

ST. PAUL'S LUTHERAN CHURCH

OCTOBER 13, 2025

Council Members Present:

Diane Boscarino, Beth Brower, Pastor Scott Cady, Vinni Carey, Pamela Little, Judy Ludwig, Dana O'Brien, Kathy Olkowski, Valerie Vega

Members Absent:

Karen Ness

Others Present – Greg Weingart, Property Committee Chairperson, John Grunder

Call to Order

The meeting was called to order by Council President Diane Boscarino at 7:00 pm

Devotions and Prayer –

Prayer led by Pastor.

Celebrations, Appreciation and Thank You

Thanks to everyone who helped with Pastor's celebration.

Privilege of the Floor –

#1. Joseph Ko from American Tower, one of the largest cell tower development companies in the U.S. (operating over 2,000 sites), met via Zoom to discuss expanding the current cell site located on church property. The company is seeking locations that already have active sites to add another network.

Proposal Highlights:

- Offer Amount: \$650,000 total over 3 years
- Payout Options:
 - Lump Sum: \$605,240 paid at closing (within 60–90 days of contract signing)
 - Installments: \$659,200 total, paid as follows:
 - Initial payment: \$164,800
 - Three additional annual payments of \$164,800 each
- Project Details:
 - Proposed structures approximately 8–10 feet tall on the flat roof of the office area.
 - Church retains full control of what is built on its property.
 - Church would receive 50% of revenue from any new future leases on the property.

- If a network (e.g., T-Mobile) discontinues service, the church keeps all funds already received; no repayment required.
- Standard 3–5 year abandonment clause applies if a network goes out of business and cannot be replaced.

Concerns / Discussion Points:

- Aesthetic impact: The rooftop additions may affect the building's appearance.
- Location options: Could be on the rooftop, existing tower, or a new monopole — to be determined after an on-site visit.
- Process:
 - If the Council agrees, the proposal must go before the congregation for approval.
 - Sample agreements and references from other churches will be provided for review.
- Next Steps: Await further documentation and sample contracts from Joseph Ko for Council review

#2. John Grunder addressed the Council regarding the gift from him and his wife to cover the cost of the roofs covering the office area and the connector, including the cost and installation of the HVAC unit.

John discussed the current financial proposal for the solar and roof project, and had multiple financial figures, but no documentation of any finances. He also questioned how this would be financed.

Greg responded that the money currently paid to Eversource for electricity would instead be used to make loan payments on the solar/roof project.

John expressed concern that this would simply be “swapping dollars,” noting there would be no financial gain for the church for the first 20 years, and the church would then have an aging roof and potentially obsolete solar panels.

Greg replied that electricity costs will continue to rise, and with solar, the church would be paying less than current utility costs, effectively using those payments to retire the loan.

Pamela Little added that the church could save between \$4,000 to \$5,000 annually compared to current electric bills.

John reiterated that he was simply asking questions. He stated that, from a business standpoint, he believes it is a poor investment with little return. He requested a written statement from the solar company about the performance and warranty of the panels and questioned whether the roof could handle the additional weight.

Greg explained that engineers and the City of Torrington would conduct weight-bearing tests. The panels are guaranteed to produce 100% for the first 20 years, and

that the panels are guaranteed to produce at least 85% capacity after 20 years. If the company goes out of business, their insurance provider would cover replacement costs.

John also expressed that his gift had been “reluctantly accepted.” Several members disagreed, clarifying that John’s initial offer was considered only a temporary fix for the office roof, and after discussions, his final offer, to replace the entire office/connector roof, was accepted because it met the scope of work approved by the vote of the congregation, albeit with a different contractor for the office and connector roofs.

John continued to question the savings estimates, the process of the congregational meeting, and requested to see the solar contract, stating he did not believe it was a good deal and wanted to revisit the vote.

The Council, along with Greg Weingart, agreed that another congregational meeting was not necessary, as the scope of work approved at the previous meeting remained unchanged. The only difference was that two different roofing companies would be completing the work, resulting in a lower total cost

Greg concluded that if the church delays roof replacement, any future project would lose the current 40% discount and require 100% out-of-pocket payment.

