors will be installed in the pastor's office, classrooms, art room and day care rooms. Flooring in the hallway to the art room and other hall spaces will be replaced by carpeting in late June.

C. Green Team Update (Mary Kay Olson):

Sustainable Sites Team: This team, which includes representatives from Hamline University and our daycare tenant, is looking at ideas for site improvements to create sustainable green spaces and get the best use from church grounds and adjoining property. As a start, an engineering firm has been hired to study water infiltration problems on the east and north sides of the building; some waterproofing measures will likely be required but we do not have a final report yet. Other preliminary ideas include:

- Turning the east driveway into a pedestrian walkway.
- Creating an inlaid paver patio on the north lawn for large events.
- Creating a natural play area next to the Sprout Garden, possibly with a "hoop house" to extend the growing season and a trellis for vine plants.
- Making a small park with benches and landscaping on the vacant lot at the southeast corner of the block.

- Redesigning the parking lot to introduce greenery and reduce the urban heat island effect.

Energy and Air Team: This team is working on 2 goals:

Goal 1: Improve and expand our HVAC system. A survey of interior air quality indicated a need for better ventilation in the day care area and other parts of the church. The team is developing a plan to study and address air quality and comfort, including possible use of Xcel Energy programs that would help assess the problems.

Goal 2: Reduce electrical grid consumption through installation of solar panels. The church was selected for the Made-in-Minnesota lottery to receive incentive funds to install solar panels on the roof of the Education Wing. Cost of the solar panels would be approximately \$87,000 for about 22 kW capacity per year, which is about 30% of our current consumption. The panels would have a low profile and would be set back so as to be minimally visible. Funding options available are:

- Pay the entire amount up front. Payback would be about 10 years.
- Pay a down payment and finance the remainder through a low cost loan.
- Lease the panels from the installer starting at 80% of our average use, increasing 2-3% per year to 100%. Payback might be about 15 years.

The panels are warranted for 25 years; they would be replaced if they fail to produce at least 80% of their initial energy output within the warranty period.

The Council favored Option 3 (lease with payments applied to purchase). Mary Kay was asked to explore additional details and report back to the Council:

- A. What are the specific terms of the lease program?
- B. What is the projected lease period before we own the panels?
- C. Which party is responsible for repairs during the lease period?
- D. Could we pay off the lease early?
- E. Would the panels meet National Register of Historic Places requirements?
- F. What is the timeline for installation if we approve this option?

Depending on the timeline, we may want to make a decision before the next meeting in order to take advantage of summer sunlight if the project is approved. John offered a motion to allow information on this issue to be disseminated and votes to be cast via email if needed. The motion was seconded by Ray and passed by voice vote.

IV. Suggestions for Nominations for 2017-18 Open Positions: Council members whose terms expire this year were asked to think about possible replacements and send names to Ray. Those affected: Bill Kimes and Mindy Greiling (Staff Parish Relations); Jim Schlaepfi (Lay Delegate), John LeFevre (Finance); Dave Purcell and Jeff Bouslog (Trustees), and Linda Krueger (At Large). Ray asked for names soon so that new members can start at the June/July Council meeting.

V. Other matters:

- Mary Kay reported that the Green Team procured new recycling and composting containers and they have been placed throughout the church. They also purchased compostable plates and cups for use at church events. Outside

groups may pay for the compostable plates and cups or use our regular dishes (training on use of the dishwasher is available if they choose that option). Instructions for composting food waste and compostable items have been posted in the kitchen. Mary Kay thanked Diane Krueger for her work on this project.

- Ray brought up the issue of authorizing gifts and memorials to the church that would become permanent fixtures or changes. We may want to have a policy on this so that we can honor the wishes of the donor(s) while ensuring that the planned use is consistent with church policy and plans. We will consider such a policy at a future meeting. In the meantime, a motion from Sharon, seconded by Barbara, to accept the gift of stained glass windows in the Commons area, approve the installation, and thank the donor was approved by voice vote.

Meeting adjourned at 8:35

Next Council meeting: May 16, 7:00 pm