

Manchaca United Methodist Church
Church Conference
July 14, 2019 – 12:00 PM
Minutes

Presiding at the meeting: Reverend Teresa Welborn, Capital District Superintendent and Reverend David McNitzky, Senior Pastor, Manchaca UMC

Rev. Welborn called the meeting to order at 12:05 pm and welcomed church members into the Manchaca UMC Family Life Center (FLC). She introduced herself to members and explained the purpose of the church conference; who could vote and that only those members present could vote per the UMC Book of Discipline.

Rev. Welborn asked for a recording secretary from among the members. Loretta Loyd volunteered and was designated recording secretary by unanimous show of hands.

Sr. Pastor David McNitzky provided the opening prayer prefaced with a few words about fear and anxiety in the North American church and that fear should not be the determining factor in any decision. He shared the story from the Book of Daniel, Chapter 3, where King Nebuchadnezzar threw the three men into the fiery furnace reminding us that faith in God does not keep us out of the furnace, he is there with us.

Rev. Welborn introduced the members of the Trustees' team

- Gary Carpenter, trustee, presented on "Why Renovate" and the results of their research into bringing the FLC into the 21st century, relying on church-owned equipment, rather than borrowed and how the renovations will benefit the whole church.
- Rhonda Morris, trustee, presented on "What are the Options." She spoke about home and MUMC being our physical home and that this is one more step into a several year process. When pledges did not meet need, the trustees reassessed and cut where savings could be found without cutting quality. Discussed the Administrative Team meetings that led to the three options and reminded the members that BSG was intended to address upgrades to the two large interior spaces first (see attached page titled *Build-Serve-Grow Phase 2 Scope – Project Information*).
- Dave Bourell, Finance chair, presented on "How will we pay for the renovations?" Dave pointed out that MUMC is a \$3 million asset and currently has \$24,000 in debt. Financing of the construction debt (three-year interim loan) and the 20-year note would be through Texas Methodist Foundation. Before MUMC took on debt, the pledge monies already received would be used. As pledges come in, MUMC would continue to pay it down. (See attached page titled *Build-Serve-Grow Phase 2 Scope – Options 1, 2 & 3 Summary*).

Rev. Welborn asked if there were any questions or comments and called for the vote. At 12:35 pm the ballots were collected for the three vote counters, Rochelle Lacy, Leslie Piggott and Greg Moore. It was explained if there was not a clear majority for any one option, we would vote again on the top two options. The counters counted the votes twice and each time they counted a different stack.

At 12:40 pm, Rev. Welborn read the results of the vote, which were not unanimous. With 87 members voting-

Option 1: 21 votes

Option 2: 20 votes

Option 3: 46 votes (a clear majority)

At 12.45 pm, Rev. Welborn closed the meeting with words from Vincent Donovan.

Minutes Prepared by Loretta Loyd, SPRC member

Build-Serve-Grow Phase 2 Scope – Project Information



Items in Scope	Option #1	Option #2	Option #3
FLC Demo, Stage, Carpet, Sheetrock, Ceiling, Paint, HVAC, Storage & Sound Booth	✓	✓	✓
FLC Elect & Lighting	✓	✓	✓
FLC Flooring	✓	✓	✓
FLC Audio, Video, Platform & Lighting	✓	✓	✓
Main Corridor – Renovate West Side 2 Restrooms		✓	✓
Parlor Restrooms		✓	✓
2 Stairwells Education Wing		✓	✓
Main Corridor - Ceiling & Lights ONLY		✓	✓
Main Corridor - Paint			✓
Main Corridor – Door Refinish & Hardware			✓
FLC Restrooms			✓
Potential add MC flooring/FLC Theatrical lighting			✓
Total Cost	\$350,000	\$450,000	\$525,000 ⁽¹⁾
Value of Entire MUMC Facilities	\$3,000,000	\$3,000,000	\$3,000,000
Debt As a Percent of Facilities Value	12%	15%	17.5%

⁽¹⁾ Reduced total original Phase 2 cost by \$75,000

Build-Serve-Grow Phase 2 Scope – Options 1, 2 & 3 Summary



Total BSG Phase 2 pledges **\$322,600**

	Option #1	Option #2	Option #3	Current FLC Debt
Total Cost	\$350,000	\$450,000	\$525,000	\$23,797
Total Available Funds (\$111K Actual pledge dollars - FLC Loan & Reserves)	\$83,378	\$83,378	\$83,378	
Total Amount to Finance	\$266,622	\$366,622	\$441,622	
Avg. monthly Int. for 36 month period*	\$754	\$1,215	\$1,539	\$1,500
Monthly Planned Payment	\$6,170	\$6,170	\$6,170	
Min. Monthly Payment after 36 months	\$295	\$955	\$1,450	
Remaining Balance after 36 months	\$44,622	\$144,622	\$219,622	
Est. Interest Paid Over a 20 year Note **	\$26,055	\$84,444	\$128,236	

* Interest payment from operating budget
 ** Based on min payment over the life of the loan

²¹ For where your treasure is, there your heart will be also. Matthew 6:21