Following discussion, Council agreed that Greg Weingart will speak with John to clarify any confusion regarding the solar and roof contract. The Council will also send a letter to John stating that the solar/roof contract has been signed, explaining the proper procedure for requesting future discussions, and thanking him and Betty for their generous donation.

Approval of Council Minutes

M/S/P Val Vega, Pamela Little to approve the minutes of Sept. 15, 2025. And Sept. 24, 2025, with spelling correction.

Pastor’s Report – Scott Cady

Pastoral acts

- 8 pastoral conversations
- 7 pastoral phone calls
- 3 hospital visits, 1 with communion
- 1 nonmember funeral
- 1 member funeral and reception
- 1 baptism

St. Paul’s events, activities, classes, meetings, etc.

- 4 zoom Bible studies
- Men’s Breakfast
- 4 in -person Bible studies

- IT meeting
- Worship and Music Committee meeting
- 4 regular worship services
- 5 choir rehearsals
- 3 coffee hours
- Rally Day
- Fellowship dinner
- 2 conversations re: Puppitude
- First Communion class
- Meeting re: TAFA
- Special council meeting
- Contemporary choir rehearsal
- 1 concert
- 2 Confirmation Classes
- 1 Christian Ed meeting
- Evangelism meeting
- Congregation meeting re: land sale

Other

- Chamber of Commerce breakfast
- Renewal of vows for member's 50th anniversary
- One meeting re: TAFA prom

Discretionary Fund \$49

Reflections Thank you all for the wonderful time yesterday. Everything was great...the video, the cake, the cards, the easy fellowship around the hall...all great. Affirmations like this highlight the special feeling I have about St. Paul's. I find serving with you all is a fine honor and a blessing. As we work our way through a couple more time-consuming and potentially difficult conversations moving forward, I hope you also make time to similarly affirm one another. Each of you brings your gifts to this table, along with many others in the congregation who support you and trust you. Knowing that no decision will be met with universal approval, we can still do our best to manage the affairs of the church with wisdom and grace. I know, from other calls, the feeling of being accused, attacked, maligned, and opposed. But for what it's worth, I see you all as people of good intentions. You gather the best information you can about issues, deliberate carefully about them, and either take action or call for a vote as is needed. Tensions will arise, but I feel very fortunate to have you as partners in this ministry. Thank you for all you do and have done, both for me personally and for the parish.

In Christ, Pr. Scott Cady

Pastor spoke about the TAFA Prom request. They will cover the cost and most of the volunteers for the evening on Feb. 13, 2025. Pastor is filling out a grant request for \$6500.00 for us to host the event. TAFA will raise funds for the event. Diane has

spoken with TAFA director. Val would like to have it in writing that St. Paul's is not responsible for funding the Prom. How much of the building do they need?

Treasurer's Report

M/S/P Diane, Pastor to accept the Treasurer's Report as presented, pending audit.

Income we are up from what was budgeted, Expenses are down. We are short from what we brought in, YTD, but other revenues are helping. Budgets from committees are due to Margaret, and will be reviewed at next finance committee meeting.

Pamela mentioned comments from last congregational meeting about mismanagement of funds. Diane shared letters being sent to members that made the remarks.

M/S/P Val Vega, Vinni Carey to send letter to two members regarding the mention of mismanagement of funds.

Use of Facilities: TAFA- (Torrington area families for autism) to rent classrooms across from the nursery. 8am -3pm. Less than 15 children. On occasion they would use the kitchen. They are hoping to make change July 26th or next school year in late Aug. They have their own insurance. We met with Christina.

Diane, Ralph and Judy visited their site. They are looking for a larger space to use, and are interested in renting rooms in the church. Children in the program are outplaced from the public schools. Pamela questioned the noise level. TAFA understands that the space is shared.

Council feels that we should continue with research into rental of rooms to TAFA.

Old Business:

Farmers Market is finished for the season.

Land Purchased passed, overwhelmingly, Diane is working on it, left a message with Alan Borghesi to let him know we approved Intent to Sell

Committee working relationships- agendas, people's opinions, etc.

Website update- video approved by Council to put on web site

Finding new council members and officers- 3 opening plus 4 people going off

Solar project- contract is signed

Budget meeting date- deadline for budgets- due date 10/17

Insurance audit- Oct 20th

New Business:

Change to Jan meeting date request- Jan.12th to Jan 19th

Community fundraising letter- Nov. send out, Pastor, Pamela, Diane will come up with list of who to sell to.

Emergency line - new protocol will take effect in January 2026, council approved

School parking for pick up- Diane spoke with Barb, and it is not a problem for Hilltop. Beth questioned is there a liability problem? Diane will discuss this with the insurance company.

Cell Tower proposal – information will go to Greg, and he will review and get back to council.

Committee Reports

Administration – Liaison: Diane Boscarino

Deceased members: Fred George

Baptized: Hollis Kolek

Report:

Shout out to Judy Ludwig who, knock on wood, got all of the Frontier issues rectified. It did take a few calls, but the caller ID, roll over and emergency line are working as they should. THANK YOU!!!

Waiting on Phillip to give me the specs to order a new laptop for Chris. Ed. This has been waiting since August.

It is the busy season with Fundraisers, so the office has been working on various tasks for each one.

FYI, I figured it out today how much vacation time I have left. I would like to take my last week of vacation will be 12/24 -12/31 for this year and then Jan. 2 for next year. Returning to work on January 5. If that is okay with council.

That gives me 2 more days to use in 2025, which I will use according to Freyja's move home for the winter break, most likely the week of Dec. 8th. I will keep council posted.

September 2025	Attendees	Last Year	Season
7	63	62	Pent 10
14	94	94	Pent 11
21	93	73	Pent 12

Altar Guild – Liaison: Beth Brower - No Report

Christian Education – Liaison:

Sunday School is off to a good start, although attendance was down both last week (Harwinton Fair & Little Anniversary celebration) and this week (3-day weekend?).

We could really use some more help in classrooms.

We are going to start meeting on the first Monday at 6:30p as long as it works for everyone involved.

Our budget has been forwarded to the Finance Committee.

Congregational Care – Liaison: Kathy Olkowski – No Report

Eucharistic Ministry – Liaison: Pamela Little

Eucharistic Minister	Congregation Member Name	Visited	Date	Took Communion	Comments/Concerns	Request Pastoral Visit
Bonnie Schaff	Gloria Thibault	Yes	9/4, 9/11, 9/25	Yes		
Pam Ewing	Fredrick George	Not visited				
	Eleanor Klonoski	Not visited				
Leah Seleman	Renate Reise	Not Reported				
Pamela Little	Helen Winzler	No			I had to cancel due to illness	
	Ernie Marquard	Yes	9/30	Yes	Audrey and Ernie both took communion	
	Denise Gammon	Not visited				
Need someone to visit	Wallace Gangell	Not visited				
Need someone to visit	James Wolfinger	Not visited				

Cynthia Rose	Midge Rosenbeck	Not Reported				
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Evangelism – Liaison: Dana O’Brien – No Report

Family Ministry – Liaison: Diane, Val, Pamela, Judy– No Report

Fellowship – Liaison: Karen Ness

Our Fall Pork dinner was a good success. Much of the food was donated through a Thrivent Action Team grant as well as by a gracious member of our committee. I am awaiting financial totals, so we are able to report to the congregation how we did. All money is for the general fund.

The next event is the Super Bowl Grinder/Chef Salad in February coinciding with the day before the Super Bowl.

Fundraising – Liaison: Judy Ludwig – No Report

Finance – Liaison: Val Vega – No Report

Garden of Memories – Liaison: Vinni Carey – No Report

Grants – Liaison: Pamela Little – No Report

Hilltop – Liaison: Pamela Little

1. Registration 2025-2026

- T/Th 2 7
- MWF 3& 4 17
- M-F Full Day 16
- ESCT 14

2. Maintenance & Repairs

- Thank you to the maintenance committee, Ralph and Diane for helping with the ramp board and putting up the new toilet paper dispensers.

3. Staffing

Barbara has stepped into the roll of teacher for the two-year-old class for the time being. Mrs. McPhee and Mrs. Brzoska are helping out. We have three staff members that we can call for substituting when they are not in their own classes, Mrs. Ausen, Mrs. Fitzgerald, and Mrs. McPhee.

4. Early Start CT (ESCT) updates 2024-2025

I am happy to report that all the ESCT spaces are full!

5. New Business

- Parent Orientation was well received, about 25 families came.
- Hilltop is planning their annual pumpkin picking field trip to Ruwet Farm. Have the cost for the farm, need to get pricing for buses.

6. Other business

- Barbara will attend an Administrator Forum on Friday, Sept 19, on NAEYC we will be required to do annual reports. She needs info to get the first one done.
- Fall fundraiser- Nutmeg Spice Co. This has been well received in the last three years and relatively easy to plan and execute. We have the dates set as Oct 15-Oct 31st. Delivery the week of Nov 17th. I'll leave an order form for the church in the office.
- New this year Hilltop will have a table at St. Paul's Craft Fair on Nov 1, grab bag style merchandise. Looking for small toys and beauty items to hopefully fill 100 bags.
- We have a free "Book Mobile" coming for students on Friday Oct 10th, it is a scheduled early dismissal for professional development.
- During our staff orientation we decided that our annual "Feast" will be on Friday, November 14th, and will be a "potluck" cultural event inviting parents to bring food items. This is also a scheduled early dismissal for professional development. Trying to make it family friendly and less teacher stress!
- Bingo in March

IT/Website – Liaison: Judy Ludwig

Bitdefender security was installed on all computers, phone system is working, purchasing a Dell laptop computer at \$829.00 for Chris Ed., plus shipping. Website update is progressing nicely.

Property – Liaison: Diane Boscarino/Pamela Little – No Report

Puppettude – Liaison: Judy Ludwig – No Report

Safety – Liaison: – No Report

Scholarship – Liaison: Val Vega

Sharing Garden – Liaison: Kathy Olkowski – No Report

Social Concerns– Liaison: Karen Ness – No Report

Soup Kitchen – Liaison: Beth Brower – No Report

Staff Support – Liaison: Judy Ludwig– No Report

Stewardship – Liaison: Pastor Cady – No Report

St. Paul's W/ELCA – Liaison: Vinni Carey

On Wednesday, October 22nd we will be dipping chocolates for the Church Fair (as well as the Angel Project Fruit baskets.

We meet next on Monday, October 27th at 7pm. We will be doing a prayer walk, led by Leah Seleman and then begin setting up for the Fair.

The Fair is set for Saturday, November 1st from 9am – 3pm. The theme basket the Council has been asked to contribute to is “Cozy Fireside Chat.” Interpret it as you wish. A basket for donations is in the Parlor – deadline is 10/26 to allow time to wrap the baskets. Thank you for your participation.

Please support the Fair by coming and inviting friends and family to join you!

Use of Facilities – Liaison: - Diane Boscarino, Rachel Harrel - No Report

Worship & Music – Liaison: Pastor Cady – No Report

Other Discussion

Prayer and Dismissal

M/S/P Pamela Little, Dana O’Brien to adjourn at 8:48 pm.

Next meeting will be November 10, 2025, at 7:00pm.

Judy Ludwig, Congregational Secretary

Council Terms

2025

Judy Ludwig
Kathy Olkowski
Val Vega
Vinni Carey

2026

Dana O’Brien
Vacant
Vacant
Vacant

2027

Diane Boscarino
Beth Brower
Pamela Little
Karen Ness

2025 council meeting dates

1/13/25, 2/10/25, 3/10/25, 4/14/25, 5/12/25, 6/9/25, 7/14/25, 8/11/25, 9/8/25, 10/13/25,
11/10/25, 12/8/25